Havant Borough Local Plan (Allocations)

~~Publication version~~

Submission Version:
Text coloured to show minor changes

~~October 2013~~
December 2013

Havant BOROUGH COUNCIL

Cleaner, Safer, More Prosperous

This document incorporates Havant Borough Local Plan (Allocations) Publication Version (SD01) with the Schedule of Minor Changes to Havant Borough Local Plan (Allocations) Publication Version (SD02) to make a combined and more readable edition of these two documents. This document takes the reference SD02A. The key to changes can be viewed below:

Key to Changes

Blue = new text
~~Strikethrough~~ = deleted text
~~Strikethrough~~ = deleted text identified as necessary when bringing the publication version of the document and the schedule of minor changes together

~~Commenting on the Publication Local Plan (Allocations)~~

Submission of the Local Plan (Allocations)

~~The Publication Local Plan (Allocations) has been produced in accordance with Regulation 19 of the Town and County Planning (England) Regulations 2012.~~

~~Havant Borough Council proposes to submit this plan and accompanying submission documents, including the Sustainability Appraisal (SA), Policies Map and Statement of the Representation Procedure to the Secretary of State for Communities and Local Government under Section 20 of the Act in early 2014.~~

~~The Publication Local Plan (Allocations) and accompanying submission documents are available to view at the Public Service Plaza and online at www.havant.gov.uk~~

~~Any person can make any representations on the Publication Local Plan (Allocations) and accompanying documents relating to the 'soundness' of the document and any other comments the consultees may wish to make. Questionnaires have been produced to aid this process and are available at the Public Service Plaza and to download from Council's website.~~

~~Representations on the Publication Local Plan (Allocations) must be received by Havant Borough Council between 11 October and no later than **23:59 on 22 November 2013**.~~

~~Representations should be submitted to:~~

Havant Borough Council submitted the Havant Borough Local Plan (Allocations) to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in December 2013 for independent examination. ~~The Submission Plan consists of the Local Plan (Allocations) Publication Version and a Schedule of Changes.~~

The independent examination of the Local Plan (Allocations) is scheduled for the first half of 2014. Full details of the examination will be posted on the website at www.havant.gov.uk

The Submission Local Plan (Allocations) and accompanying documents are available to view at the Public Service Plaza and online at www.havant.gov.uk.

Please contact the Planning Policy Team for all Local Plan enquiries at:

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~~Representations can be accompanied by a request to be notified at a specified address of any of the following:~~

- ~~The Local Plan (Allocations) has been submitted for independent examination~~
- ~~The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan (Allocations)~~

- ~~The adoption of the Local Plan (Allocations)~~

~~Representors can also request to participate at the examination hearings.~~

~~Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with government regulations. Havant Borough Council and East Hampshire District Council are working in partnership and information may be shared across the two organisations.~~

~~Please ensure your name and address is included in all correspondence as the council is unable to consider anonymous submissions. If you correspond by email please ensure you include your postal address.~~

This document is available in many other formats. To request any of these formats please contact 023 92474174.

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1. Introduction

What is the purpose of the Allocations Plan and what is it status?

1.01 The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). This document plans for the delivery of the Borough's vision for growth and prosperity up to 2026, which is set out in the Havant Borough Local Plan (Core Strategy). Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment.

1.02 For the remainder of this document the Havant Borough Local Plan (Allocations) will be called the **Allocations Plan** and the Havant Borough Local Plan (Core Strategy) will be called the **Core Strategy**.

1.03 The main aim of the Allocations Plan is to allocate land to help deliver from 2013-2026 the development requirements for housing and employment set out in the Core Strategy. It also replaces the remaining saved policies for the Havant Borough District-Wide Local Plan and includes a number of policies in addition to those in the Core Strategy. These additions cover identified planning policy gaps, that emerged through the introduction of the National Planning Policy Framework (NPPF) in 2012. The NPPF sets out the government's planning policies for England. This must be taken into account in the preparation of local plans and is a material consideration in planning decisions.

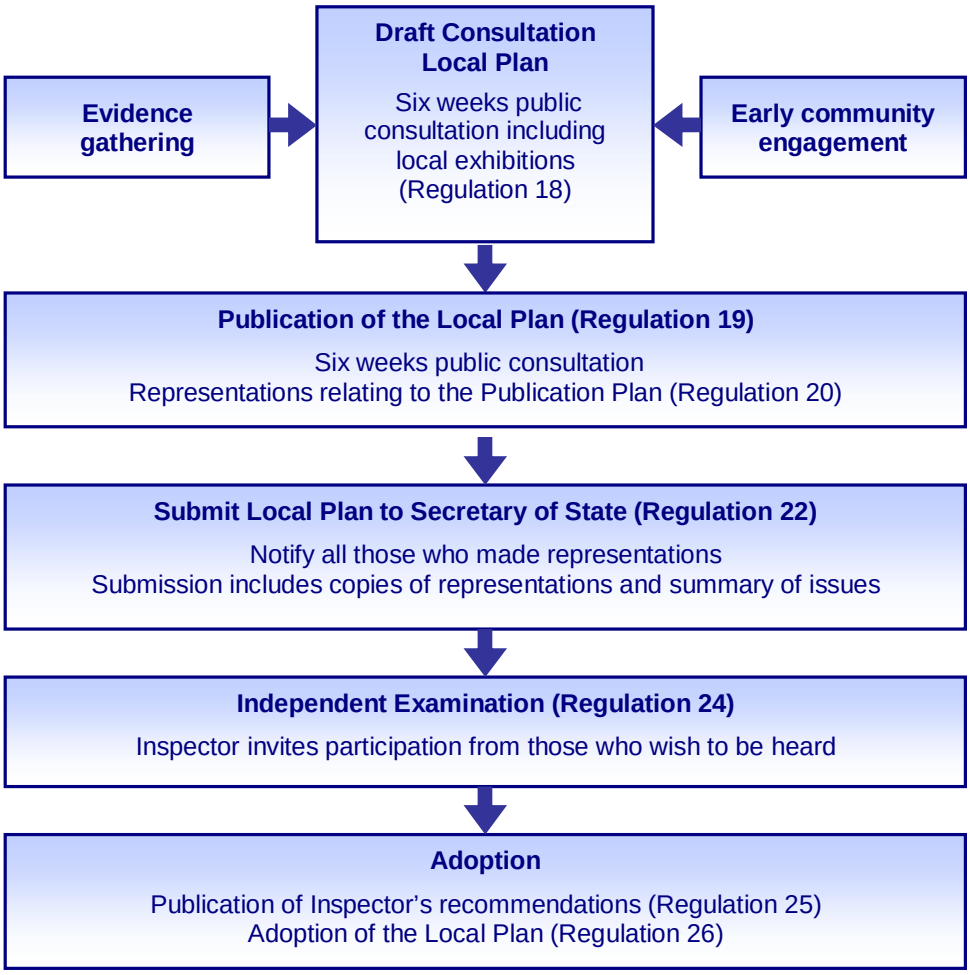
1.04 At the heart of the NPPF is a presumption in favour of sustainable development. The overall definition of sustainable development is contained in paragraph 7 of the NPPF. A key focus of the NPPF is that planning authorities should boost significantly the supply of housing in order to meet the objectively assessed housing needs of their area. The NPPF requires each planning authority to demonstrate that they have deliverable plans for five (plus) years supply of new housing. If there are not plans for the delivery of five (plus) years supply of housing to meet the objectively assessed housing need then the Local Plan policies on housing supply will not be considered up to date. In that case, applications for housing would be determined on the basis of the NPPF's policies and applications on sites not included in the Plan may be considered sustainable development and determined positively by the Council.

1.04 Together the Core Strategy and the Allocations Plan form the Havant Borough Local Plan, which is part of the Development Plan for the Borough. The Development Plan is unique to each local authority area and provides the framework or 'rules' for guiding decisions on planning applications in the area.

1.05 The Core Strategy was adopted in March 2011 and sets out the development requirements needed for the Borough's growth and prosperity from 2006 to 2026. This includes 6,300 new homes and 162,000 square metres of new employment floorspace. Some of these requirements have already been met through development that has taken place and through planning permissions granted since 2006. ~~This document details the development sites necessary to meet the remainder of the Core Strategy's development requirements until 2026.~~ The development sites identified in the Allocations Plan have been subject to rigorous technical assessment and consultation; they are considered sustainable and necessary to meet the remainder of the Core Strategy's development requirements until 2026.

1.06 Upon adoption, the Allocation Plan will become part of the statutory Development Plan for the Borough and the remaining saved policies from the Havant Borough District-Wide Local Plan will be replaced. Figure 1.0 illustrates the formal stages the plan is taken through to adoption in accordance with the Town and County Planning (England) Regulations 2012.

Figure 1.0: Local Plan (Allocations)



How have policies in the Allocations Plan been formulated and allocated sites selected?

1.07 The process for formulating policies and selecting sites is complex and has involved many considerations. The most important of these are:

Evidence Base: All the development sites identified in the Allocations Plan are supported by an up-to-date, relevant and proportionate evidence base in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Town and Country Planning (England) Regulations 2012. The key studies in the evidence base include the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review (ELR), the Viability Assessment, the Strategic Infrastructure Delivery Plan, Strategic Transport Assessment, the Habitats Regulations Assessment (HRA) and the Strategic Flood Risk Assessment (SFRA). A list of the studies and reports comprising the Allocations Plan Evidence Base is set out in Appendix 1.

Sustainability Appraisal: The Allocations Plan and its preparation meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The policies and sites identified in the plan have been appraised against sustainability objectives on an iterative basis. These iterations identify how emerging policies help to achieve the relevant social, environmental and economic objectives and recommend how sustainability could be improved. These recommendations have been taken into account in the drafting of this plan.

Duty to Co-operate: The Council engaged positively a wide range of public bodies and neighbouring authorities in the preparation of this plan, including the Solent Local Enterprise Partnership (LEP), Partnership for Urban South Hampshire (PUSH), Hampshire County Council, The Highways Agency, The Environment Agency, Natural England, the Marine Management Organisation and neighbouring planning authorities in Hampshire and West Sussex. Cross-boundary working has been embedded in the formulation of the plan from the outset, and has been particularly important in relation to transport, meeting our duties under the Habitats Regulations and water resourcing. This constructive dialogue over the course of the plan preparation has led to an improved overall content and policy detail. The Duty to Co-operate Statement, which forms part of the evidence base to the plan, demonstrates how the Council has co-operated effectively.

Public Consultation: The Council is committed to involving the public in the decision-making process. In the preparation of this plan, the Council has needed to balance its responsibility to involve the public in decision-making with its duty above all else, to plan positively for sustainable development. The Council has undertaken a considerable amount of public engagement and has taken on board the representations made during the plan preparation. This is set out in the Statement of Consultation, which form part of the evidence base.

How has the Allocations Plan been prepared in accordance with national requirements?

1.08 The Allocations Plan will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound. Havant Borough Council is satisfied that the Allocations Plan has been prepared in accordance with these requirements and is sound.

1.09 The NPPF states that for a local plan to be **sound** it must be positively prepared, justified, effective and consistent with national policy. The Soundness Self-Assessment Checklist (October 2013), a supporting document to this plan, provides detail on how these requirements have been met. In summary this states that the plan meets the soundness test in the following ways:

Positively prepared: The main role of the Allocations Plan is to follow on from the sound Core Strategy and helps deliver the remainder of the development requirements set out in the strategic document through site specific allocations;

Justified: The Allocations Plan is considered to be the most appropriate and effective document at this time to help deliver the Borough's strategic development needs set out in the Core Strategy;

Effective: The policies and sites contained in the Allocations Plan are deliverable up to 2026; the plan period covers an appropriate timescale to take account of longer term requirements; and these policies have been formulated on the basis of effective joint working with partners on cross-boundary strategic priorities; and

Consistent with national policy: The Allocations Plan has been prepared in accordance with the NPPF and the Town and Country Planning (England) Regulations 2012 and will enable the delivery of sustainable development in Havant Borough to 2026.

1.10 An important consideration in the drafting of the plan was to ensure the policies were flexible in order to respond to changing economic, social and environmental circumstances. Viability and the cost of delivering development were therefore carefully considered in the preparation of the plan. In addition, the policies in the Allocations Plan are supported by Core Strategy Policies CS9 and CS21, which allow negotiation on the amount of developer contributions, where independent arbitration shows that viability is an issue. The Allocations Plan is supported by a

Viability Assessment that tests the cumulative impact of all the Council's requirements including adopted and emerging Local Plan policies and CIL. This concludes that these policy requirements do not threaten the ability of the sites and scale of that development to be developed viably.

How will the Allocations Plan be reviewed and monitored?

1.11 The Allocations Plan will be reviewed and monitored annually through the Council's Annual Monitoring Report (AMR). This is produced in December each year and will report on the implementation and effectiveness of policies, as well as monitoring the delivery of new housing and employment developments. The AMR helps the Council to effectively plan, monitor and manage development in the best way. The AMR can act as an early warning system to the Council that certain policies can be improved or are not effective.

1.12 The AMR plays an important role in monitoring the delivery of housing in the Borough. It shows how the authority is meeting its duty to identify and provide a five-year supply of deliverable housing sites. The Housing Implementation Strategy, which forms part of the AMR (and was formerly part of the SHLAA) describes how the Council will maintain an adequate supply on an annual basis. The Housing Implementation Strategy also includes useful information on how the Council encourages innovative solutions to meeting our housing requirement and the needs of all members of the community, including extra care housing and self build.

1.13 Planning policies inevitably become out of date and the Council will need to review the Local Plan (Core Strategy) and Local Plan (Allocations) at some point in the future. At such time it will be the most effective and proportionate use of resources for the Council to update the Core Strategy and Allocations together, and produce a comprehensively updated and integrated local plan that extends the local plan time horizon past 2026.

1.14 The Core Strategy was adopted in March 2011 before the publication of the NPPF (March 2012). The Council considered it sensible to progress with the Allocations Plan in order to provide a complete suite of up-to-date policies and to provide a certain and ample supply of sites for investment and growth, rather than start the whole local plan process again. The Council carried out a self assessment checklist for conformity with National Planning Policy Framework, which was published in November 2012. This assessed the Core Strategy and the emerging Allocations Plan and concluded that there were no significant conflicts with the NPPF. This concluded that while there is no conflict in the short term, a review of the Core Strategy growth targets will need to be undertaken in the next five years to ensure the Council is meeting the NPPF requirement to plan for the objectively assessed housing needs of the Borough in the long term.

1.15 In preparation for this the Council has jointly commissioned the PUSH Strategic Housing Market Assessment to help determine the amount of housing the Council should plan for beyond 2026. This work is currently underway and the initial stages should be completed in ~~Autumn/Winter 2013~~ Winter/Spring 2014 If it is determined that more housing is required to help satisfy the objectively assessed need for housing in the Borough, in addition to the amounts set out in the Core Strategy, then an early review of the Core Strategy will take place. Should such a review be necessary this will be set out in the Local Development Scheme Section of the Annual Monitoring Report ~~2013~~ 2014 which will be published in December ~~2013~~ 2014.

What is the structure of the document?

1.16 The Allocations Plan is made up of three main parts:

- **Strategic Policies and Allocations:** These policies are considered fundamental to achieving the vision for the Borough by 2026. They have the prefix 'AL' and complement the strategic

policies in the Core Strategy that are prefixed ‘CS’. It has been necessary to include these strategic policies to ensure that the local plan is fully compliant with the NPPF.

- **Development Allocations: The Five Areas of the Borough:** This section allocates sites in the five areas of the Borough, namely Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville. The policies have the prefixes EM, H, HY, LP and WA respectively.

- **Development Management Policies:** These detailed policies follow on numerically from the equivalent policies of the Core Strategy keeping to the same ‘DM’ prefix. These policies have been included to ensure that the local plan is fully compliant with the NPPF.

1.17 The plan also includes a glossary and five appendices. Appendix 1 lists the studies and reports comprising the evidence base that supports the local plan. Appendix 2 lists the Saved Policies from the 2005 Local Plan that will be superseded by policies in this Allocations Plan on adoption and policies not being taken forward in this document. Appendix 3 details housing sites with a deliverable planning permission as at 1st April 2013. Appendix 4 comprises six maps showing proposed changes to the Local Plan Policies Map for the five areas of the Borough (two for Hayling Island). These maps form the Publication Allocations Plan Policies Map. The maps do not include policies from the Core Strategy. A composite Local Plan Policies Map will be published after the adoption of the Allocations Plan.

2. Strategic Policies and Allocations

2.01 This chapter sets out strategic policies and allocations that the Council considers fundamental to achieving the vision for the Borough in 2026 as set out the Core Strategy. The strategic policies of the Allocations Plan (AL1 to AL8 below) complement those of the Core Strategy.

Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or**
2. **Specific policies in the NPPF indicate that development should be restricted.**

2.02 Havant Borough Council prides itself on being ‘open for business’ and the presumption in favour of sustainable development is at the heart of this Allocations Plan. This is consistent with government policy set out in the NPPF. The Council will seek to balance the three core elements of sustainable development - environmental, social and economic issues - in all its planning decisions. To this end, it will continue to work proactively with developers, landowners, statutory consultees and the local community at all stages of the development process to ensure that the best quality development is achieved in the right place and at the right time.

2.03 Planning applications that accord with all relevant local plan policies will be approved without delay unless material considerations indicate otherwise. Examples of material considerations are loss of light and overshadowing. The loss of a view or a perceived loss of property value are not material considerations. More detail on material considerations is set out in the Havant Borough Statement of Community Involvement. However, it should be noted that there is no legal definition of a ‘material consideration’ and that its meaning and application are decided by case law.

2.04 At the heart of the NPPF is a presumption in favour of sustainable development. This means that local authorities should positively seek opportunities to meet the development needs of their area and that local plans should meet objectively assessed needs, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies in the NPPF indicate development should be restricted. Examples of such a restriction relates to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest, Local Green Spaces, Chichester Harbour Area of Outstanding Natural Beauty, designated heritage assets and locations at risk of flooding or coastal erosion.

Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map.

The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following:

1. **Relates to small scale householder development.**
2. **Meets an overriding public need that cannot be accommodated elsewhere in the Borough.**
3. **Meets the policies for exceptional development in 'rural areas', set out in the NPPF.**

Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.

2.05 The principle of concentrating development within the five urban areas of the Borough; Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville was established in Policy CS17 of the Core Strategy. Concentrating development within the boundaries of the urban areas is a key component of sustainable development in Havant Borough. The built up areas shown on the Policies Map have been adjusted as part of the process of preparing this Allocations Plan to reflect the present extent of the built-up areas, strategic sites allocated in the Core Strategy and allocations in this plan. The smaller settlements to the north of Hayling Island; Fleet, Stoke and North Hayling have established urban area boundaries, as shown on the Policies Map. The boundaries have not changed as future growth is being accommodated more sustainably in the main settlements.

2.06 Protecting and enhancing the special environment of Havant Borough is a core element of the local plan and is rooted in the need to balance the economic, social and environmental roles of sustainable development. The undeveloped gaps form an important part of the Borough's special environment, as they separate larger settlements from one another creating distinctive identities. The undeveloped gaps also contain a number of important nature conservation designations such as the Chichester and Langstone Harbours Special Protection Areas. The undeveloped gap between Havant and Emsworth is partially designated as Chichester Harbour Area of Outstanding Natural Beauty, which is given the highest status of protection in the NPPF, along with National Parks and the Norfolk Broads, in relation to landscape and scenic beauty.

2.07 Policy CS11.9 of the Core Strategy establishes the principle of undeveloped gaps between the 'mainland' settlements of Emsworth/Havant, Havant/Waterlooville, Havant/Portsmouth, Emsworth/Westbourne and Leigh Park/Rowlands Castle. The Core Strategy states that land with a gap function will be identified in the Allocations Plan. The main study supporting Policy AL2 is 'The Formation of Strategic and Local Gaps in Havant Borough' report produced for the Council by Kirkham Landscape Associates in 2008. This was updated in the Havant Borough Gaps Review (2012), which assessed the impact of potential housing and employment allocations, incorporating detailed analysis of the gaps for their landscape qualities and value in separating settlements.

2.08 Planning applications to develop land within an undeveloped gap will need to demonstrate clearly that the proposal will not undermine the separate identities of mainland settlements or result in their coalescence. This still allows small scale householder development to come forward, which is defined as an extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building. Development that meets an overriding public need or interest that cannot be accommodated elsewhere in the Borough will need to be carefully designed so it does not significantly affect the separate identities of settlement and prevents coalescence. The NPPF also allows for development in the non-urban areas in special circumstances, for example to meet the needs of rural workers and to reuse redundant or disused buildings.

2.09 The undeveloped areas of Hayling Island are not a designated gap in accordance with Core Strategy Policy CS11, however these areas help to define the Borough's special environment and identity. Core Strategy Policy CS17 sets out the strategy for delivering development within the urban areas, while protecting the non-urban areas. Proposals for development in the non-urban areas need to be considered on the basis of the local plan policies and also the NPPF policies on rural areas. There are a number of established developments outside the urban area on Hayling Island. These include established holiday centres, which make a significant contribution to the Borough's tourism offer and local economy. Proposals that would enhance these facilities will be encouraged providing that they comply with all other Local Plan policies particularly with regard to flood risk and nature conservation. The NPPF policies allow authorities to consider exception development for affordable housing in the non-urban area. However, Havant Borough Council does not consider it necessary or appropriate to allow rural exception sites for affordable housing on Hayling Island. The Council and the Government Inspector who examined the Core Strategy considered 'that growth on Hayling Island should be limited/restricted' because of local circumstances. Clearly there is a need for affordable housing on Hayling Island. The Council is satisfied that the housing needs of the local community and the rest of the Borough can be met through the allocated sites and sites within the urban area boundaries on the island and in the rest of the Borough. The predominantly urban and compact nature of the Borough means that the distances between settlements are relatively small, and therefore the need for small scale affordable housing to serve remote rural settlements does not apply.

Policy AL3 Town, District and Local Centres

Planning permission will be granted for development proposals that:

1. **Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.**
2. **Promote and enhance the primary shopping areas of the town and district centres.**
3. **Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.**
4. **Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.**
5. **Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.**
6. **Provide a shopfront within the primary shopping area with a well designed and appropriate display window.**

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

2.10 Town, district and local centres lie at the heart of local communities and it is therefore important to promote and protect their vitality and viability. However, the ways in which we use our centres is changing. People visit them for a variety of reasons and have different expectations of what they should provide. Policy AL3, along with Policy CS4 of the Core Strategy, reflect this and aim

to be sufficiently flexible to adapt to future changes. The policies are supported by two studies: the Town Centres, Retail and Leisure Study (2009), and the Council's own consultation document, 'What do you want from your Town, District and Local Centres?' (December 2011).

2.11 Main town centre uses such as shops, restaurants, hotels, offices, arts and community facilities should be located in town, district and local centres. The boundaries of all these centres are shown on the Policies Map and Appendix 5 of this plan. An explanation of how each town, district and local centre has been defined is explained in the relevant area section of the plan. Inside the defined shopping centre boundaries, proposed town centre uses are more likely to be granted planning permission, while outside the boundaries they are more likely to be refused. The requirements set in the Core Strategy of 13,000 square metres of new comparison floorspace split between the west of the Borough (4,000 m2) and the east of the Borough (9,000 m2) will be accommodated within the new boundaries of the existing centres.

2.12 Retail development should be concentrated in the primary shopping areas of the town and district centres for the convenience of shoppers. The primary shopping area is defined by the primary frontages, plus those secondary frontages that are connected without a break to primary frontages. The frontages are shown on the Policies Map and in Appendix 5. An explanation of how these frontages have been defined for the five areas of the Borough is set out in the relevant area section of this plan. Shopping has become more of a leisure pursuit and shoppers expect other amenities such as cafes and restaurants which complement the retail offer. As a result, businesses will be encouraged to take up units in primary shopping areas that will contribute positively to the vitality and viability of the centre, even if the proposed use is not retail.

2.13 The requirement to retain 50% of the units in primary frontages and 25% of the units in secondary frontages in A1 use is the test that will be applied to support the continued vitality and viability of the centres. These requirements seek to reach a balance between an appropriate amount of retail and other active town centre uses. The concentration test will be applied to the unbroken runs of frontage, as shown on the Policies Map. These frontages include minor breaks in the building line, such as alleyways and roads. The test will relate to unit counts rather than linear measurement and only applies to ground floor premises. It must have been completed in the three months prior to the application being submitted to ensure that it is up-to-date. Any changes of use under the relaxation of permitted development rights will be considered as part of the concentration test.

2.14 A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future. The exemption clause in Policy AL3 applies to change of use applications in centres where there is a significant number of vacant units. It will allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are currently vacant. It is particularly important to keep vacant units to a minimum in the primary shopping area. It may be more appropriate, therefore, to allow a non-retail use to occupy a unit than for it to remain vacant, particularly if surrounded by other empty shops.

2.15 Providing active, publicly accessible, uses at ground floor level is fundamental to developing a prosperous and healthy identity for the primary shopping area. Active ground floor frontages increase levels of natural surveillance and deter anti-social behaviour. New development in primary shopping areas will need to have a frontage with a window display and be open to the public. Applications will also need to comply with Policy DM21 on shopfronts, signs, security shutters and advertisements.

Policy AL4 Coastal Change Management Areas

Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas (CCMAs) identified on the Policies Map.

Planning applications for all other types of development within the CCMAs including redevelopment, extensions to existing property and development or intensification of land uses, will be permitted where a Coastal Change Vulnerability Assessment has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment or that these impacts can be mitigated.

2.16 The NPPF states that local authorities should define CCMAs where they are needed to help reduce the risk of flood from coastal change by avoiding inappropriate development in vulnerable areas. The NPPF states that CCMAs should be designated in any area likely to be affected by physical changes to the coast. CCMAs will not need to be defined where the Shoreline Management Plan (SMP) policy is to 'hold the line' or 'advance the line' for the whole period covered by the SMP. The SMP relevant to Havant Borough is the North Solent SMP, which was approved by the Environment Agency and published in 2011.

2.17 CCMAs are designated at West Hayling and Hayling Beachfront in accordance with the principles set out in the NPPF. New residential development is not suitable in these locations due to the high risk of coastal erosion and flooding. Planning applications for all development in the CCMAs must be accompanied by a Coastal Change Vulnerability Assessment. This should be proportionate to the scale, cost of the development and the level of impact from and to coastal change. The aim of the assessment is to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Policy AL5 Cross-Borough Bus Rapid Transport Route

Planning permission will be granted for development proposals that help deliver the Cross-Borough Bus Rapid Transport Route as shown indicatively on the Policies Map. Development proposals will not be permitted where they could prevent the future provision of this route.

2.18 The need to improve east-west transport links across the Borough between Havant and Waterlooville with a cross-borough public transport route is established in Policy CS20 of the Core Strategy. This will help to improve links between both existing and new homes, jobs and community facilities. Key places to be served by this route are the West of Waterlooville Major Development Area (MDA), Waterlooville Town Centre, Dunsbury Hill Farm and Havant Town Centre. Work is ongoing with the bus operators to identify the proposed route for the Cross-Borough Bus Rapid Transport Route (BRT) within Havant Borough. An indicative route is therefore shown on the Policies Map.

2.19 The Cross-Borough BRT is part of the South East Hampshire Eclipse BRT Network, and the drawing together of a comprehensive package of proposals for a wider network across South East Hampshire, including a future funding and delivery strategy. The first phase opened in 2012 between Fareham and Gosport. The short term aim in Havant Borough includes an upgrade of the A3 ZIP corridor and other routes from both Waterlooville and Havant to

Portsmouth and Southsea by 2016. The longer term project, up to 2026, will include a cross-borough route from the Waterlooville MDA to Havant via Dunsbury Hill Farm and Leigh Park. Dunsbury Hill Farm is allocated as a strategic employment site in the Core Strategy.

2.20 This first phase represents the start of a much larger project which will improve accessibility and transport choice. It will help bring forward planned economic and housing growth in parts of the sub-region which need such growth, but suffer from traffic congestion. The delivery of the wider network will help reduce the transport constraints to growth at planned strategic sites across south east Hampshire including Havant Borough.

Policy AL6 Havant Thicket Reservoir Pipeline

Planning permission will be granted for development proposals that help deliver the Havant Thicket Reservoir pipeline as shown on the Policies Map. Development proposals will not be permitted in the pipeline route buffer zone, where it could prevent the future delivery of the pipeline.

2.21 Havant Thicket Reservoir is a proposed winter water storage facility on the border of Havant Borough and East Hampshire District. This is an allocated strategic site in Core Strategy Policy CS18, as it is a key piece of infrastructure required to meet the demand for increased water supply in South Hampshire. In order to serve the reservoir, a pipeline needs to be constructed from the Havant and Bedhampton Springs.

2.22 The pipeline route, shown on the Policies Map, has been identified by Portsmouth Water Company (the infrastructure provider) in consultation with Havant Borough Council, Portsmouth City Council and Hampshire County Council. The company has sought to ensure that where practicable the proposed route will run through the open space alongside the Hermitage Stream and Riders Lane Stream. Every effort has been made to avoid the main roads through Bedhampton and Leigh Park, as well as private gardens and allotments. Only short sections of the trench will be excavated at any one time to help minimise local disruption.

2.23 The pipeline route includes a core buffer zone extending five metres either side of the pipeline. Development will not be permitted in this core buffer zone. An outer buffer of a further five metres either side of the core buffer has also been identified and Portsmouth Water will be consulted on any planning applications within this area. This is to make sure that new development allows the effective delivery of the pipeline route. Carefully planned development in this outer buffer is less likely to effect the delivery of the pipeline, however, applicants should still demonstrate that the developments can function well together.

2.24 A slightly wider safeguarded zone (up to 25m wide) is identified on the pipeline route immediately north and south of Purbrook Way, in order to accommodate underground chambers required in association with the use of the pipeline. The ground above the chambers would be reinstated to grass to restore the current public open space use on completion of the construction.

2.25 Two routes at the north end of High Lawn Way are shown as safeguarded for the pipeline. The preferred route will be determined at the planning application stage when more information is available, including an environmental impact assessment.

Policy AL7 Hermitage Stream

Planning permission will be granted for development proposals that positively contribute to the improvement of the Hermitage Stream, as shown on the Policies Map.

Planning applications for development proposals within proximity of the Hermitage Stream that prevent improvements to the Hermitage Stream being delivered, may be refused.

2.26 The Hermitage Stream Restoration Project is a project being coordinated by Havant Borough Council, the Environment Agency, Hampshire Wildlife Trust, Groundwork Solent and Hampshire County Council (for the Park School section). The aim of the project is to restore five reaches of the canalised Hermitage Stream to a more natural setting. These improvements are planned for the land adjacent to the stream as well as the channel itself. These are mostly in the Leigh Park area, with a small section in Havant and Bedhampton.

Policy AL8 Local Green Spaces

Planning permission will be granted for development proposals that protect or enhance the Local Green Spaces, as shown on the Policies Map.

Development proposals that would be harmful to these Local Green Spaces will not be permitted other than in very special circumstances.

2.27 A number of Local Green Spaces have been designated across the five areas of the Borough. These are shown on the Policies Map and are listed in the relevant area section of the plan.

2.28 The Local Green Spaces were nominated by the local community as part of the public consultation on the Draft Allocations Plan published in December 2012. Most of the strategic open spaces designated under CS1 of the Core Strategy have also been designated as Local Green Spaces. The methodology for designating these sites along with a full list of nominated sites is set out in the background document Local Green Spaces in Havant Borough (2013).

2.29 In accordance with the NPPF these spaces are local in character and are not extensive tracts of land. They are all demonstrably special to the local community for a wide variety of reasons including beauty, historical significance, recreational value, tranquillity or richness of wildlife.

2.30 Planning permission will only be granted for development proposals in very special circumstances. These exceptions are set out in paragraphs 89 and 90 of the NPPF and include essential utility development, the provision of appropriate facilities for outdoor sport and recreation and appropriate extensions or alterations to existing buildings.

Update on the Council approach to meeting the accommodation needs of Travellers

2.31 Policy CS10 of the Core Strategy sets out the criteria which need to be considered for the appropriate location and development of permanent and temporary Gypsy, Traveller and Travelling Showpeople accommodation. The policy also states that Allocations Plan will identify and allocate any sites required. Havant Borough Council has undertaken work that has identified that there is no need for permanent accommodation for Gypsies and Travellers. It is still progressing work on finding appropriate sites with neighbouring authorities for transit sites for Gypsies and Travellers, and sites for Travelling Showpeople. Until this work is concluded Policy CS10 should be used to determine the appropriateness of any sites that might come forward through the planning application process.

2.32 The Traveller Accommodation Assessment for Hampshire 2013 is part of the evidence base to this plan. It aims to understand the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople in the Borough, in accordance with government planning policy for Traveller Sites. The assessment was carried out on behalf of a partnership of local authorities across Hampshire, including Havant Borough Council, East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, New Forest District Council, New Forest National Park Authority, South Downs National Park Authority, Test Valley District Council and Winchester City Council.

2.33 The assessment considered the need for additional 'pitches' but concluded that there is no identified need for permanent Gypsy and Traveller pitches in Havant Borough up to 2027. A Gypsy, Traveller and Travelling Showpeople residential pitch may comprise one or more units; separate mobile homes, touring caravans, or other accommodation structures shared by one or more families.

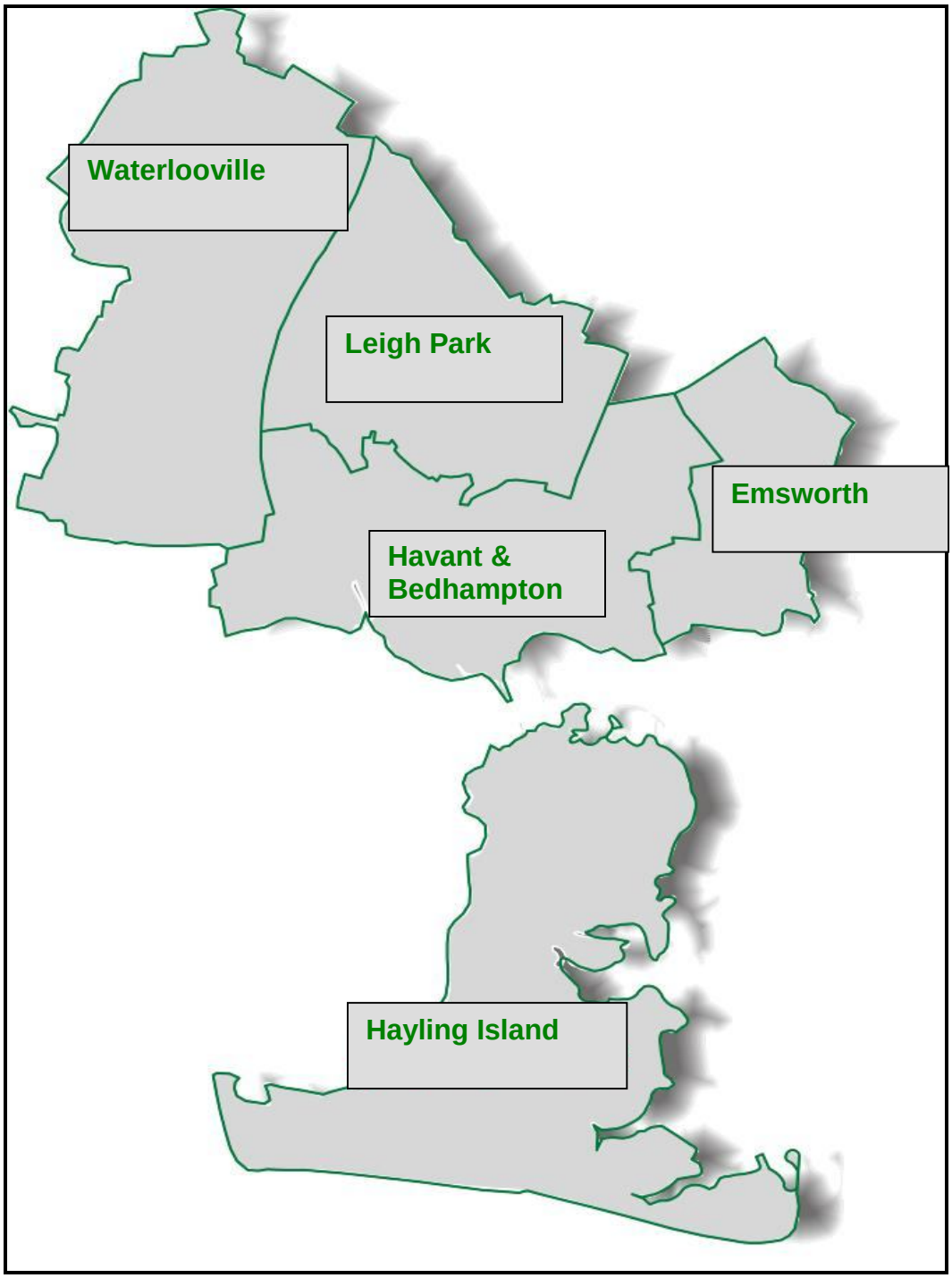
2.34 The assessment identified a need for 47 transit pitches for Gypsy and Travellers across the study area. It recommends that the 'East Hampshire' authorities of Havant, Fareham, Winchester, Gosport and East Hampshire work together to meet a target of 29 pitches in their area up to 2027. Havant Borough Council is currently working with these authorities to understand where this accommodation should be located. If there is a need to accommodate transit pitches in Havant Borough, then the accommodation will be allocated as part of the review of the local plan. If there is an urgent need to find this accommodation, then application for development should be considered in accordance with the criteria set out in Policy CS10.

2.35 In addition to the need for Gypsy and Traveller accommodation, the assessment identified a need for 25 pitches for Travelling Showpeople across the study area up to 2027. It recommends that the 'East Hampshire' authorities work together to accommodate a target of 16 pitches in their area up to 2027. Havant Borough Council is currently working with these authorities to understand where this accommodation should be located. If there is a need to accommodate Travelling Showpeople pitches in Havant Borough, then the accommodation will be allocated as part of the review of the local plan. If there is an urgent need to find this accommodation, then application for development should be considered in accordance with the criteria set out in Policy CS10.

3. Development Allocations: The Five Areas of the Borough

3.01 This section of the document sets out policies for the allocation of development sites, town, district and local centres and information on infrastructure for each of the five areas of the Borough, as defined in the Core Strategy.

Figure 3.0: The Five Areas of the Borough



Housing: Numbers and Distribution

3.02 The Core Strategy identified a requirement to deliver a new total of 6,300 new dwellings from 2006 to 2026 and indicated how this development could be distributed across the five urban areas of the Borough. One of the primary roles of the Allocations Plan is to identify and allocate the most sustainable sites in the five areas that effectively plan for this to be delivered.

3.03 Table 3.0 below shows how this requirement will be delivered up to 2026 and the remaining amounts to allocate in each area. A base date of 1st April 2013 has been used for the calculations on completions, outstanding planning permissions and evidence to support the projections on windfalls.

Table 3.0: Havant Borough Housing Provision 2006 – 2026 (net dwellings)

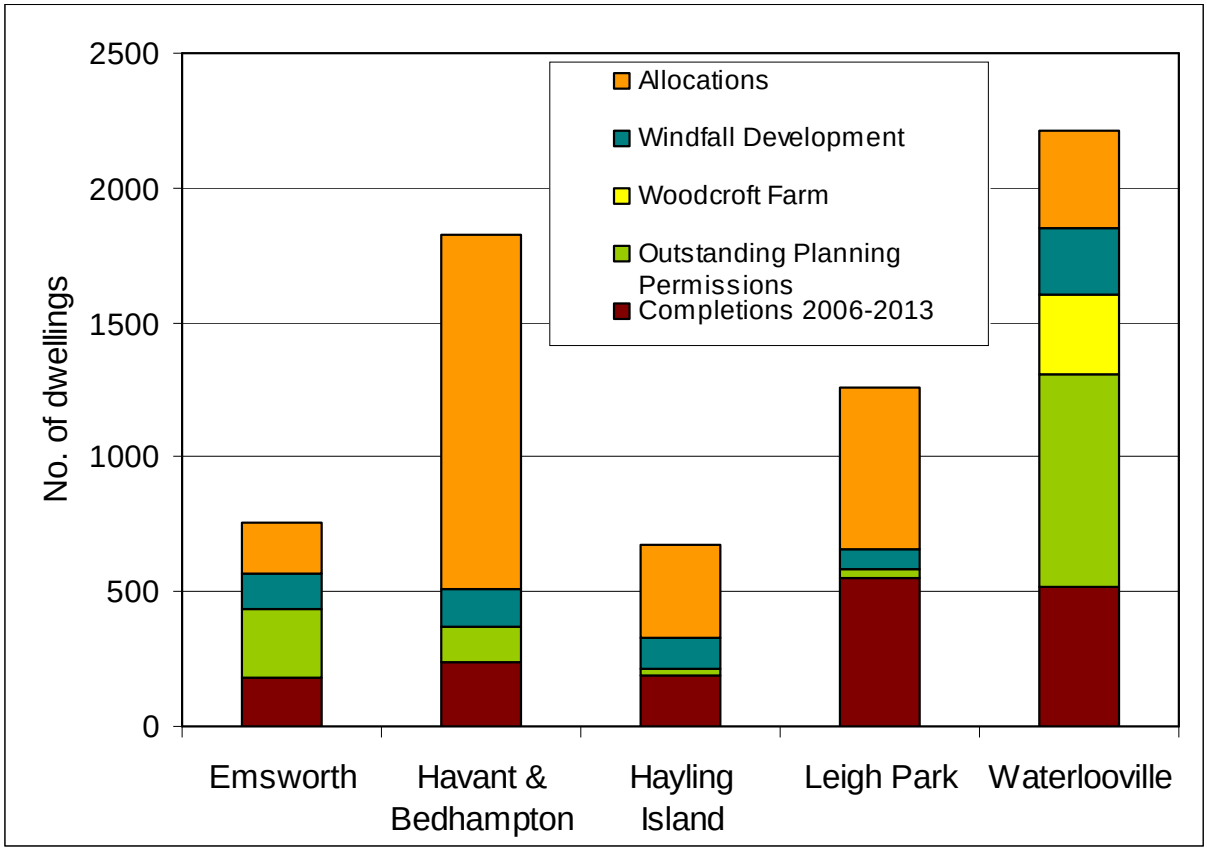
Column Number	1	2	3	4	5	6
Local Plan Area	**Requirement 2006 – 2026 (with added buffer)**	**Completed 2006 – 2013 at 1.4.2013**	**Outstanding Permissions at 1.4.2013**	**Strategic Site***	**Windfall 2019 – 2026****	**Remaining to be Allocated 2013 – 2026 (with added buffer)**
Emsworth	745 – 826	178	254	-	134	**179 - 260**
Havant & Bedhampton	1755 – 1944	237	130	-	143	**1245 - 1434**
Hayling Island	660 – 727	188	23	-	120	**329 - 396**
Leigh Park	1223 – 1357	554	32	-	76	**561 - 695**
Waterlooville	1917 – 2126	514	790	300	247	**66 - 275**
Borough Totals	**6300 – 6980**	**1671**	**1229**	**300**	**720**	**2380 – 3060**

*Note 1: Strategic Site – the Core Strategy allocates a number of strategic sites. Column 4 includes 300 dwellings in Waterlooville on Woodcroft Farm likely to come forward in the short term. The West of Waterlooville Major Development Area has an outline permission at 1 April 2013, that is included in outstanding permission in Column 3. Housing may come forward on the Public Service Village, however there is no certainty at this stage.

**Note 2: Windfall 2019-2026 – the inclusion of these figures are explained and justified in the evidence base document Windfall/Unidentified Housing Development: Analysis and Justification–A Background Paper.

Figure 3.1: Havant Borough Local Plan Housing Provision 2006 – 2026

Schedule of Minor Changes item 011 not yet incorporated in this table in case of further amendment



3.04 Havant Borough Council is firmly committed to meeting the housing needs of local residents. The Council is aware that if it plans to only find enough land to satisfy the Core Strategy requirement of 6,300 that there will not be enough flexibility to respond to changing circumstances over the life of the plan, such as allocated sites becoming unavailable due to landowner decisions. Therefore, the Council aims to allocate enough land to meet the 6,300 with an added amount to provide a flexible buffer to allow for changing circumstances. The requirement from 2006-2026 identified in Column 1 of Table 3.0 therefore shows a range from 6,300 - 6,980. The figure of 6,980 is the total amount of housing that could potentially be accommodated on land considered available and suitable for development in the Borough, which was set out in the Strategic Housing Land Availability Assessment (SHLAA) 2010. While it is not realistic to believe that all of the land identified in the SHLAA might be delivered for development, again due to changing circumstances, this figure helps to provide a sensible and realistic workable range for the purposes of the Allocation Plan. The Allocations Plan has allocated enough land to closely hit mid-way on the overall borough range. Table 3.1 shows how this will be achieved on an area by area basis, through the policies in this plan.

Table 3.1: Havant Borough Housing Allocations 2013-2026 (new dwellings)

Local Plan Area	Remaining to be allocated to meet the need from 2013 – 2026 (with added buffer)	Indicative amounts allocated in plan
Emsworth	179 - 260	187
Havant & Bedhampton	1245 - 1434	~~1315~~ 1368
Hayling Island	329 - 396	343
Leigh Park	561 - 695	595
Waterlooville	66 - 275	360
Totals	**2,380 – 3,060**	**~~2,800~~ 2,853**

3.05 It is evident from Table 3.1 that there is variation in the range in different areas. This occurs because targets have to be matched with potentially deliverable sites. The Core Strategy was always clear that the distribution of housing numbers across the Borough was not an exact science or part of policy, the most important consideration is to deliver 6,300 new homes and to realistically distribute this across the Borough. The Council is satisfied that it has achieved this. Should under-provision arise in one area of the borough then this could effectively be met through over-provision elsewhere, all with the overall 6,300 policy requirement in mind as opposed to the indicative area requirements.

3.06 It should be noted that the amount allocated on each site basis is an indicative figure. It is clear to the authority from recent planning applications that the market currently favours the development of lower density schemes on greenfield sites. The Council has therefore taken a more cautious approach to the calculation of numbers on each site in the plan, particularly on greenfield sites where a conservative 35 dwellings per hectare was generally used. However, it must also be acknowledged that the market could change during the life of the plan and it could favour higher density flatted developments, as it did during the drafting of the previous local plan. However, the Council considers it sensible to adopt a cautious approach in this plan and does not want to over estimate site potential, which could threaten the delivery of the Core Strategy target. Where landowners had progressed detailed site layouts as part of progress on planning applications or in support of the Allocations Plan, their estimates have been used as an aid. The indicative allocation numbers are therefore a guide to what the Council considers a reasonable and realistic amount to deliver on each site. Planning applications for numbers greater or lower than the numbers indicated should be treated on their own individual merits and should not be refused on the basis that they are not the same as the indicative figure in the plan.

Employment Floorspace

3.07 The Core Strategy identified a requirement for 162,000 square metres of new employment floorspace between 2006 to 2026. To promote flexible commercial use of the allocated sites there will be no prescriptive use class designations. Instead, guidance on the suitability of potential uses will be set out for the individual sites along with the approximate number of jobs that could be created.

3.08 Table 3.2 shows how this requirement will be met using a base date of April 2013. Existing employment sites that are allocated for redevelopment as housing in this plan are shown as employment losses. The figures demonstrate that the employment requirement set out in the Core Strategy can be accommodated, with most of the new businesses locating in Leigh Park and Havant.

Table 3.2: Havant Borough Employment Provision 2006 – 2026 (square metres)

Local Plan Area	Completions 2006-2013	Extant permissions*	Strategic Sites	Housing losses	Remaining amount to allocate	Totals
Emsworth	0	0	0	0	2,200	**2,200**
Havant & Bedhampton	11,834	2,581	3,800	-3,300	69,300	**84,215**
Hayling Island	1,611	0	0	0	1,000	**2,611**
Leigh Park	15,418	0	61,779	-5,601	1,300	**72,896**
Waterlooville	2,968	372	0	0	0	**3,340**
Totals	**31,831**	**2,953**	**65,579**	**-8,901**	**73,800**	**165,262**

* Excludes permissions on Core Strategy strategic sites and preferred sites in the Publication Allocations Plan

Mixed Use Sites

3.09 Not all the provision for housing, employment and retail floorspace will be achieved on sites devoted to a single use. The plan also allocates sites, including those in Havant and Waterlooville Town Centres, for a mix of uses, in accordance with the established objectives of sustainable development and making the best use of available land.

Retail floorspace: Town, District and Local Centres

3.10 The Core Strategy identified a requirement for 13,000 square metres of new comparison goods retail floorspace up to 2016, split between the west of Havant Borough (4,000 sq m) and the east of Havant Borough (9,000 sq m). Comparison goods are items that people shop around for such as clothes and shoes. The boundaries of all the town, district and local centres have been reviewed as part of the plan process and it is considered that all the required floorspace can be accommodated within the new boundaries of existing centres as defined in Policy AL3. Any requirement for new convenience floorspace has not been identified, as research has shown the Borough to be well served at present by a choice of food stores. Convenience goods are items that peoples shop for regularly such as food.

3.11 The retail provision figures for both comparison and convenience retail in the east and west of the Borough are set out in Table 3.3. The table shows permitted and completed retail schemes that were not included in the original town centre study completed by NLP for the Council. These figures show that the remaining requirement for the east of the Borough remains at 9,000 square metres and for the west of the Borough is 2,618 square metres.

Table 3.3: Retail provision in Havant Borough

Application ref	East		West	
	Convenience (m2)	Comparison (m2)	Convenience (m2)	Comparison (m2)
10/00793	-	-	2,806	1,382
10/00296	-	-	371	-
11/00893	-	-	282	-
08/51270/015	579	-		
Total	579	-	3,459	1,382

Delivering Regeneration

3.12 Core Strategy Policy CS6 Regeneration of the Borough, identified the need to regenerate specific parts of the Borough, including Havant Town Centre, South Hayling Island, Leigh Park Centre and Waterlooville Town Centre. The regeneration of these areas is important if the Borough is going to realise the Core Strategy's vision for prosperity and growth. In addition, each of these regeneration areas includes development sites that are allocated in this plan.

3.13 The Council is committed to delivering the regeneration of these areas through growth, and recognises that in order to do this a proactive role will need to be taken. The Council therefore intends to produce individual masterplans for each of these areas. The role of these masterplans is to produce a realistic and deliverable strategy for regeneration in collaboration with landowners and the public. This strategy which will ensure that development is coordinated rather than ad hoc, makes the most of the Borough's existing features and assets. These masterplans will draw on existing policy documents, such as Supplementary Planning Documents (SPDs) and Development Briefs. Work on the first Masterplan, for Havant Town Centre, is scheduled to begin in 2014.

Infrastructure

3.14 A wide range of physical and social infrastructure is required to support new development and meet future needs in the Borough. Some sites for key infrastructure projects such as the Cross-Borough Transport Route are safeguarded through policies in this plan. A comprehensive list of infrastructure projects is set out in the Strategic Infrastructure Delivery Plan, which is part of the evidence base for the local plan. The Council is working closely with infrastructure providers to ensure the right support is in place in the Borough and this will continue as the Allocations Plan progresses to adoption. This schedules the strategic infrastructure required to implement the local plan policies and identifies borough-wide infrastructure projects and delivery bodies, funding and timescales.

3.15 New development often creates a need for new or improved infrastructure and community facilities (such as open space, roads, flood defences, schools) without which the development could have a detrimental impact upon amenity, safety or the environment. The Peter Brett Associates Study (2009) modelled the highway impacts of the housing, employment and retail development proposed in Havant Borough (and other harbour authorities) up to 2026 on the main junctions of the Strategic Road Network. The overall conclusion was that, although road junctions were shown to have some increased demand, the highest status was 'approaching capacity'. This situation was primarily influenced by traffic generated by the West of Waterlooville MDA. In the light of this evidence, the overall proposed levels of new development in the Core Strategy were deemed to be appropriate and the document adopted accordingly.

3.16 To help inform and evidence the Allocations Plan, the Council commissioned Transport for South Hampshire's Sub Regional Transport Model (SRTM) to assess the transport implications of the preferred allocations. The purpose of this assessment was to look at the impact of development on the road network at a more detailed level than the Peter Brett Associates Study, which was more strategic in nature. The Stage 1 Report shows that the overall impact of the preferred sites will result in a general worsening in highway network performance across the Borough, but without major new congestion issues. By 2026 the local highway network is predicted to feature a number of congestion hotspots near the A3(M) and A27 strategic routes. However, the SRTM tests indicate that the majority of the congestion hotspots would be present even without the allocation sites. Crucially the SRTM does not identify any 'showstoppers' to development in the Borough's five areas.

3.17 Managing flood risk is also an important consideration. The Borough has been working closely with the Environment Agency, Hampshire County Council and the Eastern Solent Coastal

Partnership in this respect and has taken into account the PUSH Strategic Flood Risk Assessment and the most up-to-date Environment Agency flood risk maps. The Allocations Plan is also supported by a Strategic Flood Risk Assessment, which demonstrates that a sequential and exception approach to site selection has been taken. The plan is also supported by a Flood Risk Management Strategy for Emsworth, which will include details of potential infrastructure to help manage flood risk in the urban area, both now and in future.

3.18 The waste water treatment works at Budds Farm and Thornham have the capacity or the necessary capacity can be provided to appropriately manage the levels of development set out in the Core Strategy and delivered through the Allocations Plan. However, it is recognised that some localised waste water infrastructure in parts of the Borough ~~is old or~~ has limited capacity and may require mitigation or improvements to best serve some of the allocations. Known limitations to local networks that will need to be considered and addressed at the planning application stage have been identified in the site profiles.

3.19 It is also important to provide adequate school places to manage growth in the Borough. Havant Borough Council has been working closely with Hampshire County Council to understand the potential education infrastructure required in the future. At this stage, it is anticipated that there are adequate school places in existing secondary schools to cope with projected demands. However, Hampshire County Council anticipates that S106 contributions may be required to provide additional places in the following areas and schools: Emsworth: Emsworth Primary and or St James Primary Schools; Havant and Bedhampton: Fairfield Infant and or Bosmere Junior and Bidbury Infant and Junior Schools; Leigh Park: Trosnant Infant and Junior Schools; and Waterlooville: Woodcroft Primary, Purbrook Infant and Junior Schools. These assumptions are subject to change, as the capacity of local schools changes from year to year.

4. Emsworth

Introduction

4.01 This chapter sets out the allocations and designations for Emsworth, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Emsworth District Centre that supports its designation in accordance with Policy AL3, a list of Local Green Spaces in and around Emsworth and information on other infrastructure that may be required to support future development in Emsworth.

4.02 A summary of the development proposals for Emsworth is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	179 – 260 dwellings	EM1	187	
Employment	2,200 sq m	EM2		2,200 sq m

4.03 Policies EM1, EM2 and EM3 set out respectively the housing, employment and mixed use allocations for Emsworth. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

4.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Emsworth District Centre

4.05 Emsworth District Centre forms the heart of the historic village. The primary function of the centre is to meet everyday shopping needs for local residents whilst attracting tourists and day visitors. The centre's retail offer is dominated by local independent businesses providing comparison and convenience goods as well as important local services. The primary shopping area is located on the High Street spreading down to St Peter's Square. All development proposals will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

4.06 A number of Local Green Spaces are designated in and around Emsworth under Policy AL8 as follows:

- Emsworth Recreation Ground
- Brook Meadow Local Nature Reserve
- Nore Barn Woods
- Hollybank Woods
- Hampshire Farm Open Space

Other Infrastructure

4.07 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Emsworth Primary School and/or St James' Primary School.

Policy DM25 in Chapter 9 of this plan, sets out the provision for managing flood risk in Emsworth.

Policy EM1 Emsworth Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
UE13	**West of Horndean Road**	**5.24 ha**	**140**
UE37	**West of Coldharbour Farm**	**1.94 ha**	**47**

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative figure for the number of dwellings; and**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: West of Horndean Road	**Site Ref/Policy Number:** UE13
Description of Site: Comprises agricultural land fronting, and land to the rear of existing properties on, the west side of Horndean Road. There is existing built up development to the east of the site and to the south, agricultural land with the Emsworth Recreation Ground to the south east.	
Known Constraints: • Mineral Safeguarding Area • Moderate potential for previously unidentified archaeological deposits • Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Part of southern end of site within Flood Zones 2 and 3 • 'Uncertain' for Brent Geese and waders • Existing pond on site • Adjacent to the undeveloped gap	
Existing Transport Provision: • The adopted highways of Horndean Road and Southleigh Road run adjacent to the northern parts of the site • Existing footways except northwards on Horndean Road. Existing footpaths allow for safe access to Emsworth District Centre and nearby schools • Bus route within 100m • Cycle path westbound towards secondary school and Havant Town Centre • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Local shop within walking distance • School provision (primary) within walking distance • Bus route and cycle path available to secondary school • Bus route and reasonable walking distance to Emsworth District Centre (doctors surgery and other services/facilities available)	
Site Opportunities: • New homes including affordable housing • A critical contribution to the Emsworth Flood Alleviation Scheme because of its location and relationship with the West Brook	

Policy UE13 - Site Specific Development Requirements:

- The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to modify to allow development to take place
- Strong landscape buffer to the west of development to define site
- Employment and Skills Plan to support planning application
- Transport Statement to support planning application
- Vehicular access is potentially available north onto Southleigh Road and/or east onto Horndean Road. Both potential points will involve the removal of some hedging and highway assessments will need to be undertaken
- Provision of an additional pedestrian access link through the existing ribbon of properties fronting Horndean Road (improving accessibility southwards for pedestrians/cyclists)
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required
- Heritage Statement, of an appropriate level of detail, to support planning application
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Flood Risk Assessment, including detailed fluvial modelling
- Reduce green field runoff rates and on-site SUDS (Policy DM25)
- The design, layout and construction of the development should consider how it can make a positive contribution to the delivery of the Emsworth Flood Alleviation Scheme
- Help delivery of the Emsworth Flood Alleviation Scheme through a physical and or financial contribution, to the agreement of the Environment Agency

Site Name: West of Coldharbour Farm	**Site Ref/Policy Number:** UE37
Description of Site: Adjacent to the A27, the A27 Service Station and Emsworth Recreation Ground. The site is also close to the railway station and primary schools.	
Known Constraints: • Mineral Safeguarding Area • Moderate potential for previously unidentified archaeological deposits • Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan • Adjacent to SINC • Access required through Site of Importance for Nature Conservation (SINC) • Noise and light from A27 may have an impact on the amenity of new residential properties • Small part of site at eastern boundary is in Flood Zone 2 • TPOs and hedgerow • 'Uncertain' for waders • Adjacent to the undeveloped gap	
Existing Transport Provision: • Bus route within 100m • Train station within close walking distance • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Emsworth District Centre (doctor's surgery and other services/facilities available) within walking distance • Bus route and train services to secondary school • School provision (primary) within walking distance • Site is close to railway station, bus routes, recreation ground, schools and shops	
Site Opportunities: • New homes including affordable housing • Development at this site provides an opportunity to create a new foot/cycleway link to the service station on the A27 • A positive contribution to the Emsworth Flood Alleviation Scheme	
Policy UE37 - Site Specific Development Requirements: • Connecting footpath/cycle link to A27 (eastbound carriageway) Service Station • Heritage Statement, of an appropriate level of detail, to support planning application • Layout to have regard to adjacent SINC and boundary planting to be incorporated • Access is expected to be achieved from the end of Coldharbour Farm • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Ensure appropriate amenity level for occupants of proposed residential properties having regard to noise and light pollution (Policy DM18) • Flood Risk Assessment, including detailed fluvial modelling • On-site SUDS • Reduce green field runoff rates and a likely contribution to the Emsworth Flood Alleviation Scheme (Policy DM25)	

Policy EM2 Emsworth Employment Allocation

The following site is allocated for employment development:

Ref.	Location/Address	Site area	Floorspace
BD39	**Interbridges East**	**0.81 ha**	**2,200 sq m**

The floorspace shown for this site is indicative, based on site area, access arrangements and other environmental constraints. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for floorspace.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Interbridges East	**Site Ref/Policy Number:** BD39
Description of Site: Interbridges East is located to the north of Emsworth District Centre between the A27 and the railway line.	
Known Constraints: • Constrained potential access from B2148 North Street leading to A259 Havant Road • Land along the northern boundary is in Flood Zones 2 and 3 • Proximity of gas main and within Gas Pipeline Consultation Zone • Adjacent to Brook Meadow Local Nature Reserve	
Existing Transport Provision: • Bus route within 100m • Adjacent to train station • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Walking distance to Emsworth District Centre	
Site Opportunities: • 2,200 square metres of new manufacturing and/or warehousing floorspace with between 32 and 62 jobs • Opportunity to reduce flood risk through floodplain storage and conveyance	
Policy BD39 Site Specific Development Requirements: • Access to be provided from North Street to the satisfaction of the highway authority • Employment and Skills Plan to support planning application • Flood Risk Assessment to support planning application • Development outside of Flood Zone 1 will need to provide compensatory floodplain • Reduce green field runoff rates, on-site SUDS and a possible contribution to the Emsworth Flood Alleviation Scheme (Policy DM24) • An Ecological Assessment may be required to assess the impact on Local Nature Reserve	

5. Havant and Bedhampton

Introduction

5.01 This chapter sets out the allocations and designations for Havant and Bedhampton, which are also shown on the Policies Map (see Appendix 4). It also includes a description of both Havant Town Centre and Bedhampton Local Centre that supports their designation in Policy AL3, a list of Local Green Spaces in and around Havant and Bedhampton and information on other infrastructure that may be required to support future development.

5.02 A summary of the development proposals for Havant and Bedhampton is as follows:

	Net Requirement 2013 – 2026	**Policies**	**Allocations**	
			Net dwellings	Floorspace
Housing	1245 – 1434 dwellings	HB1	~~878~~ 964	
		HB3	~~437~~ 404	
		Total	**~~1,315~~ 1,368**	
Employment	57,400 sq m	HB2		67,800 sq m
		HB3		1,500 sq m
		Total	**69,300 sq m**	
Retail	9,000 sq m	AL3	**Total**	**9,000 sq m**

5.03 Policies HB1, HB2 and HB3 set out respectively the housing, employment and mixed use allocations for Havant and Bedhampton. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

5.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Havant Town Centre

5.05 Havant Town Centre is at the heart of the former market town built up around the crossroads of North, South, East and West Streets. It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Recent significant edge-of-centre developments at Solent and Central Retail Parks and the neighbouring Tesco Superstore have extended the retail offer for the town, but have had the effect of shifting the centre of gravity westwards from the centre's historic heart. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration. The Havant Town Centre Urban Design Framework sets out design principles for the centre. It is the intention of the Council to build on this urban design work and carry out further masterplanning that will promote the vitality and viability of Havant Town Centre.

5.06 The town centre boundary includes several distinct areas or quarters. These include the historic core of Havant Town Centre centred on the crossroads, the traditional high street offer of West Street, the new retail parks and the green lung of Havant Park. The primary shopping area is similarly varied. Primary frontages have been designated on West Street, the ground floor of the

Meridian Centre and Solent Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the different parts of Havant Town Centre so that people can make the most of the diverse offer of shops and services. In addition to the mixed use allocations at Market Parade and East Street, all other development proposals will be determined in accordance with the provisions of Policy AL3. The requirement for 9,000 square metres of new comparison floorspace for the eastern part of the Borough will be accommodated in the new boundaries of Havant Town Centre and the other district and local centres in Havant and Bedhampton, Hayling Island and Leigh Park.

Bedhampton Local Centre

5.07 Bedhampton Local Centre serves the local shopping needs of local residents, hosts a number of community facilities and provides local jobs. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

5.08 A number of Local Green Spaces are designated in and around Havant and Bedhampton under Policy AL8 as follows:

- ~~The Paddocks, Langstone~~ Langstone Meadows
- Havant Park
- Bidbury Mead, Bedhampton

Other Infrastructure

5.09 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Fairfield Infant School, Bosmere Junior School, Bidbury Infant School and Bidbury Junior School. Chapter 2 of this plan also includes a number of other policies that provide the policy framework to support infrastructure in Havant and Bedhampton. Relevant policies include AL5 Cross-Borough Bus Rapid Transport Route, AL6 Havant Thicket Reservoir Pipeline and AL7 Hermitage Stream.

Policy HB1 Havant & Bedhampton Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
H06	Warblington School Field (off New Lane)	1.82 ha	79
H14	Portsmouth Water Headquarters	3.22 ha	120
H18	Portsmouth Water Land	2.09 ha	69
H19	Land at Palk Road	0.53 ha	21
H79	Job Centre Plus Site	0.22 ha	22
H80	Havant Retail Park, Bedhampton	2.03 ha	86
H144	Barncroft School	1.14 ha	34
UE3a	Land North of Bartons Road	0.86 ha	30
UE3b	Land South of Bartons Road	6.61 ha	203
UE4	Strides (Manor) Farm & Copseys Nursery	5.85 ha	191
UE5	Land at Portsdown Hill	4.28 ha	55
UE33	Eastleigh House, Bartons Road	0.81 ha	5
UE43	Havant Garden Centre, Bartons Road	2.46 ha	49

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative figure for the number of dwellings.**
2. **Take account of all site specific development requirements as set out in the relevant site profile.**

Site Name: Warblington School Field (off New Lane)	**Site Ref/Policy Number:** H06
Description of Site: The site is the western portion of playing fields formerly used by Warblington School and a former ecology teaching area used by Fairfield School. To the north of the site runs the railway and to the west is New Lane.	
Known Constraints: • Access arrangements • Part of site is an Archaeological Zone • Noise from adjacent uses • Part of site uncertain for Brent Geese and/or waders • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Short walking distance to mainline train and bus stations • Link to Havant Borough Cycle Network adjacent to site	
Existing Accessibility to Local Services/Facilities: • Town centre within walking distance • Infant, junior and secondary schools within walking distance	
Site Opportunities: • New homes including affordable housing • The site is located close to facilities of the town centre and public transport links	
Policy H06 Site Specific Development Requirements: • A grant of planning permission for 78No. dwellings was issued on 16/05/2013 (APP/12/00407) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations in granting planning permission	

Site Name: Portsmouth Water Headquarters	**Site Ref/Policy Number:** H14
Description of Site: Currently the headquarter offices of Portsmouth Water Company. The site lies to the south of West Street in a predominantly residential area. Portsmouth Water Company intend to relocate their offices to site BD14 (Solent Road North).	
Known Constraints: • TPOs • Brockhampton Conservation Area • Listed building and buildings of Local Interest • Moderate potential for previously unidentified archaeological deposits • 'Uncertain' for waders • Part of the site is in future Fluvial Flood Zone 3 • Potential ground quality issues associated with previous and/or current use of site • Southern Water has advised that sewerage capacity in network closest to site is limited • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Within walking distance of a mainline train station and a shorter walk to a branch line train station • Bus station within 500m	
Existing Accessibility to Local Services/Facilities: • Town centre with shops/services within walking distance • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • The site is located close to facilities of the town centre and public transport links • High amenity value potential for residents with landscaped/lake area to south	
Policy H14 - Site Specific Development Requirements: • Access to utilise existing access point onto West Street and/or Brockhampton Road with any necessary amendments • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Flood Risk Assessment to support planning application • Preserve and/or enhance the character or appearance of the conservation area • Design and layout to aim to retain and protect TPO trees • Employment and Skills Plan to support planning application • Heritage Statement, of an appropriate level of detail, to support planning application • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Design and layout should be informed by a masterplan approach that considers the site's constraints and context	

Site Name: Portsmouth Water Land	**Site Ref/Policy Number:** H18
Description of Site: Previously allocated (2005 Local Plan) for employment use in connection with Havant Thicket Reservoir. However, Portsmouth Water Company has since confirmed that the site is no longer needed for this use. Residential development has recently occurred to the north of Ranelagh Road. An industrial estate at Marples Way lies to the south of the site. The allotments on part of the site have already been relocated.	
Known Constraints: • TPOs • Adjacent to Brockhampton Conservation Area • Moderate potential for previously unidentified archaeological deposits • Mineral Safeguarding Area • Part of site is uncertain for Brent Geese and/or waders • Potential ground quality issues associated with previous and/or current use of site • Part of the site is future Fluvial Flood Zone 3 • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Walking distance to Havant Railway and Bus Stations	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre with a full range of local services and facilities	
Site Opportunities: • New homes including affordable housing	
Policy H18 - Site Specific Development Requirements: • A resolution to grant planning permission for 79No. dwellings was reached on 20/06/2013 (APP/12/00772) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Land at Palk Road	**Site Ref/Policy Number:** H19
Description of Site: Located to the south of the railway line and to the north of Hermitage Stream. Residential development is to the north of the site. The site is currently used for storage The landowner Portsmouth Water Company has declared it surplus to use.	
Known Constraints: • Underground operational pipelines • Part of the site is 'uncertain' for waders • Low to moderate potential for previously unidentified archaeological deposits • Noise and vibration associated with proximity of railway line • Potential ground quality issues associated with previous and/or current use of site • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Close to train station and bus routes	
Existing Accessibility to Local Services/Facilities: • Within walking distance of shops and schools	
Site Opportunities: • New homes including affordable housing	
Policy H19 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Utilise the existing access points at Palk Road • Transport Assessment may need to consider existing industrial traffic using Palk Road and how this will be accommodated with residential use • Assess the impact of possible increase in pedestrian and/or vehicular usage on the Bedhampton Level Crossing • Noise and Vibration Survey (and any necessary mitigation incorporated in final design) • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Appropriate easement from existing sewage/waste infrastructure • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Job Centre Plus Site	**Site Ref/Policy Number:** H79
Description of Site: Located on Elmleigh Road close to Havant Train Station. The site is within the area covered by the Havant Public Service Village SPD. A footbridge opposite the site crosses the railway line providing pedestrian access to the town centre. The office building is three storeys with areas of car parking to the rear and west.	
Known Constraints: • Job Centre Plus will need to be relocated prior to disposal of the site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Within walking distance of mainline train and bus stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre for various shops/services • School provision (primary and secondary) within walking distance • Good access to recreational facilities	
Site Opportunities: • Development in a highly sustainable location • New homes including affordable housing • If the existing use were relocated to the Public Service Plaza then many related public services will be within one complex improving accessibility	
Policy H79 - Site Specific Development Requirements: • Access will utilise existing access points onto Elmleigh Road • To work with the Council to encourage the retention and re-provision of jobs within the Borough • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Havant Retail Park, Bedhampton	**Site Ref/Policy Number:** H80

Description of Site:

A former chalk pit currently occupied by two large warehouse-type units and car parking. Access is directly onto Portsdown Hill Road. It is bounded on the west by the A3(M).

Known Constraints:

- Physical setting of site with steep chalk cliff face to north
- Existing bowling alley, which is a community facility
- Noise/amenity issues associated with proximity to A3(M)
- Potential air quality issues for occupants of residential development
- Potential ground quality issues associated with previous and/or current use of site
- Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs
- Southern Water has advised that sewerage capacity in network closest to site is limited

Existing Transport Provision:

- Walking distance to local bus services

Existing Accessibility to Local Services/Facilities:

- Bedhampton Local Centre provides local shops and some services

Site Opportunities:

- New homes including affordable housing
- Potential reprovision and/or relocation of community use

Policy H80 - Site Specific Development Requirements:

- ~~Highway safety pedestrian accessibility improvements may be required~~
- ~~Retention, relocation or contribution to mitigate the loss of a community use~~
- ~~Southern Water request connection to the sewerage system at the nearest point of adequate capacity~~
- ~~Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant~~
- ~~Transport Statement required to inform the planning application~~
- A resolution to grant planning permission was reached by the Development Management Committee on 21st November 2013 (APP/13/00266) for 86 dwellings at this site
- There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals

Site Name: Barncroft School	**Site Ref/Policy Number:** H144
Description of Site: Comprises two elements fronting Park Lane and Barncroft Road. Currently part of the school grounds. The separate infant and junior schools have been made into a single primary school following alterations/additions to one of the buildings.	
Known Constraints: • Mature trees on boundaries of site • Low to moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes and station within short walking distance	
Existing Accessibility to Local Services/Facilities: • Convenience store provision within walking distance • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing	
Policy H144 - Site Specific Development Requirements: • A grant of planning permission for 38No. dwellings was issued on 26/06/2013 (APP/11/01082) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Land North of Bartons Road	**Site Ref/Policy Number:** UE3a
Description of Site: Located north of Bartons Road and immediately east of the railway line. There are a number of buildings on the site, some in commercial use. A crematorium is under construction on land to the east, and Havant Garden Centre (UE43) is on the opposite side of Bartons Road.	
Known Constraints: • TPOs • Proximity to railway line may require further work associated with the amenity of any new residential properties • Potential vibration and noise issues associated with the proximity of the railway line • Southern Water has advised that sewerage capacity in network closest to site is limited • Moderate potential for previously unidentified archaeological deposits • Adjacent to the undeveloped gap and boundary with the rural area of East Hampshire	
Existing Transport Provision: • Bus route within 400m of site	
Existing Accessibility to Local Services/Facilities: • Local shop within 800m • School provision (primary) within walking distance • Bus routes offer accessibility to town centre with shops and services	
Site Opportunities: • New homes including affordable housing • To coordinate with potential development north in East Hampshire District • Potential improvement to bus route provision in association with the development site south of Bartons Road	
Policy UE3a - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Access would be onto Bartons Road, likely to use existing access point • Noise and vibration survey (and any necessary mitigation measures to be incorporated in the design) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Landscaping scheme to have regard to new crematorium • Retain and protect TPOs and the mature trees on the north and east boundaries where possible • To liaise with East Hampshire District Council to ensure there is a coordinated approach to development in accordance with Policy DM6	

Site Name: Land South of Bartons Road	**Site Ref/Policy Number:** UE3b

Description of Site:

Located to south east of the Havant Garden Centre (UE43). There is an existing public right of way through the site from Denvilles onto Bartons Road. The site is in agricultural use, and detailed soil reports indicate most is Grade 3 quality.

Known Constraints:

- Moderate potential for previously unidentified archaeological deposits
- TPOs
- Mineral Safeguarding Area
- Adjacent to listed building
- Site includes or is close to existing sewerage infrastructure
- Southern Water has advised that sewerage capacity in network closest to site is limited
- Adjacent to the undeveloped gap

Existing Transport Provision:

- Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site)

Existing Accessibility to Local Services/Facilities:

- Local shop within 400m

Site Opportunities:

- New homes including affordable housing

Policy UE3b - Site Specific Development Requirements:

- Heritage Statement, of an appropriate level of detail, to support planning application
- Design and layout to respect the context and setting of listed building
- Strong landscape buffer on eastern boundary required
- Design and layout to aim to retain and protect TPO trees
- The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to vary to allow development to take place
- Vehicular access to be provided north onto Bartons Road (running to the east of land at Helmsley House)
- Pedestrian/cycle access to be provided south into existing residential development in Denvilles (improvement to existing link)
- Improvements to increase natural surveillance and useability of the pedestrian/cycle link onto Bartons Road (west of Eastleigh House). This requirement may not be necessary should more suitable pedestrian/cycle access be made available through Havant Garden Centre, also a residential allocation (UE43)
- Long term provision should be made available should further residential development be sought on land to the immediate west of the vehicular access (land at Helmsley House). This should ensure no ransom strips are in place and allow for coordination of development so that residential properties could (if sought) be providing facing onto the access road. This would improve natural surveillance of the access proposed and provide for coordination of development
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required
- Employment and Skills Plan to support planning application
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure

Site Name: Strides (Manor) Farm and Copseys Nursery	**Site Ref/Policy Number:** UE4
Description of Site: The site is in two elements. One covers the Copsey's Nursery site to the north and includes existing glass houses. The other is Strides/Manor Farm to the south which is in agriculture use. A small portion of the site (0.3ha) is within the existing urban area, but the majority would be an extension to the existing urban area.	
Known Constraints: • TPOs • Moderate potential for previously unidentified archaeological deposits • Mineral Safeguarding Area • Site is adjacent to a tributary of the Ems • Potential ground quality issues associated with previous and/or current use of site • Part of site uncertain for Brent Geese and/or waders • Adjacent to the undeveloped gap • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Walking distance of Warblington Halt and within 300m of bus route	
Existing Accessibility to Local Services/Facilities: • Local convenience shop 600m	
Site Opportunities: • New homes including affordable housing	
Policy UE4 - Site Specific Development Requirements: • A grant of planning permission for 191No. dwellings was issued on 14/06/2013 (APP/12/01222) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Land at Portsdown Hill	**Site Ref/Policy Number:** UE5

Description of Site:

An area of land on a south facing slope between the Havant and Portsmouth urban areas, south of Portsdown Hill Road and north of Havant Road. To the north, east and south west are residential properties. The north-east corner of the field is used for grazing horses.

Known Constraints:

- Part of the site is within an Aquifer Protection Zone (eastern part of site)
- Noise due to relationship with A27 and A3M
- Gas pipeline adjacent to proposed site
- Moderate potential for previously unidentified archaeological deposits
- Adjacent listed building
- Sensitive ground water location - site overlays the Lewes and Newhaven Chalk (Principal Aquifer)
- Site includes or is close to existing sewerage infrastructure
- Southern Water has advised that sewerage capacity in network closest to site is limited
- Uncertain for Brent Geese and/or waders
- Adjacent to the undeveloped gap

Existing Transport Provision:

- Frequent bus routes run to the immediate south of the site

Existing Accessibility to Local Services/Facilities:

- Bus route provides regular access to shops and services at Havant, Cosham or Portsmouth

Site Opportunities:

- New homes including affordable housing
- Potential to provide a long-term available and improved Brent Geese and/or wader habitat on land to the west
- The copse on the western side can be integrated into the design to help define the site
- For additional planting to the rear of Fortunes Way to help define the undeveloped gap
- To improve the management of adjacent land for use by Brent Geese and waders (Policy DM23)

Policy UE5 - Site Specific Development Requirements:

- Heritage Statement, of an appropriate level of detail, to support planning application
- Landscape Assessment to support a planning application that sets out how the following can be achieved: Integration of the copse and additional planting on the western boundary to help define the site and the undeveloped gap
- Vehicular access will be south connecting onto the spur from Havant Road
- Noise survey due to relationship with A27 and A3M (coupled with topography of site and prevailing wind), and incorporating suitable mitigation (if necessary)
- Due regard to the setting of the adjacent listed building
- Employment and Skills Plan to support planning application
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure

Site Name: Eastleigh House, Bartons Road	**Site Ref/Policy Number:** UE33
Description of Site: The site includes Grade II Listed Eastleigh House, which is located to the south of the plot with views to site UE3b. It has a strong landscape boundary, which includes mature trees and hedgerow. A pedestrian right of way runs along the west boundary (not included within this site). Vehicular access is onto Bartons Road.	
Known Constraints: • Grade II Listed Building • Moderate potential for previously unidentified archaeological deposits • Mature trees and landscape, including TPOs • Mineral Safeguarding Area • Within Havant Biodiversity Action Plan Area	
Existing Transport Provision: • Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site south of Bartons Road)	
Existing Accessibility to Local Services/Facilities: • Local shop to south of site within walking distance (quality of link likely to improve on development of land south of Bartons Road)	
Site Opportunities: • New homes including affordable housing • Potential to convert existing listed building	
Policy UE33 Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout to aim to retain and protect mature trees and TPOs • Retain a suitable setting for the listed building • Access will be provided using the existing access point onto Bartons Road, unless alternative agreed • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Havant Garden Centre, Bartons Road	**Site Ref/Policy Number:** UE43

Description of Site:

Located immediately east of the railway line, south of Bartons Road. The site includes a large garden centre, car park to the north and hardstanding to the south for the display and storage of garden centre products and a Grade II Listed Building (barn).

Known Constraints:

- Listed building
- Moderate potential for previously unidentified archaeological deposits
- TPOs
- Loss of existing business (although site has been promoted to the Council)
- Potential noise/vibration issues from neighbouring railway
- Potential amenity issues due to relationship with industrial area to west (New Lane)
- Potential ground quality issues associated with previous and/or current use of site
- Site includes or is close to existing sewerage infrastructure
- Southern Water has advised that sewerage capacity in network closest to site is limited

Existing Transport Provision:

- Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site south of Bartons Road)

Existing Accessibility to Local Services/Facilities:

- School provision (primary) within walking distance
- Bus routes provide accessibility to centres with further services and facilities

Site Opportunities:

- Residential development on a brownfield site
- New homes including affordable housing
- Potential to improve pedestrian/cycle access from neighbouring site UE3b

Policy UE43 - Site Specific Development Requirements:

- Heritage Statement, of an appropriate level of detail, to support planning application
- To work with the Council to encourage the retention and re-provision of jobs within the Borough
- Pedestrian/cycle access to be provided/made available through to the allocation south of Bartons Road (UE3b)
- Vehicular access to be provided utilising existing access point onto Bartons Road
- Design and layout to respect context and setting of listed building
- Design and layout should aim to retain and protect TPO trees
- Employment and Skills Plan to support planning application
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater
- Appropriate easement from existing sewage/waste infrastructure
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required

Policy HB2 Havant & Bedhampton Employment Allocations

The following sites are allocated for employment development:

Ref.	Location/Address	Site area	Floorspace
BD9	Harts Farm Way North	4.19 ha	16,300 sq m
BD10	Land North of the Regional Business Centre	1.48 ha	3,500 sq m
BD11	Brockhampton West	9.41 ha	23,400 sq m
BD14	Solent Road North	1.68 ha	6,600 sq m
BD16	Solent Road South	1.88 ha	6,000 sq m
BD19	Kingscroft Farm	2.71 ha	12,000 sq m

The floorspace shown for each site is indicative, based on site area, access arrangements and other environmental constraints. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for ~~the number of dwellings and/or~~ floorspace.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Harts Farm Way North	**Site Ref/Policy Number:** BD9
Description of Site: Brownfield employment site located in the heart of the Broadmarsh Industrial Area, which has planning permission for 16,275 square metres of employment floorspace.	
Known Constraints: • Potential ground quality and ground water issues • All of the site is in future Tidal Flood Zones 2 and 3 • Harts Farm Way Stream crosses the site in an open channel • Gas Pipeline Consultation Zone • Part of site uncertain for Brent Geese and/or wader use • Close to the SPAs and SACs • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network	
Existing Transport Provision: • Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network	
Existing Accessibility to Local Services/Facilities: • Limited local services	
Site Opportunities: • Shovel ready employment site suitable for B2/B8 uses in the heart of the Broadmarsh Industrial Area that could provide 16,300 square metres of new employment floorspace and between 233 and 452 jobs	
Policy BD9 - Site Specific Development Requirements: • Appropriate surveys/report to address potential ground quality/ground water issues • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour • Access from Harts Farm Way to be provided to the satisfaction of the highway authority • Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency • Harts Farm Way Stream to be kept open and free from obstruction • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs • Employment and Skills Plan to support planning application	

Site Name: Land North of the Regional Business Centre	**Site Ref/Policy Number:** BD10
Description of Site: Brownfield employment site located in the heart of the Broadmarsh Industrial Area. The site is currently landlocked by the Household Waste Recycling Centre (HWRC), but access across the HWRC has been agreed between the Homes and Communities Agency and Hampshire County Council.	
Known Constraints: • Potential ground quality and ground water issues • Part of the site is in future Tidal Flood Zones 2 and 3 • Gas Pipeline Consultation Zone • Part uncertain for Brent Geese and/or waders • Close to the SPAs and SACs • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network	
Existing Transport Provision: • Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network	
Existing Accessibility to Local Services/Facilities: • Limited local services	
Site Opportunities: • Shovel ready employment site suitable for B2/B8 uses in the heart of the Broadmarsh Industrial Area that could provide 3,500 square metres of new employment floorspace and between 49 and 96 jobs	
Policy BD10 - Site Specific Development Requirements: • Appropriate surveys/report to address potential ground quality/ground water issues • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour • Access from Harts Farm Way to be provided to the satisfaction of the highway authority • Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency • Employment and Skills Plan to support planning application • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Brockhampton West	**Site Ref/Policy Number:** BD11

Description of Site:

Brockhampton West is a large 'gateway' employment site near the junction of the A3(M) and A27 overlooking Langstone Harbour.

Known Constraints:

- Overlays the Lewes and Seaford Chalk, designated as a Principal Aquifer
- Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network
- Problems of contaminated and unstable land and landfill gas as a result of historic landfill at Harts Farm Way
- Part of site important for Brent Geese and all uncertain for waders
- Close to designated SPAs and SACs
- Adjacent to the undeveloped gap
- Elevated western part of the site visible from Langstone Harbour causing potential conflict with Langstone Harbour Management Plan
- It is likely that the development will come forward in a number of phases
- Potential for previously unidentified archaeological deposits

Existing Transport Provision:

- Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network
- Good connectivity between Portsmouth and the employment areas nearby

Existing Accessibility to Local Services/Facilities:

- Limited local services

Site Opportunities:

- High quality gateway employment site that could provide up to 23,400 square metres of new manufacturing and/or warehousing floorspace, supporting between 334 and 650 jobs
- Ideally parts of the east and west of the site should remain undeveloped and utilised for landscape and screening

Policy BD11 - Site Specific Development Requirements:

- Appropriate surveys/report to address potential ground quality/stability issues
- Access from Harts Farm Way to be provided to the satisfaction of the highway authority
- Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Site specific Habitat Regulation Assessment (HRA) will be required to support a planning application to ensure that there is no net loss of important habit for Brent Geese
- Landscape Assessment to support a planning application that sets out how the following can be achieved: Extensive screening and careful design of buildings to mitigate changes to views from Langstone Harbour, impacts on the undeveloped gap, enhancements to Broadmarsh Coastal Park to mitigate the loss of green space and consideration of a landscape buffer to A27
- Landfill gas protection measures to be provided as advised by the Council's Environmental Health Team
- A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency
- Employment and Skills Plan to support planning application
- A coordinated approach needs to be taken to the delivery of this site
- Heritage Statement may be required on the advice of Hampshire County Council, to support planning application

Site Name: Solent Road North	**Site Ref/Policy Number:** BD14
Description of Site: A greenfield site located close to Havant Town Centre and other employment areas.	
Known Constraints: • Uncertain for waders • Much of the site is located in Flood Zones 2 and 3 and future Fluvial Flood Zone 3 • Brockhampton Stream flows along western boundary • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Within walking distance of Havant Bus and Train Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and facilities	
Site Opportunities: • It could provide 6,600 square metres of new office floorspace and 548 new jobs • Potential to relocate Portsmouth Water Company's existing headquarters	
Policy BD14 - Site Specific Development Requirements: • Flood Risk Assessment to show development is safe over its lifetime and does not result in a loss of flood water storage • A five metre buffer running along Brockhampton Stream will be kept free from development, roads and other significant structures/land raising • Flood Defence Consent will be required under the Southern Region Land Drainage and Sea Defence Byelaws for any structures (outfalls etc) or buildings located within 8 metres of the top of the bank of the Brockhampton Stream as it is designated as Main River • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application	

Site Name: Solent Road South	**Site Ref/Policy Number:** BD16
Description of Site: A brownfield site located close to Havant Town Centre, the A27 and a number of industrial estates. The site is split into two parts by Brockhampton Lane and excludes residential properties. Both parts of the site have planning permission for redevelopment for employment purposes.	
Known Constraints: • Air quality issues to be addressed (associated with the additional traffic movements from the development through Havant Town Centre) • Potential ground quality issues • Partly in Flood Zone 2 and part of the site is in future Flood Zone 3 • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Within walking distance of Havant Bus and Train Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and facilities	
Site Opportunities: • A brownfield site with considerable redevelopment potential close to Havant Town Centre • It could provide 6,000 square metres of offices, manufacturing and warehousing and provide 143 to 833 jobs • Potential for showrooms with trade counter facilities that cannot be accommodated within Havant Town Centre	
Policy BD16 - Site Specific Development Requirements: • Appropriate surveys to assess/address potential air quality issues • Flood Risk Assessment to ensure that the risk of flooding is not increased as a result of the development • Development is preferentially located in Flood Zone 1 and the development footprint of land at risk of flooding is not increased • Employment and Skills Plan to support planning application • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application	

Site Name: Kingscroft Farm	**Site Ref/Policy Number:** BD19
Description of Site: The site is located to the west of existing employment land and south of land to be developed for housing. It is largely made up of open fields/paddocks.	
Known Constraints: • Potential ground quality issues • Much of the site is in future Fluvial Flood Zone 3 • Site overlays the Lewes and Seaford Chalk, which is designated as a Principal Aquifer • Site lies within the Source Protection Zone 1 for the Bedhampton and Havant Springs • Public right of way runs diagonally through the site • Uncertain for waders • Adjacent to the undeveloped gap • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Walking distance to railway station and local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre	
Site Opportunities: • A greenfield site that forms natural expansion space for Marples Way Industrial Estate • It could provide 12,000 square metres of new manufacturing and/or warehousing floorspace with between 171 and 333 jobs	
Policy BD19 - Site Specific Development Requirements: • Appropriate surveys to assess/address potential air quality issues • Preferred access through Marples Way Industrial Estate • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Retention or diversion of right of way to the satisfaction of the highway authority • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Landscape Assessment to support a planning application that sets out how the following can be achieved: Extensive screening and careful design of buildings to mitigate impacts on the undeveloped gap • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Policy HB3 Havant & Bedhampton Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
BD8	Bosmere Field	1.28 ha	- Hotel - Commercial uses
H07	Wessex & Network Rail, New Lane	0.96 ha	- Housing (30 dwellings) - Employment
H10/ BD30	Market Parade	1.55 ha	- Housing (225 dwellings) - Offices (1,500 sq m) - Main town centre uses
H22	East Street	0.93 ha	- Housing (40 dwellings) - Community - Main town centre uses
H69	Former Oak Park School	2.70 ha	- Housing (90 dwellings) - Care home - Community health
H72	Town End House	0.49 ha	- Housing (19 dwellings) - Main town centre uses
~~H80~~	~~Havant Retail Park, Bedhampton~~	~~2.03 ha~~	~~- Housing (33 dwellings)~~ ~~- Leisure~~

Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Bosmere Field	**Site Ref/Policy Number:** BD8
Description of Site: A greenfield site adjacent to Langstone Technology Park. It is located at the junction of the A27/A2303 roundabout south of Havant Town Centre. Planning permission has been granted for a hotel and restaurant, which would complement the existing business offer.	
Known Constraints: • Western boundary is in Flood Zone 3 and part of the site is in future Fluvial Flood Zone 3 • Located in close proximity to the A27/A3023 junction and could have an impact on the Strategic Road Network • Uncertain for waders	
Existing Transport Provision: • Within walking distance of Havant Bus and Railway Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of the town centre and facilities • Variety of services including gym and nursery at Langstone Technology Park	
Site Opportunities: • To expand Langstone Technology Park, the Borough's most successful business park • Suitable for a number of commercial uses that would complement the Langstone Technology Park, such as a hotel. If the permission for a hotel and restaurant is not implemented in full there is the potential to provide new office and/or advanced manufacturing floorspace	
Policy BD8 - Site Specific Development Requirements: • A grant of planning permission for this site was issued on 14/06/2013 (APP/12/00467) • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Wessex & Network Rail, New Lane	**Site Ref/Policy Number:** H07
Description of Site: The former Wessex Construction Site and buildings owned by Network Rail. The railway lies to the south of the site, a graveyard to the north and residential properties to the west. The site has previously been subject to a planning application for residential development and in 2009 a resolution to grant planning permission was reached. Some commercial activity continues on site.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Amenity issues associated with the proximity of the site to the railway, noise and vibration • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential for previously unidentified archaeological remains • Adjacent to Grade II Listed Signal Box	
Existing Transport Provision: • Next to Havant Train Station and walking distance of bus station	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and local schools	
Site Opportunities: • Development in a highly sustainable location • New homes including affordable housing • Preserve or enhance the setting of the adjacent listed feature • Reprovide some business premises in an accessible location	
Policy H07 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Plan of access arrangements on to New Lane and Eastern Road required together with a Safety Audit to support planning application • Assess the impact of possible increase in pedestrian and/or vehicular usage on the level crossing • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

Site Name: Market Parade	**Site Ref/Policy Number:** H10/BD30
Description of Site: Located in Havant Town Centre and provides a link from the train station to the primary shopping area of the town. Havant Park is located to the immediate west of the site. The existing built form is predominately three storey with town centre uses on the ground floor with residential (maisonettes and flats) above.	
Known Constraints: • Much of the site is in future Fluvial Flood Zone 3 • Part of the site is within St Faith's Conservation Area • Many commercial units remain in active use along with the residential properties above • Moderate potential for previously unidentified archaeological deposits • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Close to Havant Railway and Bus Stations	
Existing Accessibility to Local Services/Facilities: • Town Centre location	
Site Opportunities: • Deliver regeneration at this key gateway location • To provide a landmark building • Improve links north of the railway line to the Public Service Plaza and Leigh Park • To provide retail at the ground floor and approximately 1,500 sq m of office floorspace and a significant number of jobs • New homes including affordable housing	
Policy H10/BD30 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Heritage Statement, of an appropriate level of detail, to support planning application • Should preserve or enhance the character or appearance of the conservation area • ~~Access arrangements required to the satisfaction of the highway authority~~ • Provision of active ground floor frontage appropriate for the town centre location • Due regard to the Havant Town Centre Urban Design Framework SPD • Flood Risk Assessment to support planning application • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: East Street	**Site Ref/Policy Number:** H22

Description of Site:

This regeneration area is situated in the eastern part of Havant Town Centre and includes buildings and land from 10 North Street southwards towards the White Hart Public House at 1 East Street, then eastwards from 3-17 East Street, 2-12 The Pallant, St Faith's Church House and Church Hall and the car parks at East Pallant and the Bear Hotel.

Known Constraints:

- In St Faith's Conservation Area
- Includes a number of listed buildings
- Moderate potential for previously unidentified archaeological deposits
- Potential ground quality issues associated with previous and/or current use of site
- Site includes or is close to existing sewerage infrastructure
- Southern Water has advised that sewerage capacity in network closest to site is limited
- Potential amenity issues for residents associated with noise from East Street
- Car parking provision for new and existing uses such as the hotel
- Existing community facilities
- Existing public car parks

Existing Transport Provision:

- Walking distance of Havant Railway and Bus Stations

Existing Accessibility to Local Services/Facilities:

- Town centre location
- School provision (primary and secondary) within walking distance

Site Opportunities:

- Opportunity to enhance the Gazebo Garden and awareness of this asset
- Creation of a 'creative quarter'
- New homes including affordable housing

Policy H22 - Site Specific Development Requirements:

- A coordinated approach needs to be taken to the delivery of this mixed use site
- Heritage Statement, of an appropriate level of detail, to support planning application
- The development should conserve or enhance St Faith's Conservation Area
- Access from East Street and surrounding roads to be provided to the satisfaction of the highway authority
- Incorporate a pedestrian route between the Bear Hotel, The Pallant and Beechworth Road
- Employment and Skills Plan to support planning application
- Address the loss of public car parking
- Retain or reprovide existing community facilities
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure
- Investigate ground quality issues as part of a planning application

Site Name: Former Oak Park School	**Site Ref/Policy Number:** H69
Description of Site: A brownfield site on the site of the former Oak Park School. Planning permission was granted for a new hospital to the north of the site in April 2009.	
Known Constraints: • TPOs • Flood Zones 2 and 3 on the eastern boundary and in future Fluvial Flood Zone 3 • Southern Water has advised that sewerage capacity in network closest to site is limited • Easement through the northern part of the site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • A number of bus stops in walking distance • Walking distance of Havant Railway Station	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre	
Site Opportunities: • To create a community health campus with a nursing home, extra care accommodation and a replacement health centre • New homes including affordable and extra care housing	
Policy H69 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Design and layout should aim to retain and protect TPO trees • Access for the site will be from Leigh Road, Lavant Drive and/or River Way to the satisfaction of the highway authority • A Transport Statement is required to inform the planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • A coordinated approach needs to be taken to the delivery of this mixed use site	

Site Name: Town End House	**Site Ref/Policy Number:** H72
Description of Site: Site includes Town End House (vacated by Hampshire County Council and surplus to their use), associated buildings, open space and car parking. Mature vegetation lines the southern and eastern boundaries of the site and The Spring Arts Centre (former town hall) is located to the immediate east. The land used as a public car park is not included within the allocated site.	
Known Constraints: • In St Faith's Conservation Area • Low to moderate potential for previously unidentified archaeological deposits • Retention of, and no negative impact on, the Billy Trail (protected as open space) • Foul sewer • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Within walking distance of mainline train station, bus station and bus stops	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre for various shops/services • School provision (primary and secondary) within walking distance • Good access to recreational facilities	
Site Opportunities: • New homes including affordable housing • Located in Havant Town Centre and within walking distance of good public transport links • Potential for retirement apartments/extra care housing	
Policy H72 - Site Specific Development Requirements: • Utilise existing access onto East Street • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout to preserve or enhance the character or appearance of the conservation area • Design and layout to respect the context and setting of the adjacent Hayling Billy Line • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

~~**Site Name:**~~ ~~Havant Retail Park, Bedhampton~~	~~**Site Ref/Policy Number:**~~ ~~H80~~
~~**Description of Site:**~~ ~~A former chalk pit currently occupied by two large warehouse-type units and car parking. Access is directly onto Portsdown Hill Road. It is bounded on the west by the A3(M).~~	
~~**Known Constraints:**~~ ~~• Physical setting of site with steep chalk cliff face to north~~ ~~• Existing bowling alley, which is a community facility~~ ~~• Noise/amenity issues associated with proximity to A3(M)~~ ~~• Potential air quality issues for occupants of residential development~~ ~~• Potential ground quality issues associated with previous and/or current use of site~~ ~~• Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs~~ ~~• Southern Water has advised that sewerage capacity in network closest to site is limited~~	
~~**Existing Transport Provision:**~~ ~~• Walking distance to local bus services~~	
~~**Existing Accessibility to Local Services/Facilities:**~~ ~~• Bedhampton Local Centre provides local shops and some services~~	
~~**Site Opportunities:**~~ ~~• New homes including affordable housing~~ ~~• Potential reprovision and/or relocation of community use~~	
~~**Policy H80 - Site Specific Development Requirements:**~~ ~~• Highway safety pedestrian accessibility improvements may be required~~ ~~• Retention, relocation or contribution to mitigate the loss of a community use~~ ~~• Southern Water request connection to the sewerage system at the nearest point of adequate capacity~~ ~~• Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant~~ ~~• Transport Statement required to inform the planning application~~	

6. Hayling Island

Introduction

6.01 This chapter sets out the allocations and designations for Hayling Island, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of the district and local centres in Hayling Island that supports their designation in accordance with Policy AL3, a Local Green Space and information on other infrastructure that may be required to support future development.

6.02 A summary of the development proposals for Hayling Island is as follows:

	Net Requirement 2013 – 2026	**Policies**	**Allocations**	
			Net dwellings	Floorspace
Housing	329 – 396 dwellings	HY1	143	
		HY2	200	
		Total	**343**	
Employment	1,000 sq m	HY2	**Total**	**1,000 sq m**

6.03 Policies HY1 and HY2 set out respectively the housing and mixed use allocations for Hayling Island. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

6.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Mengham and Gable Head District Centre

6.05 Comprises two groups of shops and forms the main shopping centre for the island. The centre meets the everyday shopping needs of local residents, many of whom have limited opportunities to travel off the island to shop. The centre also accommodates the tourist trade in the peak holiday season. The primary shopping area is centred on the pedestrianised part of Mengham Road and Elm Grove. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Rails Lane Local Centre

6.06 This is located near the beach at Eastoke. It has the dual purpose of meeting the everyday shopping needs of local residents and providing seaside shops and cafes to serve holidaymakers and day trippers. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

West Town Local Centre

6.07 This serves the everyday shopping needs of local residents and provides local jobs. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

6.08 One Local Green Space is designated in Hayling Island under Policy AL8 as follows:

- Hayling Park

Other Infrastructure

6.09 Policy AL2, in Chapter 2 of this plan, provides the policy framework for the Coastal Change Management Areas on Hayling Island. It is the intention of the Council to build on the Hayling Seafront Masterplan and do further masterplanning that focuses on the regeneration of Beachlands.

Policy HY1 Hayling Island Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
HY13	**Rear of 108-110 Elm Grove**	**0.17 ha**	**14**
UE16	**Land at Goldring Close**	**4.30 ha**	**129**

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative figure for the number of dwellings.**
2. **Take account of all site specific development requirements set out below in the supporting text.**

Site Name: Rear of 108-110 Elm Grove	**Site Ref/Policy Number:** HY13
Description of Site: Currently used for storage. To the south of the site are residential properties in Palmerston Road with Mengham Junior School to the east and the retail units in the Mengham/Gable Head District Centre to the west.	
Known Constraints: • Possible issue over access into site • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes adjacent to site	
Existing Accessibility to Local Services/Facilities: • Local shops and services available within walking distance	
Site Opportunities: • New homes including affordable housing • To make better use of brownfield land	
Policy HY13 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Access from Elm Grove through existing private car park	

Site Name: Land at Goldring Close	**Site Ref/Policy Number:** UE16
Description of Site: The site is currently used as horse paddocks with some mature trees and vegetation on the boundaries of the site. Footpaths cross the site and there is open space to the west of the site. The harbour/coast is located a short distance away to the east.	
Known Constraints: • Adjacent to Chichester Harbour AONB and undeveloped area • Mature trees (including some TPOs) • Ecology issues associated with the proximity and relationship with the SPA • Part of the site is in future Flood Zones 2 and 3	
Existing Transport Provision: • Bus routes are located on Elm Grove	
Existing Accessibility to Local Services/Facilities: • Local shops and services available in Mengham/Gable Head	
Site Opportunities: • New homes including affordable housing	
Policy UE16 - Site Specific Development Requirements: • An appeal was allowed at this site for 131No. dwellings on 17/07/2013 (APP/X1735/A/13/2192777). Outline planning permission is therefore in place at the site. The proposal involves the loss of two dwellings (net gain of 129 dwellings) • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Inspectors considerations in allowing the appeal and the conditions attached to his decision. More detailed matters will be addressed at the detailed planning application	

Policy HY2 Hayling Island Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
HY45	**Beachlands**	**2.38 ha**	**- Housing (125 dwellings)** **- Leisure** **- Tourism**
UE21/ BD73	**Station Road (East of Furniss Way)**	**2.81 ha**	**- Housing (75 dwellings)** **- Employment (1,000 sq m)**

Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for the number of dwellings and floorspace.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Beachlands	**Site Ref/Policy Number:** HY45

Description of site:
Prominent site on the seafront at Hayling Island comprising a funfair, amusement centre, tourist information office and car parks.

Known Constraints:
- Proximity to nature designations (Sinah Common SSSI adjacent, 100m from the Solent Maritime SAC)
- Part of site is in future Tidal Flood Zones 2 and 3
- Potential ground quality issues associated with previous and/or current use of site
- Site includes or is close to existing sewerage infrastructure
- Moderate potential for previously unidentified archaeological deposits
- Southern Water have advised that sewerage capacity in network closest to site is limited
- Wastewater pumping station located on northern boundary

Existing Transport Provision:
- Local bus services
- Hayling Seaside Railway

Existing Accessibility to Local Services/Facilities:
- Some shops and cafes on the seafront mainly tourist focused

Site Opportunities:
- An opportunity to regenerate the heart of Hayling Island's year-round tourism offer
- Watersport opportunities in the birthplace of windsurfing
- New homes including affordable housing
- New jobs in leisure and tourism
- Restore areas used as car parking on the adjacent SSSI

Policy HY45 - Site Specific Development Requirements:
- A coordinated approach needs to be taken to the delivery of this mixed use site
- Proposals should enhance the tourism offer of Hayling Island and contribute to the regeneration of the wider South Hayling area
- Heritage Statement, of an appropriate level of detail, to support planning application
- Employment and Skills Plan to support planning application
- Flood Risk Assessment to support planning application
- Avoid residential provision at ground floor level to minimise flood risk
- Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant
- Connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure
- Mitigate any impacts on European and international wildlife sites and the adjacent SSSI
- Development should not result in increased car parking on the adjacent SSSI
- Transport Statement required to inform planning application
- A 15 metre gap is required between the pumping station and sensitive development, such as residential to avoid significant impacts from noise, odour and vibration
- Need to consider a wider range of flood risk management measures and the possibility of land/road raising

Site Name: Station Road (East of Furniss Way)	**Site Ref/Policy Number:** UE21/BD73
Description of Site: The site is a mixture of greenfield and brownfield land located close to West Town Local Centre. There are two existing businesses fronting Station Road and housing on the eastern side. The remainder of the site is open farmland.	
Known Constraints: • Uncertain for Brent Geese • Proximity to nature designations (Chichester & Langstone Harbours SPA/Ramsar site) • Site lies within Havant Biodiversity Action Plan (BAP) Harbour and Coastal Action Area • Potential noise impacts from neighbouring employment area • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Adjacent to undeveloped area • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located close to West Town Local Centre	
Site Opportunities: • A comprehensive mixed use development will deliver 1,000 square metres of new business premises and create between 14 to 36 new jobs • To provide new homes including affordable dwellings	
Policy UE21/BD73 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Access to the homes to be provided off Station Road • Access to the new business units to be provided off Furniss Way • Transport Statement required to inform the planning application • Heritage Statement, of an appropriate level of detail, to support planning application • A Landscape Assessment may be required to support a planning application, which sets out how screening and the design of buildings will mitigate any impacts on the undeveloped area • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

7. Leigh Park

Introduction

7.01 This chapter sets out the allocations and designations for Leigh Park, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Leigh Park District Centre and Middle Park Way Local Centre that supports their designation in Policy AL3, a list of Local Green Spaces in and around Leigh Park and information on other infrastructure that may be required to support future development.

7.02 A summary of the development proposals for Leigh Park is as follows:

	Net Requirement 2013 – 2026	**Policies**	**Allocations**	
			Net dwellings	Floorspace
Housing	561 – 695 dwellings	LP1	368	
		LP2	60	
		LP3	167	
		Total	**595**	
Employment	1,300 sq m	LP3	**Total**	**1,300 sq m**

7.03 Policies LP1, LP2 and LP3 set out the housing and mixed use allocations for Leigh Park. Each policy is followed by a site profile which includes a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

7.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Leigh Park District Centre

7.05 This is a purpose-built 1950s shopping precinct which serves the everyday shopping needs of the Leigh Park community, as well as providing important community facilities. Core Strategy Policy CS6 identifies the centre as an area in need of regeneration. The primary shopping area is centred on the Greywell Centre.

7.06 The district centre is allocated for a mixture of main town centre uses and new homes through Policy L138. This should diversify the centre to offer a range of attractions, rather than just being a place to shop. Development proposals should aim to be outward looking on the main road frontages to provide a stronger more visible identity to the centre. In addition to the allocations, all other development proposals will be determined In accordance with the provisions of Policy AL3. It is the intention of the Council to progress a realistic and deliverable masterplan to promote the vitality and viability of Leigh Park District Centre.

Middle Park Way Local Centre

7.07 This centre serves the everyday shopping needs of local residents and passing motorists. All development proposals will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

7.08 A number of Local Green Spaces are designated in and around Leigh Park under Policy AL8 as follows:

- Stone's Allotments, New Lane
- Front Lawn Recreation Ground
- Battins Copse
- Great Copse
- Stockheath Common
- Staunton Country Park

Other Infrastructure

7.09 Hampshire County Council have advised that additional school places at Trosnant Infant and Junior Schools may be required. The CIL123 List currently identified this infrastructure requirement. Should this be removed from the CIL123 List then developer contributions through S106 may be sought. Chapter 2 of this plan also includes a number of other policies that provide the policy framework to support infrastructure in Leigh Park. Relevant policies include AL5 Cross-Borough Bus Rapid Transport Route, AL6 Havant Thicket Reservoir Pipeline Policy and AL7 Hermitage Stream.

Policy LP1 Leigh Park Housing Allocations (Sites)

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
L21	Kingsclere Avenue Open Space	1.46 ha	26
L46	Oakshott Drive	0.14 ha	8
L86	Blendworth Crescent Open Space	1.19 ha	48
L89	Adjacent 27 Holybourne Road	0.30 ha	8
L119	Dunsbury Way	0.36 ha	72
L145	SSE Offices Site, Bartons Road	1.72 ha	90
UE6a	Cabbagefield Row	3.86 ha	116

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative figure for the number of dwellings.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Kingsclere Avenue Open Space	**Site Ref/Policy Number:** L21
Description of Site: Low value and low quality public open space within a residential area with an over provision of public open space. To the south are Riders Infant School and Riders Junior School.	
Known Constraints: • Access, which will require the demolition of existing homes on Brockenhurst Avenue or Dunsbury Way or via the strips of verged land leading from Kingsclere Avenue. The required access land is in the same ownership as the site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services • School provision (primary) within walking distance	
Site Opportunities: • New housing including affordable homes • To improve the value and quality of the retained amounts of open space • Improve natural surveillance of remaining open space	
Policy L21 - Site Specific Development Requirements: • Access to be provided from one of the following, demolition of existing homes on Brockenhurst Avenue or Dunsbury Way or via the strips of verged land leading from Kingsclere Avenue • Heritage Statement, of an appropriate level of detail, to support planning application • Retain footpath link through the site to continue pedestrian connection between Kingsclere Avenue and Dunsbury Way • Design and layout to retain and integrate some of the existing open space and improve its value • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Oakshott Drive	**Site Ref/Policy Number:** L46
Description of Site: Comprises open land at a lower level to the Petersfield Road. Existing residential units to the north and west. To the south on the opposite side of the road is an open space. A path crosses the site from the north east corner to the south west corner.	
Known Constraints: • Underlying sewage/waste infrastructure	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • Provide new homes including affordable housing	
Policy L46 - Site Specific Development Requirements: • Access will be provided from one or more of the following: Oakshott Drive, Crawley Avenue or Millbrook Drive • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Blendworth Crescent Open Space	**Site Ref/Policy Number:** L86
Description of Site: An area of open land to the rear of properties in Blendworth Crescent and Stockheath Lane. To the south are the Trosnant Infant and Junior Schools.	
Known Constraints: • The existing access is likely to require widening • Surface water sewer affecting part of site • Potential ecological impacts • Low to moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • Potential to regularise and make a more appropriate access to the school to the south (helping ease of access to the school) • To retain and integrate some of the existing open space and improve its value • Housing including affordable housing	
Policy L86 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Access to be provided from Blendworth Crescent • Ecological survey prior to development of detailed plans • Pedestrian access to school to be retained/maintained/improved • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Adjacent 27 Holybourne Road	**Site Ref/Policy Number:** L89
Description of Site: An area of open land at the end of Holybourne Road (cul-de-sac). The site is an irregular shape with trees along the southern boundary. Trosnant Junior School is situated to the west of the site.	
Known Constraints: • The irregular shape of the site and presence of trees will limit layout options for the resulting development • Foul, surface and private sewers affecting parts of the site • Southern Water has advised that sewerage capacity in network closest to site is limited • Culverted stream runs along the southern boundary of the site • Mature trees	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • To retain and integrate some of the existing open space and improve its value • Housing including affordable housing	
Policy L89 - Site Specific Development Requirements: • Access to the site will be provided from Holybourne Road • Environment Agency consent will be required for any works within 8 metres of the culverted stream to the south of the site • A 15 metre buffer from the culvert on site should be left free from development • Appropriate easement from existing sewage/waste infrastructure • On-site SUDS	

Site Name: Dunsbury Way	**Site Ref/Policy Number:** L119
Description of Site: Located on Dunsbury Way and formerly part of the redevelopment of the Procter and Gamble factory site. It was allocated to include a community use as part of the outline permission for the redevelopment of the overall site. However, it is no longer considered necessary or suitable for this use due to the availability of more appropriate community sites in Leigh Park Centre.	
Known Constraints: • Amenity for residents due to proximity to employment uses • Potential ground quality issues associated with previous use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • Redevelopment of a redundant brownfield site in a prominent location • New homes including affordable housing • Three roads bound the site offering a number of potential access points	
Policy L119 - Site Specific Development Requirements: • Likely variation to the original S106 legal agreement that applied to the outline permission on the Procter and Gamble site • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: SSE Offices Site, Bartons Road	**Site Ref/Policy Number:** L145
Description of Site: A brownfield site located in a prominent location on the corner of Petersfield Road and Bartons Road. It is currently occupied by a three-storey largely redundant office building and associated car parking. The former occupiers of the offices have relocated elsewhere in Havant and although part of the site has been retained for operational reasons, the majority is available for redevelopment.	
Known Constraints: • Potential asbestos issues associated with demolition of existing building • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential air quality/noise issues due to proximity of Petersfield Road	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • A landmark residential building reflecting the scale of the existing building on the site could be achieved • New homes including affordable housing • Making use of redundant commercial land in a predominantly residential area	
Policy L145 - Site Specific Development Requirements: • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Utilise the existing access point onto Bartons Road • Ensure appropriate amenity level for occupants of proposed residential properties having regard to noise (Policy DM18) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Cabbagefield Row	**Site Ref/Policy Number:** UE6a

Description of Site:

An open field to the north of the existing built up Warren Park area of Leigh Park. The area to the east is allocated for the Thicket Reservoir and Park Lane Stream runs parallel to the west.

Known Constraints:

- Adjacent to SINCs
- Adjacent to ancient/semi-ancient woodland
- Adjacent to the undeveloped gap
- Within Havant Biodiversity Action Plan (BAP) Harbour and Coastal Action Area
- Low to moderate potential for previously unidentified archaeological deposits
- Mature trees and hedgerows
- Potential ground quality issues associated with informal use of site by vehicles
- ~~Site includes or is close to existing sewerage infrastructure~~
- Southern Water has advised that sewerage capacity in network closest to site is limited
- Mobile communication mast on east side of site
- Less than 100m from a watercourse

Existing Transport Provision:

- Bus route adjacent to site

Existing Accessibility to Local Services/Facilities:

- Within walking distance of local shop and some services
- Bus routes available to district centre and larger centres with further shops and services

Site Opportunities:

- New homes including affordable housing
- To overcome existing occasional misuse of field by motorcyclists

Policy UE6a - Site Specific Development Requirements:

- Heritage Statement, of an appropriate level of detail, to support planning application
- Employment and Skills Plan to support planning application
- Investigation of ground quality conditions, as part of a planning application
- ~~Management Plan may be required in relation to adjacent SINC designations~~
- Access to be provided south onto Swanmore Road
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- ~~Appropriate easement from existing sewage/waste infrastructure~~
- A Landscape Assessment will be required to support a planning application, which sets out how mature trees and hedgerow have been retained wherever possible and how screening and the design of buildings will mitigate any impacts on the undeveloped area
- Strong landscape boundary to be retained and strengthened where possible to minimise the impact on the undeveloped gap
- An Ecological Assessment ~~may be required to assess the impact on SINCs~~ will be required to support a planning application to assess the impact on the adjacent SINCs. Any impacts, including permanent fragmentation of priority habitats, will need to be mitigated and implemented through a Management Plan on the adjacent SINC designations or other measures

Policy LP2 Leigh Park Housing Allocations (Garage Courts/Parking Areas)

The following sites are allocated for residential development (approximately 60 dwellings in total):

Ref.	Location/Address	Site area
L02	Parking Area off Rhinefield Close	0.07 ha
L06	Garage Court off Awbridge Road	0.09 ha
L08	Garage Court off Ernest Road	0.09 ha
L16	Garage Court off Sunwood Road	0.09 ha
L43	Parking Area off Longstock Road	0.07 ha
L47	Parking Area off Marldell Close	0.09 ha
L56	Garage Court off Whitsbury Road	0.11 ha
L61	Garage Court off Forestside Avenue	0.09 ha
L90	Garage Court off Fair Oak Drive	0.14 ha
L117a	Garage Court off Beaulieu Avenue	0.06 ha
L117b	Parking Area off Beaulieu Avenue	0.04 ha
L136	Garage Court off Millbrook Drive	0.07 ha
L137	Parking Area off High Lawn Way	0.09 ha
L139	Garage Court off Kingsclere Avenue	0.13 ha
L140	Garage Court off Kimbridge Crescent	0.08 ha
L146	Parking area off Forestside Avenue	0.03 ha
L147	Garage Court off Rownhams Road	0.11 ha
L148	Garage Court off Grateley Crescent	0.06 ha
L149	Garage Court off Brockenhurst Avenue	0.07 ha

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative figure for the number of dwellings.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

7.10 There are a large number of parking/garage courts in Leigh Park that can be redeveloped to provide new homes. Many of these sites are rarely used for parking with garages boarded up, and the areas left vulnerable to crime and anti-social behaviour. These underused areas present a suitable opportunity to make better use of the land in order to accommodate the need for new homes. In addition, Portsmouth City Council (as landowner) will seek to improve other parking/garage courts. The sites have been considered together as one allocation to provide approximately 60 dwellings.

Site Name: Leigh Park Garage Courts/Parking Areas	**Site Ref/Policy Number:** LP2
Description of Site: The sites allocated under Policy LP2 consist of parking areas and garage courts. They are largely laid to hardstanding and vary in size. Many contain garages and some include both formal and informal rear access points from neighbouring properties.	
Known Constraints: • Underground servicing/infrastructure (present on only some sites) • Address relationship with neighbouring properties • Main culvert on southern boundary of Site L90 • Sites L16 and L147 are in future Fluvial Flood Zone 3	
Existing Transport Provision: • Bus routes available within walking distance of sites • All sites have an established existing vehicular access to the adopted highway	
Existing Accessibility to Local Services/Facilities: • Within walking distance of local shops and some services • Bus routes available to district centre and larger centres with further shops and services • Accessible for schools	
Site Opportunities: • New homes including affordable housing • To utilise underused urban areas that can be vulnerable to crime, misuse and fly-tipping	
Policy LP2 - Site Specific Development Requirements: • Appropriate level of car parking survey undertaken to establish existing level of use and the capacity for parking to be reprovided on site, or in the vicinity of, the site • Address any legally established rear access points • Main river culvert to be considered in any final design and to include a 15 metre buffer free from development (L90 only) • Ensure no significant impact to the amenities of neighbouring occupants • Flood Risk Assessments when required by the Environment Agency • Access to be provided using existing established access points to the adopted highway (unless otherwise agreed) • Improved soft landscaping	

Policy LP3 Leigh Park Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
BD65	Land South of Fulflood Road	0.74 ha	- Employment (1,300 sq m) - Skills
L25	Strouden Court	1.88 ha	- Housing (40 dwellings) - Retail - Open space
L83	Riders Lane Allotments	3.03 ha	- Housing (65 dwellings) - Allotments
L138	Leigh Park Centre	7.00 ha	- Housing (62 dwellings) - Main town centre uses

Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.**
2. **Take account of all site specific development requirements set out below in the supporting text.**

Site Name: Land South of Fulflood Road	**Site Ref/Policy Number:** BD65
Description of Site: Brownfield site left over from the redevelopment of Procter and Gamble with planning permission for both employment uses and a skills centre	
Known Constraints: • Adjacent to a SINC • Potential ground quality issues associated with previous and/or current use of site • Mobile communication mast on east side of site • Less than100m from the Hermitage Stream • Adjacent to ancient/semi-ancient woodland • Part of the site is in future Fluvial Flood Zone 3	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance of Leigh Park District Centre	
Site Opportunities: • Shovel ready site available for redevelopment that could provide 1,300 square metres of new manufacturing and/or warehousing floorspace with between 18 and 36 jobs • There is the opportunity to provide a skills centre in the heart of Leigh Park where there is a high unemployment rate and low skill levels	
Policy BD65 - Site Specific Development Requirements: • Access arrangements from Dunsbury Way to be provided to the satisfaction of the highway authority • Provide an 8 metre buffer along the Hermitage Stream to ensure access for maintenance and repair. Flood Defence Consent required for structures or buildings within this buffer • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Aim to reduce the before and after surface water run-off rate	

Site Name: Strouden Court	**Site Ref/Policy Number:** L25
Description of Site: Comprises the Strouden Court Precinct, the garage and green area off Drummer Court and some of the residential 'H' blocks. To the east of the site lies the Warren Park Primary School with residential development to the north and south and St Clare's Open Space to the west.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Located to the east of a SINC	
Existing Transport Provision: • Local bus services	
• **Existing Accessibility to Local Services/Facilities:** • Local facilities within the site • School provision (primary) within walking distance	
Site Opportunities: • Regenerate this local hub of community facilities • New homes including affordable housing	
Policy L25 - Site Specific Development Requirements: • Access to be provided from Strouden Court and St Clare's Avenue • Transport assessment required to inform planning application • Reprovision of existing community and retail uses on site • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Should demonstrate that sufficient parking is available to support the surrounding community and retail uses	

Site Name: Riders Lane Allotments	**Site Ref/Policy Number:** L83
Description of Site: The former Riders Lane Allotments, which comprises of a large area of open space to the north east of the Hermitage Stream. There are residential properties which back onto the north and east of the site	
Known Constraints: • Potential ground quality issues associated with previous use i.e. asbestos sheeting • Flood risk area to west of site, excluded from developable area • Allotment plots will need to be reprovided on the site and/or elsewhere • Relationship with restoration works planned for the Hermitage Stream • Adjacent to proposed route for Havant Thicket Reservoir Pipeline (Policy AL6) • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Site is hydrologically linked to Langstone Harbour SSSI • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre and bus routes available to larger centres with further shops and services • School provision (primary) within walking distance	
Site Opportunities: • Provide more useable allotment plots elsewhere with better facilities, drainage etc. • New homes including affordable housing	
Policy L83 - Site Specific Development Requirements: • Access from Ditcham Crescent or other suitable adopted highway • Transport assessment required to inform planning application • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Arrangements to be in place for allotment plots to be reprovided elsewhere (Government Office approval has already been gained for allotments to be moved) • Retain public access to the Hermitage Stream • Consult with the Environment Agency in relation to restoration of Hermitage Stream • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Take into account the proposed route for Havant Thicket Reservoir Pipeline and Policy AL6 • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Leigh Park Centre	**Site Ref/Policy Number:** L138
Description of Site: Leigh Park District Centre includes a mixture of uses including shops, community uses, offices and housing. Residential areas surround the centre on all sides.	
Known Constraints: • Depending on the scope and scale of resulting development the roads/pavements may require reconfiguration • TPOs • Southern Water have advised that sewerage capacity in network closest to site is limited • Underlying sewage/waste infrastructure	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Leigh Park District Centre	
Site Opportunities: • Opportunity to regenerate and improve district centre • New homes including affordable housing	
Policy L138 - Site Specific Development Requirements: • Existing access points and highways to be utilised • Design and layout should aim to retain and protect TPO trees • Need to safeguard existing facilities and retail offer in the centre • Improve frontage and prominence from the road network surrounding the centre • Transport Statement required to inform planning application • A coordinated approach needs to be taken to the delivery of this mixed use site • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure or diversion of infrastructure	

8. Waterlooville

8.01 This chapter sets out the allocations and designations for Waterlooville, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Waterlooville Town Centre and the local centres of Waterlooville that supports their designations in Policy AL3, a list of Local Green Spaces in and around Waterlooville and information on other infrastructure that may be required to support future development.

8.02 A summary of the development proposals for Waterlooville is as follows:

	Net Requirement 2013 – 2026	**Policies**	**Allocations**	
			Net dwellings	Floorspace
Housing	66 – 275 dwellings	WA1	296	
		WA2	64	
		Total	**360**	
Retail	4,000 sq m	AL3	**Total**	**4,000 sq m**

8.03 Policies WA1 and WA2 set out the housing and mixed use allocations for Waterlooville. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

8.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Waterlooville Town Centre

8.05 The town centre developed to support expanding post-war residential areas west of the A3(M). It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Significant developments on the edge of the traditional town centre at Wellington Retail Park and neighbouring stores have extended the retail offer for the town. It is essential that the new community, living and working in the West of Waterlooville MDA, integrates effectively with the existing town centre. Policy CS18.4 of the Core Strategy sets out the development requirements for this integration and further details are set out in the Waterlooville Urban Design Framework SPG, which also sets out design principles for the whole of the centre. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration. It is the intention of the Council to build on this urban design work and do further masterplanning that will promote the vitality and viability of Waterlooville Town Centre.

8.06 The town centre boundary includes the traditional shopping area, Wellington Retail Park and neighbouring stores. The primary shopping area comprises two areas: the pedestrianised section of London Road and the Boulevard, and Wellington Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the traditional town centre and Wellington Retail Park. In addition to the allocations, all other development proposals will be determined in accordance with the provisions of Policy AL3. The requirement for 9,000 square metres of new comparison floorspace for the eastern part of the Borough will be

accommodated in the new boundaries of Waterlooville Town Centre and the other district and local centres within Waterlooville.

Cowplain District Centre

8.07 This was built to serve the post-war residential areas in the north of the Borough. Although it is a relatively small district centre it does have a range of convenience and comparison shops, financial services and community facilities. The primary shopping area runs along the western side of London Road.

Crookhorn Local Centre

8.08 This serves the everyday shopping needs of local residents and students and provides community facilities. A large number of units in the precinct are occupied by fast food takeaways. This has raised concerns about units that are not open during the day and so have inactive frontages, as well as problems with noise, litter and odour.

Grassmere Way Local Centre

8.09 Provides for the everyday shopping needs of local residents and provides community facilities.

Hambledon Parade Local Centre

8.10 This lies close to the West of Waterlooville MDA off Hambledon Road. It serves the everyday shopping needs of local residents who will increase in number as the MDA is built out.

Milton Road Local Centre

8.11 This serves the everyday shopping needs of the Wecock Farm community.

Purbrook Local Centre

8.12 Located on London Road and meets the everyday shopping needs for local residents and passing motorists. Small businesses provide local jobs and services. There are a number of community facilities within and near the centre.

Widley Local Centre

8.13 This is in two parts, either side of London Road, and serves the everyday shopping needs of local residents and passing motorists.

8.14 All development proposals in the Town, District and Local Centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

8.15 A number of Local Green Spaces are designated in and around Waterlooville under Policy AL8 as follows:

- Park Wood
- Queen’s Inclosure
- Purbrook Heath
- Waterlooville Recreation Ground

Other Infrastructure

8.16 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Woodcroft Primary School, Purbrook Infant School and Purbrook Junior School. Policy AL5, in Chapter 2 of this plan, provides the policy framework for the Cross-Borough Bus Rapid Transport Route through Waterlooville.

Policy WA1 Waterlooville Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
W53a/b	St Michael's Convent/Sacred Heart Church	0.15 ha	10
W58	Forest End Garages	0.22 ha	10
W63	Goodwillies Timber Yard	3.37 ha	96
W125	Former Purbrook Park Playing Field (Residual)	0.73 ha	19
W126	Padnell Grange	2.55 ha	84
W130	Meadowlands School	1.60 ha	52
W139	325 Milton Road	0.26 ha	25

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for the number of dwellings.**
2. **Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: St Michael's Convent/Sacred Heart Church	**Site Ref/Policy Number:** W53a/b
Description of Site: The majority of this site has received planning permission and is under construction (as at July 2013). The remaining element is in separate ownership and lies to east of the Sacred Heart Church.	
Known Constraints: • TPOs • Close to listed buildings and their setting (St Michaels Convent and The Church of the Sacred Heart) • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes within short walk of site	
Existing Accessibility to Local Services/Facilities: • Waterlooville Town Centre within walking distance with variety of shops and services	
Site Opportunities: • Provide new homes including affordable housing • On brownfield land in a sustainable location close to Waterlooville Town Centre	
Policy W53a/b Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Highway access will utilise the existing access point onto London Road • Design and layout should aim to retain and protect any TPO trees • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Design and layout to respect the context and setting of the Grade II Listed St Michael's Convent and Sacred Heart Church	

Site Name: Forest End Garages	**Site Ref/Policy Number:** W58
Description of Site: An area of parking and a meeting hall. The site is a hard surfaced parking area with some garage buildings. The site abuts the rear gardens of residential properties to the east and flats to the west. The site is owned by Hermitage Housing Association and Havant Borough Council. The adjoining Air Training Corps/Cadets Hut Site and former Royal British Legion Hall Site are also included.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Potential air quality issues relating to the future amenity of occupants	
Existing Transport Provision: • Bus routes within walking distance	
Existing Accessibility to Local Services/Facilities: • Walking distance to town centre with shops and services • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • On brownfield land in a sustainable location close to Waterlooville Town Centre	
Policy W58 - Site Specific Development Requirements: • Utilise existing access onto Forest End • Reprovide or relocate the existing Allotment Trading Association Hut • Investigate ground/air quality conditions, as part of a planning application	

Site Name: Goodwillies Timber Yard	**Site Ref/Policy Number:** W63
Description of Site: An existing local timber business. The current site is larger than that required for the existing business (only 1.2ha is needed), so it would potentially like to relocate to a smaller site. The site is mainly hardstanding with various buildings in connection with the commercial use.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus route runs adjacent to site	
Existing Accessibility to Local Services/Facilities: • Walking distance to town centre with shops and services • School provision (primary) within walking distance	
Site Opportunities: • New homes, including affordable housing • In a sustainable location on a good bus route and close to the town centre	
Policy W63 - Site Specific Development Requirements: • Access to utilise existing highway access point onto London Road • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigate ground/air quality conditions, as part of a planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

Site Name: Former Purbrook Park School Playing Field (Residual)	**Site Ref/Policy Number:** W125
Description of Site: The site concerns the western portion of land formerly used as playing fields by Purbrook Park School. The land to the east of the site also once formed part of the playing fields and is currently under construction for residential development.	
Known Constraints: • TPOs adjacent to site • Moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • School provision (primary and secondary) within walking distance	
Site Opportunities: • Provide new homes including affordable housing	
Policy W125 - Site Specific Development Requirements: • Access directly onto Stakes Road or utilising potential connection with adjacent development • Heritage Statement, of an appropriate level of detail, to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

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Site Name: Padnell Grange	**Site Ref/Policy Number:** W126
Description of Site: Situated on the edge of Cowplain. To the north and west are residential properties. To the immediate north is Hazleton Wood and Waterlooville Golf Club course is located to the east. There are a number of existing buildings on the site and existing vehicular access runs from the end of Padnell Road.	
Known Constraints: • TPOs • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • SINC adjacent to site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus route within walking distance	
Existing Accessibility to Local Services/Facilities: • School provision (primary) within walking distance • Local shops and services available nearby	
Site Opportunities: • New homes including affordable housing	
Policy W126 - Site Specific Development Requirements: • Utilise existing access point onto Padnell Road • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout should aim to retain and protect TPO trees • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Employment and Skills Plan to support planning application • Address any potential effects upon the Hazleton Common SINC • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Meadowlands School	**Site Ref/Policy Number**: W130
Description of Site: Consists of residual land resulting from the separate Meadowlands Infant and Junior schools combining to form Woodcroft Primary School. Many of the boundaries are lined with significant vegetation and the strategic housing site at Woodcroft Farm lies to the north of the site. Eagle Avenue to the south is located at a lower level to the site. Access to Woodcroft Farm (Policy CS18) will be taken along the western boundary of this site.	
Known Constraints: • Aquifer Protection Zone (part of northern part of site) • Site is situated within Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • Southern Water has advised that sewerage capacity in network closest to site is limited • TPOs adjacent to the site • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus route adjacent to site	
Existing Accessibility to Local Services/Facilities: • Some shops and services available within walking distance • Bus routes available to Waterlooville Town Centre with further shops and services available	
Site Opportunities: • New homes including affordable housing • Provide access to Woodcroft Farm site to north	
Policy W130 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout should aim to retain and protect TPO trees • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Main vehicular access from Eagle Avenue to the Woodcroft Farm Site to the north • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

Site Name: 325 Milton Road	**Site Ref/Policy Number:** W139
Description of Site: Located just outside the Milton Road Local Centre on the corner of Milton Road and Eagle Avenue. The site of a former petrol filling station, it has been redundant for several years.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site is situated within the Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • Site includes or is close to existing sewerage infrastructure • Part of site in future Fluvial Flood Zone 3	
Existing Transport Provision: • Bus services adjacent to site	
Existing Accessibility to Local Services/Facilities: • Local shop and some further services available to immediate north of site • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • Regeneration of redundant brownfield site	
Policy W139 - Site Specific Development Requirements: • Any remediation works associated with the previous use • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater • Appropriate easement from existing sewage/waste infrastructure	

Policy WA2 Waterlooville Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
W56	Former Curzon Rooms	0.24 ha	- Housing (14 dwellings) - Main Town Centre uses
W109	Asda/Clock Tower	3.22 ha	- Housing (No net dwelling increase) - Main town centre uses
W110	Wellington Way	1.11 ha	- Housing (No net dwelling increase) - Main town centre uses
W135	West of Asda/ Blue Star Site	1.91 ha	- Housing (50 dwellings) - Main town centre uses
BD54	Land at BAE Systems Technology Park	5.38 ha	- Employment (no net gain) - Hotel - Commercial uses

Planning permission will be granted provided that detailed proposals:

1. **Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.**
2. **Take account of all site specific development requirements set out below in the supporting text.**

Site Name: Former Curzon Rooms	**Site Ref/Policy Number:** W56
Description of Site: The site of the former Curzon Rooms is in Waterlooville Town Centre fronting onto the pedestrian precinct of London Road and backing onto Curzon Road. The London Road frontage is designated as secondary frontage The buildings were demolished in 2012/13 following a fire, and the site is being used as a temporary car park.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in Waterlooville Town Centre providing a full range of local services and facilities	
Site Opportunities: • Improve vitality and viability of the town centre • New homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W56 - Site Specific Development Requirements: • Vehicular access to the rear of the site onto Curzon Road • Heritage Statement, of an appropriate level of detail, to support planning application • Ground floor units fronting London Road should aim to provide retail and other town centre uses that support the vitality and viability of the town centre • Provide a high quality design building of appropriate scale for the town centre location • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

Site Name: Asda/Clock Tower	**Site Ref/Policy Number:** W109
Description of Site: Comprises the existing Asda Store and surface parking. The site has been identified as an opportunity site through the Waterlooville Town Centre Framework SPD. It represents an important redevelopment opportunity for the town centre that has the potential to transform it in terms of urban design and shopping facilities. The Waterlooville Major Development Area (MDA) to the west represents an opportunity for integration with the rest of the town centre.	
Known Constraints: • TPOs adjacent • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues relating to the amenity of future occupants • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in Waterlooville Town Centre providing a full range of local services and facilities	
Site Opportunities: • Potential to improve vitality and viability of Waterlooville Town Centre • To improve links to the MDA • Provide new homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W109 - Site Specific Development Requirements: • Provide a high quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD • Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate ground/air quality conditions, as part of a planning application • Relocate existing Asda Store, or reprovide it on redeveloped site if required • Design and layout should aim to retain and protect TPO trees • Opportunity to utilise topography on site and surrounding it to maximise use of the land (possibility of undercroft car parking subject to acceptable design) • Access to be provided to the satisfaction of the highway authority	

Site Name: Wellington Way	**Site Ref/Policy Number:** W110
Description of Site: Wellington Way is a 1960s single storey shopping precinct and car park in the heart of Waterlooville Town Centre.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues (relating to the amenity of occupants of proposed units) • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in Waterlooville Town Centre providing a full range of local services and facilities	
Site Opportunities: • Potential to improve vitality and viability of Waterlooville Town Centre • To improve links to the MDA • New homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W110 - Site Specific Development Requirements: • Any development proposal would need to address the re-provision of existing uses. • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate of ground/air quality conditions, as part of a planning application • Provide a high quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD	

Site Name: West of Asda/Blue Star Site	**Site Ref/Policy Number:** W135
Description of Site: This is a greenfield site on the opposite side of the road to the Asda Store adjacent to the MDA. The development of this site is considered important to the successful integration of the MDA and the town centre.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential air quality and noise issues relating to the amenity of future occupants • TPOs • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Located within the revised boundary for Waterlooville Town Centre and close to a full range of local services and facilities	
Site Opportunities: • The site is suitable for a mixture of main town centre uses ~~at ground floor level with residential units above (including leisure uses such as a cinema or bowling alley)~~ (including leisure) and residential units • Potential to improve vitality and viability of Waterlooville Town Centre and links to the MDA • New homes including affordable housing • Main town centre uses that would provide a significant number of jobs	
Policy W135 - Site Specific Development Requirements: • Vehicular access to be provided through the Berewood Development (MDA) or through a satisfactory link to Maurepas Way • Provide a high quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD • Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigate ground, noise and air quality issues as part of a planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Land at BAE Systems Technology Park	**Site Ref/Policy Number:** BD54
Description of Site: BAE Systems Technology Park is located in Brambles Business Park and consists of several largely vacant buildings and a large car park.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • South-west corner of site lies within Flood Zone 2 • Out of centre site is not suitable for retail or other main town centre uses	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance to Waterlooville Town Centre	
Site Opportunities: • Redevelopment of vacant buildings and large car park for commercial uses • Potential to complement the offer at Brambles Business Park • To retain or reprovide some employment floorspace along with other commercial uses such as a hotel or gym that would provide a significant number of jobs • Potential for large scale leisure uses such as a bowling alley or cinema that could not be accommodated in the town centre	
Policy BD54 - Site Specific Development Requirements: • All buildings should be constructed in Flood Zone 1 • Investigation of ground quality conditions, as part of a planning application • On-site SUDS • A transport assessment to support planning application • Employment and Skills Plan to support planning application • A pedestrian/cycle route to be provided linking the site to the MDA	

9. Development Management Policies

9.01 The following policies should be read as a continuation of the Development Management Policies DM1 to DM16 set out in the Core Strategy.

Policy DM17 Contaminated Land

Planning permission will be granted for development on or near contaminated land where an appropriate investigation of potential risks is undertaken by the developer and identified risks are mitigated.

Where risks are identified, the necessary remediation measures to be undertaken by the developer must take full account of the intended use and ensure it does not have a negative effect on human health, groundwater and the wider environment.

9.02 The Borough's urban areas contain numerous sites which may be subject to historic contamination and which could present a potential risk to human health. The possibility of contamination will be assumed for development on or adjacent to land previously used for industrial activities or proposals for sensitive uses such as housing, schools, allotments, hospitals and children's play areas.

9.03 It will remain the responsibility of the developer to identify land affected by contamination and to ensure that such land is remediated to secure a safe development. It is recommended that developers follow the procedures set out in the Environment Agency publication Model Procedures for the Management of Land Contamination (CLR11).

Policy DM18 Protecting New Development from Pollution

Planning permission will be granted for development provided that projected levels of air, noise, vibration, light, water or other pollution do not have significant negative affect on the amenity of future occupiers or users of the proposed development.

9.04 This policy complements Policy DM10 of the Core Strategy. It is intended to control the adverse effects which could occur as a result of the inappropriate location of new development close to sources of pollution or other amenity impacts.

9.05 It is recommended that developers follow the procedures set out in the Environment Agency publication Model Procedures for the Management of Land Contamination (CLR11). A guidance note on noise is currently being prepared by the Hampshire Environmental Control Advisory Committee and developers should pay due regard to the advice set out in this document when it is published. The Council also positively encourages developments that secure reductions in existing levels of pollution.

Policy DM19 Small Shops outside Town, District and Local Centres

Planning permission will be granted for small local shops outside Town, District and Local Centres provided:

1. **The net sales area is less than 150 square metres; and**
2. **There are no other suitable or available sites within or on the edge of the nearest town, district or local centre.**

9.06 Small local shops outside identified town, district and local centres provide an important service for local communities. They provide for everyday shopping needs and are particularly valuable

for people with accessibility or mobility issues. They also reduce the need to travel by car for everyday essentials.

9.07 The floor space limit of 150 square metres accords with the limit for changes of use under permitted development rights set by the government in 2013. It is set at a level that is not considered to affect the vitality and viability of town, district or local centres, as identified in Policy CS4 of the Core Strategy.

9.08 A sequential assessment of other potentially suitable sites would still need to be carried out in accordance with paragraph 24 of the NPPF to make sure that there are no preferable sites available within easy walking distance of the proposed development. Generally, the area of search would be a radius of 400 metres measured in a straight line from the development site. Small local convenience stores fall well below the policy threshold for impact tests set in the NPPF and it is not proposed to set a local floorspace threshold. The Council does not think that such small convenience stores would undermine the viability and vitality of local centres, but would help to meet the everyday shopping needs of local people.

9.09 Temporary changes of use from a small shop under 150 square metres to a small café or office is allowed under permitted development rights. It may be appropriate when granting planning permission for a small shop outside a designated centre to remove such permitted development rights by condition or to remove the ability for a change of use within A1 Use Class that would not be serving everyday needs. All new shops will need to provide a shopfront in line with Policy DM21.

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. **Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.**
2. **Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.**

9.10 ~~Protecting and enhancing the historic environment is one of the core principles of the NPPF. The Council has a positive strategy for the conservation and where possible the enhancement of the historic environment and assets of Havant Borough.~~ The Council has a positive strategy for the conservation and enjoyment of the historic environment in line with the NPPF. The Council recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. This strategy is made up of a number of local plan policies. Policies CS11 and CS16 of the Core Strategy set out the strategic approach to protecting heritage designations and promoting high quality design. Policy DM20 sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. Finally, Policy DM21 deals with shopfronts and advertisements.

9.11 The Borough's heritage assets include scheduled ancient monuments, registered parks and gardens and archaeological sites, fourteen designated conservation areas and Statutory List of Buildings of Special Architectural or Historic Interest and the Local List of Buildings of Special Architectural or Historic Interest. The NPPF considers that the more important the heritage asset the greater the weight that should be attached to its conservation appropriate to their significance, for example the loss or harm to nationally important site is considered to be wholly exceptional.

9.12 Applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential are expected to be supported by a Heritage Statement. The Heritage Statement should identify the significance of the asset and set out the impact of the development. It should contain an appropriate level of information and detail to satisfy the requirements set out in paragraphs 128-141 of the NPPF. This includes consulting the Hampshire Historic Environment Record (HER), as a minimum. The level of detail required to support the application should be proportionate to the significance of the heritage asset and the impact of the development. There are a number of site allocations that will need to be supported by a Heritage Statement at the planning application stage. This is set out in the development requirements for each site. The Council encourage opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.

Policy DM21 Shopfronts, Signs, Security Shutters and Advertisements

Planning permission will be granted for shopfronts, signs, security shutters and advertisements where:

1. **They are appropriate in size, scale and design to the character of buildings and their surroundings, including conservation areas, heritage assets and Chichester Harbour Area of Outstanding Natural Beauty (AONB).**
2. **They will not result in a cluttered appearance either on individual buildings or on the streetscene as a whole.**
3. **They do not have a detrimental impact upon public safety. In particular, advertisements and signs must not negatively impact upon highway safety for both vehicular and pedestrian movements.**
4. **The level of illumination proposed does not result in significant levels of light pollution and does not have a detrimental impact upon the amenity of the local area. In the interests of amenity and public safety, individually illuminated letters may be preferable over entirely illuminated signs.**

9.13 The cumulative impact of advertisements and signs can have a harmful effect if they are not carefully controlled. It is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider streetscene. Signs must also be of an appropriate size and scale for the building and its surroundings.

9.14 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour AONB, can detract from the overall appearance of a building or area. When assessing proposals for signs and advertisements which include illumination, consideration should be given to the external illumination or the use of illuminated lettering or background only, rather than an entirely illuminated sign.

9.15 Security shutters are sometimes necessary to protect shop premises, but can create significant visual intrusions in the streetscene. It is important, therefore, for proposals to strike the right balance between security and good design.

Policy DM22 New Cemeteries

Planning permission will be granted for new cemeteries provided that they are:

1. **Well designed and consider the local context.**
2. **Appropriately sited in a sustainable location in close proximity to public transport.**
3. **Designed to include sufficient visitor parking.**
4. **Designed to make the most of opportunities to improve and/or create new biodiversity, habitats and green infrastructure; and**
5. **Will have no adverse impact on controlled waters including groundwater and surface waters.**

9.16 There are three existing cemeteries in the Borough at Havant, Warblington and Waterlooville, and a new cemetery is planned as part of the West of Waterlooville MDA across the Borough boundary in Winchester District.

9.17 All proposals for further cemetery provision should have regard to the character of the surrounding area and retain any existing landscape features such as hedges and trees. The site should be accessible by public transport preferably with good links to pedestrian networks. It will be necessary to demonstrate that the proposed cemetery will not have an adverse impact on ground or surface water. Any opportunities to improve and/or create new biodiversity, habitats and green infrastructure should also be taken.

Policy DM23 Sites for Brent Geese and Waders

Planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas, identified on the Policies Map.

Where this cannot be avoided, development proposals on or adjacent to an important Brent Goose and/or wader site outside of the statutory designated areas will need to demonstrate levels of impact, alone and in combination with other proposals subject to the tests of the Habitats Regulations. Where a negative impact upon a site cannot be avoided or satisfactorily mitigated, and the tests of the Habitats Regulations are met as necessary, replacement feeding/roosting habitat, on a no net loss basis, will be sought.

Where a negative impact upon an important site cannot be avoided or mitigated and replacement feeding/roosting habitat is not or cannot be provided on a no net loss basis, the proposal will be refused.

Planning permission will be granted for development on or adjacent to uncertain sites for Brent Geese and/or waders outside of the statutory designated areas, where appropriate surveys are undertaken and it is determined that the site has no importance.

9.18 Havant Borough is an internationally important wintering location for Brent Geese and wading bird species and as a result the coastal areas around Chichester and Langstone Harbours have been designated as Special Protection Areas (SPAs). Brent Geese and wading bird species are dependent on a network of habitats for feeding and roosting that fall outside of the SPAs. The sites of value have been identified in the Solent Waders and Brent Goose Strategy (2010) and identified as sites of ‘important’ or ‘uncertain’ value. These sites are critically linked to the integrity of the European and internationally designated sites and their development should be avoided where possible, and where this cannot be avoided negative impacts should be mitigated.

9.19 Proposals on or adjacent to important Brent Geese and wading bird sites must be assessed and subject to the tests of the Habitats Regulations, in order to demonstrate levels of impact, alone and in combination with other proposals. Suitable avoidance and mitigation measures will be required, proportionate to the level of risk to the SPA bird populations, and those measures put in place prior to development taking place. These measures may include carrying out construction works outside of the core winter period (October-March inclusive), or enhancing the feeding or roosting site to increase its capacity through favourable management. Such measures should be subject to consultation between the council and Natural England.

9.20 Where a negative impact upon a site cannot be avoided or satisfactorily mitigated, and the tests of the Habitats Regulations are met as necessary, replacement habitat may be considered. Replacement habitat may include the creation of new feeding or roosting sites (or 'refuges'), or improvements to the management of less frequently used sites to provide an equivalent level of resource. Given the right conditions (location, size, habitat and appropriate management), it is possible that coastal birds will exploit new sites or refuges. The important factors to consider in the creation of new sites or refuges for this purpose have been identified in the Solent Waders and Brent Goose Strategy (2010). Any replacement habitat must be subject to meeting the tests of the Habitats Regulations. Advice must also be sought from Natural England as to the most appropriate course of action on a case-by-case basis. Where a negative impact upon an important site cannot be avoided or mitigated, or appropriate replacement habitat is not or cannot be provided, the proposal will be refused.

9.21 Where data on sites of 'important' or 'uncertain' value is limited or out of date, site surveys should be undertaken to determine their level of importance. The authority recommends that the survey methodology set out in the Solent Waders and Brent Geese Strategy (2010) is followed. Appropriate methodologies should be approved by a professional ecologist and prepared in consultation with Natural England. In all cases, three consecutive years of recent survey data should ideally be carried out across the overwintering seasons and a record of any sightings on or adjacent to the application site will be required. Existing records for Brent Geese and wading bird species in Langstone Harbour are held by the Hampshire Biodiversity Information Centre, and records for Chichester Harbour are held by the Chichester Harbour Conservancy.

9.22 The Allocations Plan has been subject to an Appropriate Assessment under the Habitats Regulations, to help identify any potential negative impacts on the European wildlife sites, and means to avoid or mitigate such impacts, including those to the network of Brent Geese and wader sites outside of the SPAs. This forms part of the evidence base. It is considered that this policy provides sufficient flexibility to allow allocated sites that are designated as 'uncertain' sites for Brent Geese and/or waders to come forward for development within the plan period.

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings. This mitigation can be provided through:
a) A financial contribution.
b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.
c) A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.

9.23 Under the Habitat Regulations the Council is required to show that proposals for new development take avoidance and mitigation measures to protect the habitats and species of the Borough's European sites (Special Protection Areas (SPAs) and Special Areas of Conservation (SAC)). The Allocations Plan has therefore been subject to Appropriate Assessment (AA). The assessment was supported by information produced on behalf of the Solent Disturbance and Mitigation Project (SDMP), which is a cross-boundary project developed by local authorities and nature conservation bodies to look at recreational impacts on the Solent SPAs and SAC. The AA looked at the in combination impacts of the development proposed and concluded that any net increase in residential development will contribute to significant impact on the integrity of wintering and passage waterfowl of the three SPAs through recreational disturbance. As a result, all net new residential development within the Borough is required to mitigate these impacts.

9.24 It is important that this contribution to mitigating the in combination effects of recreational disturbance is fair and proportionate to the level of development proposed and its impact. The organisations involved in the SDMP, including the Council and Natural England, are working together to agree a financial contribution based on the development of 'one residential unit'. It is anticipated that this will be agreed by autumn 2013. In advance of this developments will be considered on a case by case basis in accordance with criteria a–c of the Policy DM24, in agreement with or as agreed by Natural England. The system of financial contributions is being considered as a matter of urgency by all the local authorities and other interested bodies.

9.25 Proposals for residential developments could also mitigate the in combination effects of recreational disturbance by providing a package of measures associated with the proposed development designed to avoid or mitigate a likely significant effect on the SPA(s). These measures would need to be put in place prior to any development taking place and would need to be maintained in perpetuity. The SDMP Phase III: Towards and Avoidance and Mitigation Strategy provides information on potentially suitable mitigation measures. This package of mitigation measures must meet the tests of the Habitats Regulations and advice must also be sought from Natural England, as to the most appropriate course of action on a case-by-case basis.

9.26 Some residential developments by nature of their size and/or proximity to the coast may have an increased impact on the protected habitats and species and therefore may require additional site specific mitigation. Havant Borough Council and Natural England are working together to agree a threshold and distance from the coast where this is likely to apply. In advance of this, development proposals may be required, on the advice of Natural England, to undertake studies to demonstrate that any direct impacts are avoided or mitigated subject to Habitats Regulations Assessment.

9.27 Following changes to permitted development rules, it is also possible during the plan period for net increases in residential development to occur without the need for planning permission. For example, the change of use of offices to residential will, for a limited period, constitute permitted development. Such proposals would however be subject to an application for prior approval. Under this process, applications for prior approval which are accompanied by a commitment to make the necessary financial contribution will be referred to Natural England for their agreement that there would be no likely significant effect on the European sites. By comparison, proposals which do not provide this commitment will not be granted prior approval as Natural England will not be able to conclude that no likely significant effect will take place. In these instances a planning application will need to be submitted.

Policy DM25 Managing Flood Risk in Emsworth

Planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post development runoff has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability. Extensions to existing houses and change of use are exempt from the requirements of this policy.

Planning permission will be granted for developments within the Emsworth urban area boundary of greater than 1 hectare and in Flood Zones 2 and 3 that are supported by on-site sustainable drainage systems.

New developments that fall within the Emsworth urban area boundary; and/or has an impact on the flood risk of the areas within the Emsworth urban area boundary may be required to make a contribution towards the Emsworth Flood Alleviation Scheme (FAS)

9.28 Emsworth occupies a unique situation in the Borough due to its geology, the hydrology within its three drainage catchments, and its urban form. All of which affect critical sections of watercourses within these catchments. In the past, large developments were permitted and the potential effects on the operation of these watercourses were recognised and addressed, however it is now understood that the cumulative effect of many smaller developments has had an equal if not greater bearing on the operation, both in terms of capacity and of water quality of the drainage system.

9.29 Havant Borough Council, Hampshire County Council and the Environment Agency have therefore determined that it is now necessary to understand and take account of the drainage impact of any changes to impermeable areas within proposals for development. This policy forms part of an overall flood risk management strategy for Emsworth. Another critical element of this strategy is the delivery of the Emsworth Flood Alleviation Scheme, which is a series of physical interventions to the Emsworth watercourses that will help reduce the frequency of flooding events in the future. More information is set out in the Emsworth Flood Risk Management Strategy, which is an evidence base study that supports this plan.

9.30 All new development in Emsworth should follow the SUDS Management Train (prevention, source control, site control and regional control) to reduce pressure on the existing drainage regime and aim to improve the existing standard of protection. Planning applications for new development should therefore demonstrate how post development runoff has been reduced. This evidence should be set out in a flood risk statement, where the development is of less than 1 hectare. This statement should be proportionate in scale and detail of the planning application and should also demonstrate that ~~any increase~~ the development does not have a negative effect on the watercourse, groundwater and/or sewerage. Planning applications for development of 1 hectare or more and those in Flood Zones 2 and 3 should be supported by a flood risk assessment, which should in addition demonstrate how the sustainable drainage system will operate on-site and will reduce the existing greenfield and brownfield runoff rates and volumes. More information on the information required for a flood risk assessment is contained in the government publication called Technical Guidance to the National Planning Policy Framework (NPPF).

9.31 Contributions may also be required from developments that fall within or impact on the flood risk of the area within the Emsworth urban area boundary, where the Emsworth Flood Alleviation Scheme is expected to be in place or approved within five years of the date of the application. The use of independent third party valuation expertise, at the developer's cost, may be required to find a negotiated solution to developer requirements.

9.32 This policy relates to applications for developments within the Emsworth urban area boundary. However, it may also be necessary to apply this policy on a case by case basis to developments that are adjacent to the urban area boundary, which may have the potential to impact upon the level of flooding within the urban area boundary. Due to their scale, planning applications for extensions to existing houses are exempt from the policy. However, in some cases the Council may suspend permitted development rights for new developments where the Council considers there to be potential for a negative impact from the development, whether alone or in combination.

Glossary

Annual Monitoring Report: Monitors achievements and progress against a number of indicators including housing delivery and progress on the Havant Borough Local Plan. It is usually published in December of each year.

Buildings of Local Interest: 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.

Commercial development: Development that achieves at least one of the following objectives: Provides employment opportunities, generates wealth or generates an economic output or product. This includes traditional employment uses.

Comparison Goods: Include clothing and footwear; household goods; DIY; recreational goods such as electrical and sports; and other goods such as pharmaceutical products and jewellery.

Conservation Area: An area 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, usually provided in square metres.

Convenience Goods: 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.

Development Plan: This is the starting point for decision making. The Development Plan for Havant Borough is currently made up of The Havant Borough Local Plan (Core Strategy) (March 2011), Saved Policies from the Havant District Wide Local Plan (2007), Hampshire Minerals and Waste Core Strategy (2007) and Saved Policies from the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (2007).

Economic Development: Development that achieves at least one of the following objectives: provides employment opportunities, generates wealth or generates an economic output or product. This includes traditional employment uses.

Employment: One type of economic development relating only to Class B1, B2 or B8 Uses as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010.

Employment and Skills Plan: Maximises the opportunities presented by development to improve local employment and training. They are required for major developments within the Borough at the construction and/or occupation stage of the development.

Employment Land Review (ELR): A key part of the evidence base for the local plan. The ELR examines the portfolio of employment sites and applies up-to-date and sensible criteria in terms of sustainable development and market realism.

Five Year Supply of Housing: Is a requirement set out in paragraph 47 of the NPPF to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5 - 20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Flood Risk Assessment: Required when a planning application is submitted, based on the size of the development and the location within the flood plain. This requirement is set out in the government's policy on development and flood risk in the National Planning Policy Framework (NPPF).

Greenfield Site: Land upon which no development has previously taken place. This includes residential garden land.

Green Infrastructure: 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 domestic gardens. It also includes green corridors such as river banks, cycleway and rights of way.

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.

Gypsy, Traveller and Travelling Showpeople Residential Pitch: A residential pitch may comprise one or more units; separate mobile homes, touring caravans, or other accommodation structures shared by one or more families.

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.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

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

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

Local Development Scheme (LDS): The programme for preparing Local Development Documents. Details of its progress are included in the Annual Monitoring Report.

Local Enterprise Partnership (LEP): Local Enterprise Partnerships are led by local authorities and businesses across natural economic areas. They provide the vision, knowledge and strategic leadership needed to drive sustainable private sector growth and job creation in their area. Havant Borough is part of the Solent LEP.

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.

Marine Management Organisation (MMO): The Marine and Coastal Access Act (2009) created the MMO. The UK Marine Policy Statement provides guidance on all planning activity that includes a section of coastline or tidal river. A marine plan is currently being prepared for the South Plan area.

National Planning Policy Framework (NPPF): Sets out the government's planning policies for England and how these are expected to be applied. It replaced all the Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) in 2012.

Natural England: A government advisor on the natural environment. Its aim, 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 completions.

Permitted Development (PD) Rights: Minor changes that can be made to a building without the need to apply for planning permission. PD rights derive from a general planning permission granted not by the local planning authority but by Parliament. The Town and Country Planning (General Permitted Development) Order 1995 is the principal order which has been subject to a number of subsequent amendments. The amendment published in 2013 relaxed considerably the PD rights relating to change of use.

Policies Map: Identifies areas of protection; areas at risk from flooding; allocates sites for development; and sets out areas to which specific policies apply. It is added to and amended as individual documents of the Local Plan and other Planning Policy Documents are adopted. The Policies Map was previously known as the Proposals Map.

Previously Developed ('brownfield') Land: That which was or is occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Excludes residential gardens.

Primary Frontage: The core of the main shopping area where the highest Zone A rental levels, (i.e. where the rental value of the first 6m depth of floorspace in retail units from the shop window) are achieved and where retail uses dominate.

Partnership for Urban South Hampshire (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.

Saved Policies: Policies saved from the previous adopted local plan. They will be used in the transitional period between the old local plan system and the new Havant Borough Local Plan.

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 of particular importance for nature conservation, containing habitats or features that are effectively irreplaceable (excluding statutory designated sites).

Site of Special Scientific Interest (SSSI): 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.

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

Special Protection Area (SPA): A Special Protection Area is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

Strategic Flood Risk Assessment (SFRA): A key part of the evidence base for the local plan. 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): An assessment of sites with potential for housing development. It is a key component of the evidence base and is frequently updated.

Strategic Road Network: The system of motorways and major trunk roads used to move people and freight around the country. The Highways Agency is responsible for its construction and maintenance.

Strategic Sites: Those sites considered key to delivery of the strategic objectives outlined in the Havant Borough Local Plan (Core Strategy).

Supplementary Plan Documents (SPD): Provide 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 Development: Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework (NPPF) provides further information on the meaning of sustainable development and the role of planning in delivering sustainable development.

Sustainable Drainage Systems (SUDS): 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. The SUDS Management Train is a hierarchical approach for managing drainage. This involves prevention, source control, site control and regional control.

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 positively prepared, justified, effective and consistent with national policy.

The Regulations: Town and County Planning (Local Planning) (England) Regulations 2012.

Town Centre Uses: Defined as retail, leisure, entertainment facilities, offices, arts, culture and tourist development.

Viability: An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

Windfall Sites: Development or redevelopment sites not identified in the local plan, but which become available for housing. These may be for a number of dwellings or small changes of use, such as the conversion of vacant space above shops or other commercial premises.

Appendix 1: Evidence Based Studies

These documents including links to past consultations when appropriate can be found on our website: http://www.havant.gov.uk/planning-policy-design/havant-borough-local-plan-allocations

Study/Report	Responsibility	Progress
Allocations DPD Issues and Options	HBC	March 2008
Consultation Analysis of Site Allocations: Issues and Options DPD held Spring 2008	HBC	July 2010
What do you want from your town, district and local centres? Consultation Document	HBC	December 2011 – January 2012
What do you want from your town, district and local centres? Analysis of Consultation	HBC	August 2012
Local Plan (Allocations): Stakeholder Workshops: Workshop Material and Summary of Responses	HBC	January – March 2012
Local Plan (Allocations):Informal Consultation Housing Focus: Exhibition Material and Summary of Responses	HBC	May – July 2012
The Future of East Street: Exhibition Material and Summary of Responses	HBC	August – September 2012
Housing Site Evaluation Matrices	HBC	November 2012
Strategic Housing Land Availability Assessment (SHLAA)	HBC	5th Edition November 2012
Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper	HBC	October 2012
Strategic Housing Market Assessment (SHMA)	DTZ for PUSH	Completed 2006. Housing Market Monitoring Reports published annually.
PUSH Strategic Housing Market Assessment (SHMA)	GL Hearn for PUSH	Anticipated September 2013
Housing Viability Assessment	DTZ for HBC	2008
Housing Viability Assessment Non Technical Report	DTZ for HBC	2010
Havant Borough Local Plan Viability Assessment	HBC in association with BNP Paribas Real Estate	October 2013

Traveller Accommodation Assessment for Hampshire 2013	Forest Bus for 11 Hampshire Authorities	April 2013
Employment Land Review (ELR)	DTZ for HBC	2010
Employment Land Review (ELR) Update 2012	HBC	September 2012
Town Centres Retail & Leisure Study	Nathaniel Litchfield Partners for HBC	2009
Havant Hotel Futures	Hotel Solutions for HBC	2008
Havant Borough Townscape, Landscape and Seascape Character Assessment	Kirkham Landscape Associates	2007
Havant Borough Landscape Character Area Sensitivity Report	Kirkham Landscape Associates	2007
The Formation of Strategic and Local Gaps in Havant Borough	Kirkham Landscape Associates	2008
Havant Borough Gaps Review 2012	Joint Report by Havant Borough Council and East Hampshire Districts' Landscape Architects	November 2012
Open Spaces Plan and PPG17 Assessment	Kit Campbell Associates	2006
Open Spaces Plan Review	HBC	November 2012
Green Infrastructure Strategy	UE Associates on behalf of PUSH	2011
Green Infrastructure Study for Havant Borough	UE Associates for HBC	February 2012
Local Green Spaces in Havant Borough	HBC	October 2013
Havant Biodiversity Action Plan (BAP)	Hampshire & Isle of Wight Wildlife Trust in partnership with HBC	2011
Solent Waders and Brent Goose Strategy	Hampshire & Isle of Wight Wildlife Trust	2010
Solent Disturbance and Mitigation Project	Solent Forum	Phase 1 survey completed 2009 Phase 2 modelling completed 2012 Phase 3 mitigation report May 2013
Strategic Flood Risk Assessment (SFRA)	Atkins for PUSH	2008
Local Plan (Allocations): Strategic Flood Risk Assessment	HBC	November 2012
Local Plan (Allocations): Strategic Flood Risk Assessment	HBC	October 2013
Emsworth Flood Risk Strategy	HBC	October 2013
North Solent Shoreline Management Plan	New Forest DC as lead authority	2010

Infrastructure Delivery Plan	LSP/HCC/HBC	HCC baseline study published November 2009. HBC Update July 2012 to accompany CIL Charging Schedule
Strategic Infrastructure Delivery Plan	HBC	October 2013
Transport Impact Evaluation	Peter Brett Associates for Harbour authorities (PCC, HBC, GBC & FBC)	Stage 1 Report, June 2009. Stage 2 Havant Transport Mitigation Study, March 2010
Transport for South Hampshire Evidence Base Havant Local Plan Development Allocations Report for Havant Borough Council	MVA Consultancy	November 2012
Transport for South Hampshire Evidence Base Havant Local Plan Development Allocations Report for Havant Borough Council	MVA Consultancy	October 2013
Havant Borough Transport Statement	HCC	September 2012
Strategic Transport Assessment	HBC	October 2013
School Places Plan 2011-15	HCC	Completed 2011
Sustainability Appraisal Scoping Report	Lepus Consulting	August 2012
Sustainability Appraisal Housing Allocations Options Report	Lepus Consulting	October 2012
Sustainability Appraisal Addendum	Lepus Consulting	December 2012
Sustainability Appraisal Addendum 2	HBC	December 2012
Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Publication Version	HBC	October 2013
Non-Technical Summary of Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Publication Version	HBC	October 2013
Habitats Regulations Assessment of the Havant Local Plan (Allocations) Screening Report	Lepus Consulting	November 2012
Habitats Regulations Assessment of the Havant Borough Local Plan (Allocations) Appropriate Assessment	Lepus	September 2013
Self Assessment Checklist for Conformity of Local Plan with	HBC	November 2012

NPPF		
Soundness Self-Assessment Checklist of the Havant Borough Local Plan	HBC	October 2013
~~Soundness Toolkit~~	~~HBC~~	~~October 2013~~
Havant Borough Local Plan (Allocations) Integrated Impact Assessment	HBC	October 2013
Duty to Co-operate Statement	HBC	October 2013
Havant Borough Local Plan (Allocations) Publication Version Statement of Consultation	HBC	October 2013
Model Procedures for the Management of Land Contamination (CLR11)	Environment Agency	September 2004

Appendix 2: Saved Local Plan (2005) Policies

(1) Saved Policies to be superseded by the Allocations Plan

Saved Local Plan Policy		Allocations Plan Draft Policy (site ref.)
UF1	**Strategic Gaps**	**AL2**
[H3 Baseline Housing Sites]		
H3.2	**St Michaels Convent, 354 London Road, Waterlooville**	**WA1** (W53a/b)
H3.9	**Land north and south of Ranelagh Road and Kingscroft Farm, Brockhampton Road, Bedhampton**	**HB1** (H18)
H3.18	**Adj. 156 London Road, Waterlooville**	**WA1** (W63)
H3.19	**Goodwillies Timber Yard, London Road, Waterlooville**	
H3.20	**Garages, Forest End, Waterlooville**	**WA1** (W58)
H3.28	**Former Purbrook Park School Playing Field, Stakes Road**	**WA1** (W125)
H3.30	**Padnell Grange, Cowplain**	**WA1** (W125)
H3.31	**Warblington School Field, Havant**	**HB1** (H06)
[H4 Reserve Housing Sites]		
H4.1	**Scratchface Lane, Bedhampton**	**HB1** (UE7)
H4.2	**North of Goldring Close, Hayling Island**	**HY1** (UE16)
[EMP1 Employment Land Allocations]		
EMP1.1	**Former Incinerator Site and Havant Borough Council Depot, Harts Farm Way, Havant**	**HB2** (BD09)
EMP1.5	**Land at Palk Road, Havant**	**HB2** (H19)
EMP1.6	**Land to the north of Deep Sea Seals, Marples Way, Havant**	**HB2** (H18)
EMP1.7	**Land west of Former Incinerator, Harts Farm Way, Havant**	**HB2** (BD10)
EMP1.9	**Land at Station Road East, Hayling Island**	**HY2** (UE21/BD73)
TC1	**Hierarchy of Centres**	**AL3**
TC6	**Changes of Use – Primary Frontages**	**AL3**
TC7	**Changes of Use – Secondary Frontages**	**AL3**
HTC5	**Car park adj. Perseverance PH, North St., Havant**	**HB3** (H10/BD30)
HTC6	**Wessex Construction and Plant Hire, New Lane, Havant**	**HB3** (H07/BD27)
T2	**Safeguarding of land for South Hampshire Rapid Transit System**	**AL5**

(2) Saved Policies further superseded by the Core Strategy

(These policies were only partially superseded by the Core Strategy and were therefore saved in tandem with that document. Their relevance and effectiveness have been re-appraised in the preparation of the Allocations Plan.)

Saved Local Plan Policy		Core Strategy Policies
R17	**Playing Space Related to New Housing Development**	**CS1.3, CS16 & CS21**
T3	**Safeguarding for other Schemes**	**DM15**

(3) Other Saved Policies not taken forward into the Allocations Plan

Saved Local Plan Policy		Reason
[H3 Baseline Housing Sites]		
H3.6	**Conigar Road, Emsworth**	Within urban area and too small (fewer than five dwellings) to be assessed through the SHLAA
H3.8	**Fishery Lane, Hayling Island**	Re-assessed as part of the SHLAA, but not considered suitable for development (trees and flood risk)
H3.10	**Former Post Office, East Street, Havant**	Re-assessed as part of the SHLAA, but no longer available for development
H3.14	**Palk Road/West Street (Former Methodist Church)**	Development completed
H3.21	**47-71 London Road, Waterlooville**	Part completed. Not considered available for further development
H3.24	**115-123 St Mary's Road, Hayling Island**	UE35 of which this is a small part is not being taken forward in this plan
H3.29	**Land off Oak Tree Drive, Emsworth**	Site has planning permission
[H4 Reserve Housing Sites]		
H4.3	**Hampshire Farm, Emsworth**	Site under construction
[EMP1 Employment Allocations]		
EMP1.3	**Allotments Site, New Lane, Havant**	Retained as allotments
EMP1.8	**Land between A27 and Railway, Emsworth**	Site undeliverable due to access restrictions
EMP9	**Marine Related Development**	Policy re-appraised; superseded by Core Strategy Policy CS2.7
WTC2	**Gap Site Redevelopment – Stakes Hill Road**	No information that site is available for development
WTC3	**Private Access Road**	Potential to be incorporated into redevelopment of adjacent Curzon Rooms
WTC4	**St George's Walk/Portland Road**	Some piecemeal development

		now completed. No further significant development opportunities at the site
WTC6	**Industrial/Business Premises, Victoria Road**	Part of site re-assessed through the SHLAA. Not likely to be available for development
R3	**Recreation provision at Campdown**	Development not considered viable during plan period
R4	**Extension of Crookhorn Golf Course**	
R10	**Broadmarsh Sailing Centre**	
R11	**Broadmarsh Interpretation Centre**	
R12	**Waterlooville Leisure Centre Development**	
R16	**New open space**	Policy re-appraised; superseded by Core Strategy Policy CS1
CS4(i)	**Warblington Cemetery**	Development completed
TO1	**Development and Improvement of Tourist Attractions and Facilities**	Policy re-appraised; superseded by Core Strategy Policy CS5.3

Appendix 3: Housing Sites with Planning Permission as at 1st April 2013

The following sites are included as part of housing provision outlined in Table 1. Only sites that deliver five or more dwellings (based on the permission) have been included and listed below. Any sites benefitting from planning permission but where the development is not expected to be delivered have not been included.

Those sites listed below all benefit from planning approval as at 1st April 2013. Sites that had a resolution to grant planning permission at this time have not been included and have instead been allocated for development.

On some larger sites some of the permitted dwellings were completed prior to 1st April 2013. To avoid 'double-counting' of completions and planning permissions the figures listed below are net outstanding planning permissions at 1st April 2013 (therefore removing those new dwelling completions up until 31st March 2013).

Site	Relevant Application No.	Outstanding Dwellings
Emsworth		
Hampshire Farm	APP/11/01089 APP/12/00837	208
Oaktree Drive	09/72129/002	46
Havant and Bedhampton		
16A-18A Market Parade	09/56280/002	2
23 South Street	09/58042/007	5
22 Homewell	09/51833/017	14
44-54 West Street	APP/10/00992	14
36 Waterloo Road	APP/11/01238	5
Scratchface Lane	APP/12/00612	90
Hayling Island		
50 Webb Lane	APP/10/00089	10
41 Station Road	08/66979/007	13
Leigh Park		
Mary Rose House	APP/12/00545	25
The Fox PH (land at)	APP/12/00442	7
Waterlooville		
42 Highfield Parade	APP/10/00949	3
MDA Dukes Meadow (Taylor Wimpey)	APP/10/00610 APP/12/00008	99
MDA Berewood (Grainger)	APP/10/00828	436
Raebarn House	APP/12/00100	8
132-136 Rear of London Road	APP/12/00357	6
344 London Road	APP/10/00599	1
158 Hart Plain Avenue	APP/11/00893	11
Land at junction of Main Avenue Dukes Meadow	APP/11/00015	27
Former Purbrook Park Playing Fields, Stakes Road	APP/12/00205	73
127A-127 London Road	APP/12/00785	26
38 Bushy Mead	APP/11/01756	4
St Michaels Convent	APP/12/00760	82
Raebarn House Car Park	APP/11/00343	14

Explanatory note for Appendices 4 to 5

There are two sets of maps forming Appendices 4 to 5. This note explains the purpose of these maps.

Appendix 4

The Allocations Policies Maps consists of six maps showing proposed changes to the Local Plan Policies Map for the five areas of the Borough (two for Hayling Island). The map changes are a direct result of the policies contained in this plan and are linked to both strategic policies such as the Coastal Change Management Areas and to area-specific allocations for housing, employment and mixed uses.

The maps do not include those policies in the adopted Core Strategy, such as the strategic sites or nature conservation designations. This is because the policies proposed in this Plan will not change these allocations or designations.

For consistency the SHLAA and ELR site references have been retained on the Allocations Policies Maps. These will be replaced when the plan is adopted with new and simpler referencing.

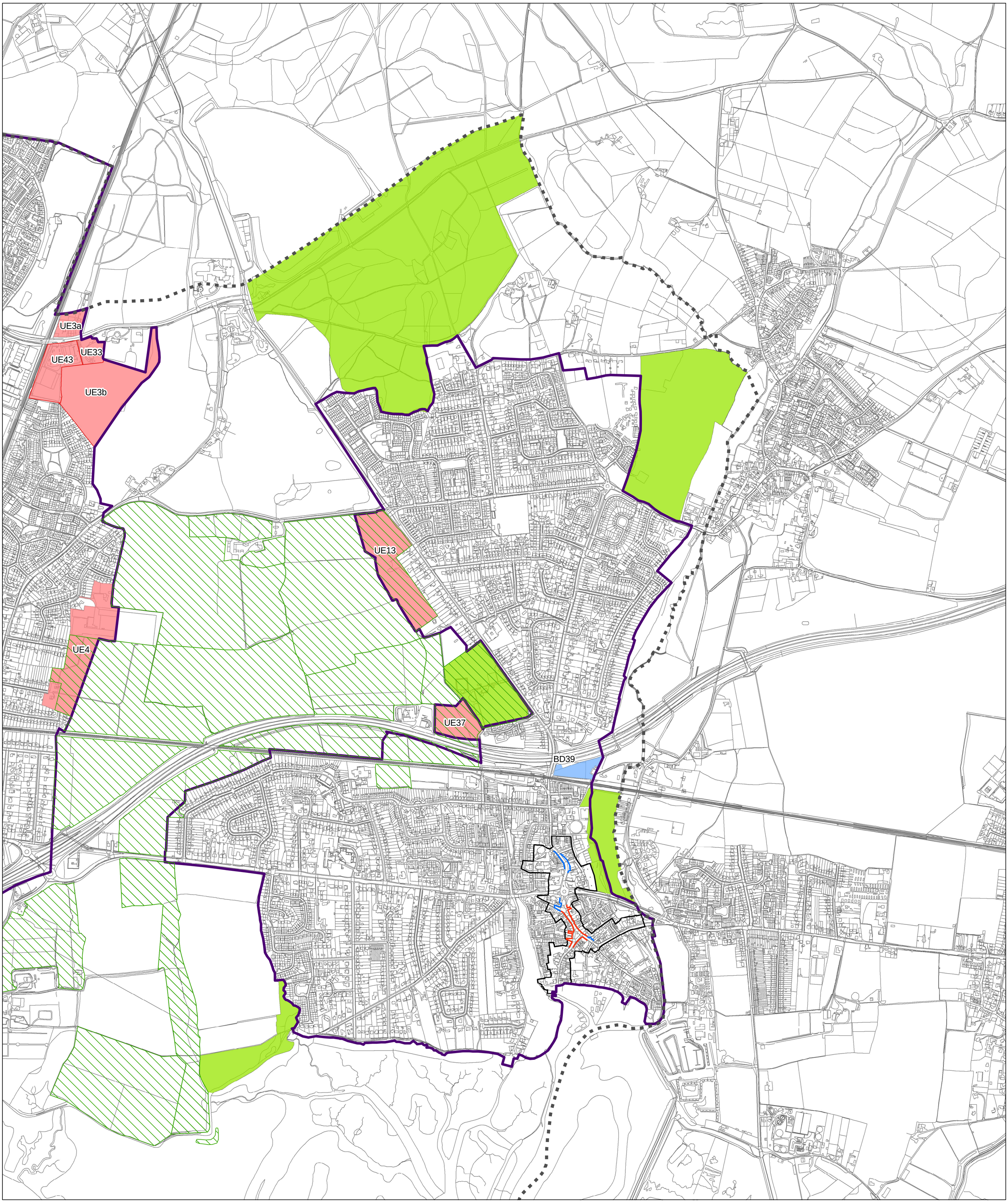
Following the adoption of the Allocations Plan, the Council will prepare a complete Local Plan Policies Map in 2014. This will include all the map information contain in the Core Strategy and Allocations Plan and any updates to nature designations identified in the AMR.

Appendix 5

Consists of inset maps of the defined town, district and local centres, including their primary and secondary frontages. The hierarchy of centres is established in Policy CS4 of the Local Plan (Core Strategy). New boundaries and frontages are proposed in Policy AL3. This information is set out on the Allocation Policies Maps but contained in an enlarged version in this appendix for information.

Appendix 4: Policies Map

Emsworth Policies Map: Submission Version



Borough Boundary

AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements

AL3.1 Town, District and Local Centres

AL3.3 Primary Frontages

AL3.4 Secondary Frontages

AL8 Local Green Spaces

DM23 Uncertain Sites Brent Geese and/or Waders

DM23 Important Sites Brent Geese and/or Waders

Housing Allocations

Employment Allocations

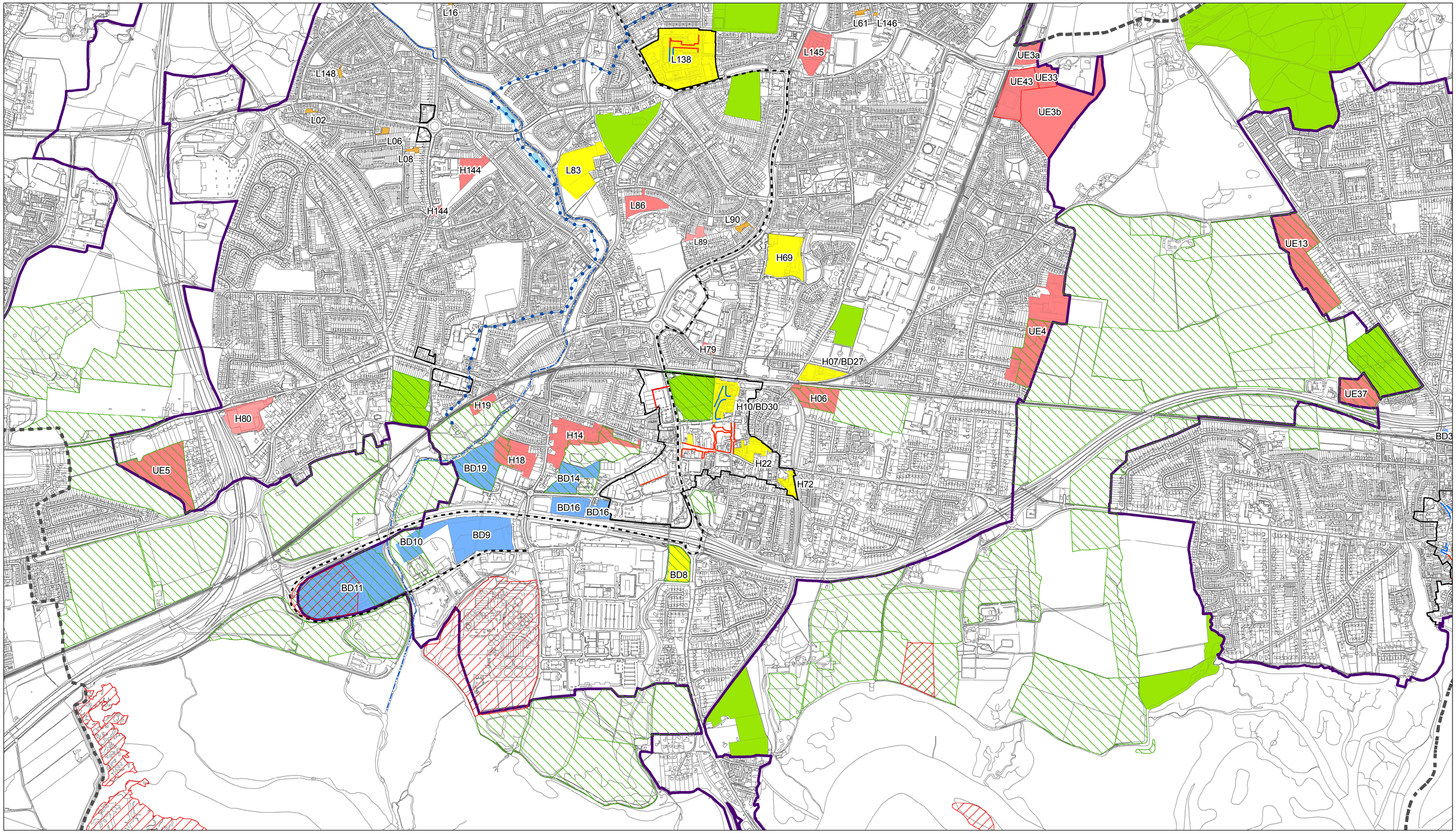
Crown Copyright Reserved 2012
Licence No LA100019217

Solent Waders and Brent Goose Strategy 2010 Mapping Layers used by permission created using OS OpenData
Ref: King, D. (2010) Solent Waders and Brent Goose Strategy 2010 Hampshire and Isle of Wight Wildlife Trust

HAVANT BOROUGH LOCAL PLAN HBLP

Havant BOROUGH COUNCIL

Havant and Bedhampton Policies Map: Submission Version



Borough Boundary

AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements

AL3.1Town, District and Local Centres

AL3.3 Primary Frontages

AL3.4 Secondary Frontages

AL5 Indicative Cross Borough BRT Route

AL6 Havant Thicket Reservoir Pipeline (Route)

AL6 Havant Thicket Reservoir Pipeline (Underground Water Storage)

AL7 Hermitage Stream

AL8 Local Green Spaces

DM23 Uncertain Sites Brent Geese and/or Waders

DM23 Important Sites Brent Geese and/or Waders

Employment Allocations

Housing Allocations

Mixed Use Allocations

LP2 Leigh Park Housing Allocations (garage courts and parking areas)

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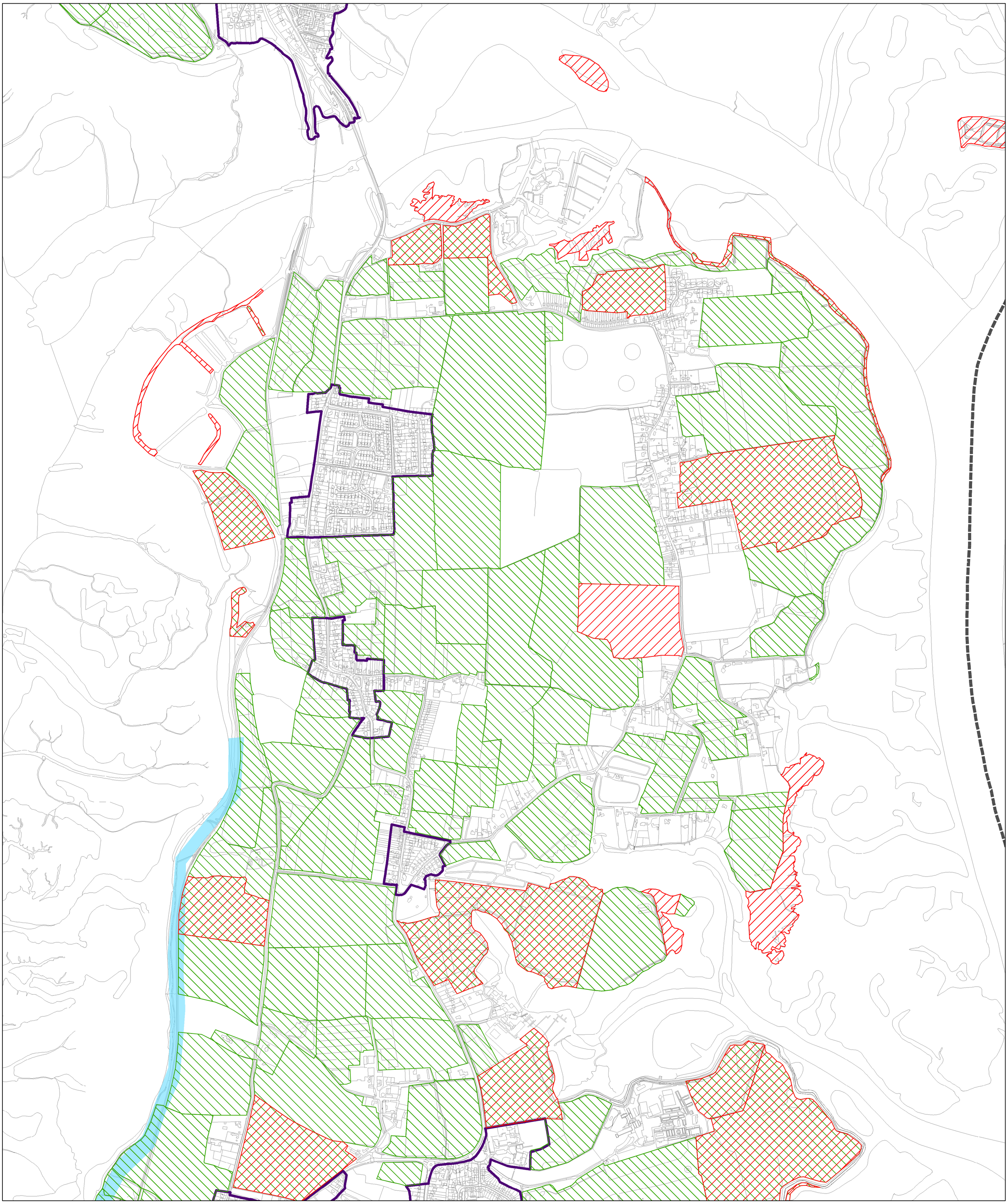
Hampshire and Isle of Wight Wildlife Trust

HAVANT BOROUGH LOCAL PLAN HBLP

Havant BOROUGH COUNCIL

Hayling Island North Policies Map: Submission Version



Borough Boundary

AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements

AL4 Coastal Change Management Areas

DM23 Uncertain Sites Brent Geese and/or Waders

DM23 Important Sites Brent Geese and/or Waders

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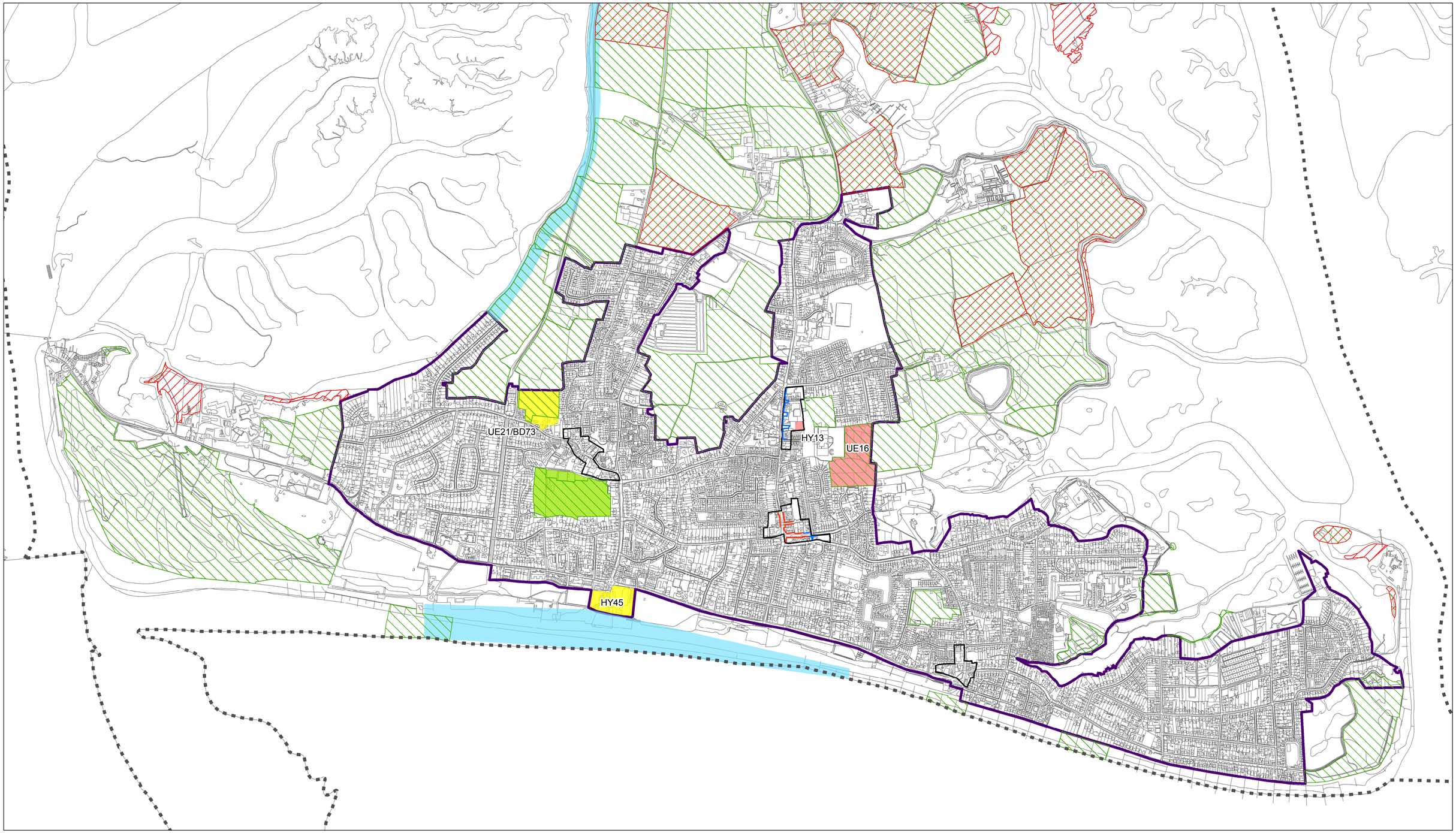
Hayling Island South Policies Map: Submission Version



Borough Boundary

AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements

AL3.1Town, District and Local Centres

AL3.3 Primary Frontages

AL3.4 Secondary Frontages

AL4 Coastal Change Management Areas

AL8 Local Green Spaces

DM23 Uncertain Sites Brent Geese and/or Waders

DM23 Important Sites Brent Geese and/or Waders

Housing Allocations

Mixed Use Allocations

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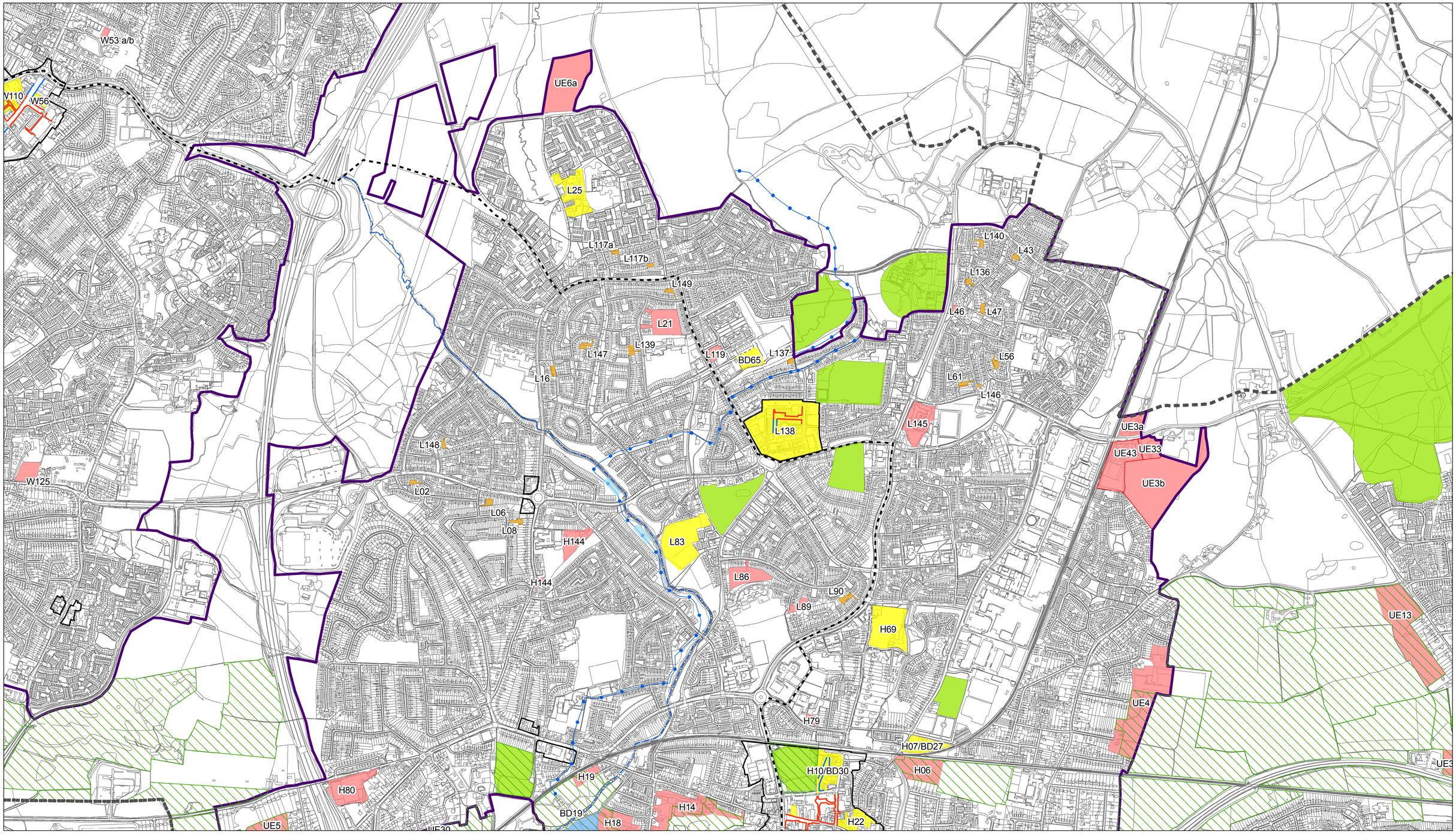
Leigh Park Policies Map: Submission Version



- Borough Boundary
- AL2 Urban Area Boundaries and Developed Gaps Between Settlements
- AL3.1Town, District and Local Centres
- AL3.3 Primary Frontages
- AL3.4 Secondary Frontages
- AL5 Indicative Cross Borough BRT Route
- AL6 Havant Thicket Reservoir Pipeline (Underground Water Storage)
- AL6 Havant Thicket Reservoir Pipeline (Route)
- AL7 Hermitage Stream
- AL8 Local Green Spaces
- DM23 Uncertain Sites Brent Geese and/or Waders
- DM23 Important Sites Brent Geese and/or Waders
- Housing Allocations
- Mixed Use Allocations
- LP2 Leigh Park Housing Allocations (garage courts and parking areas)

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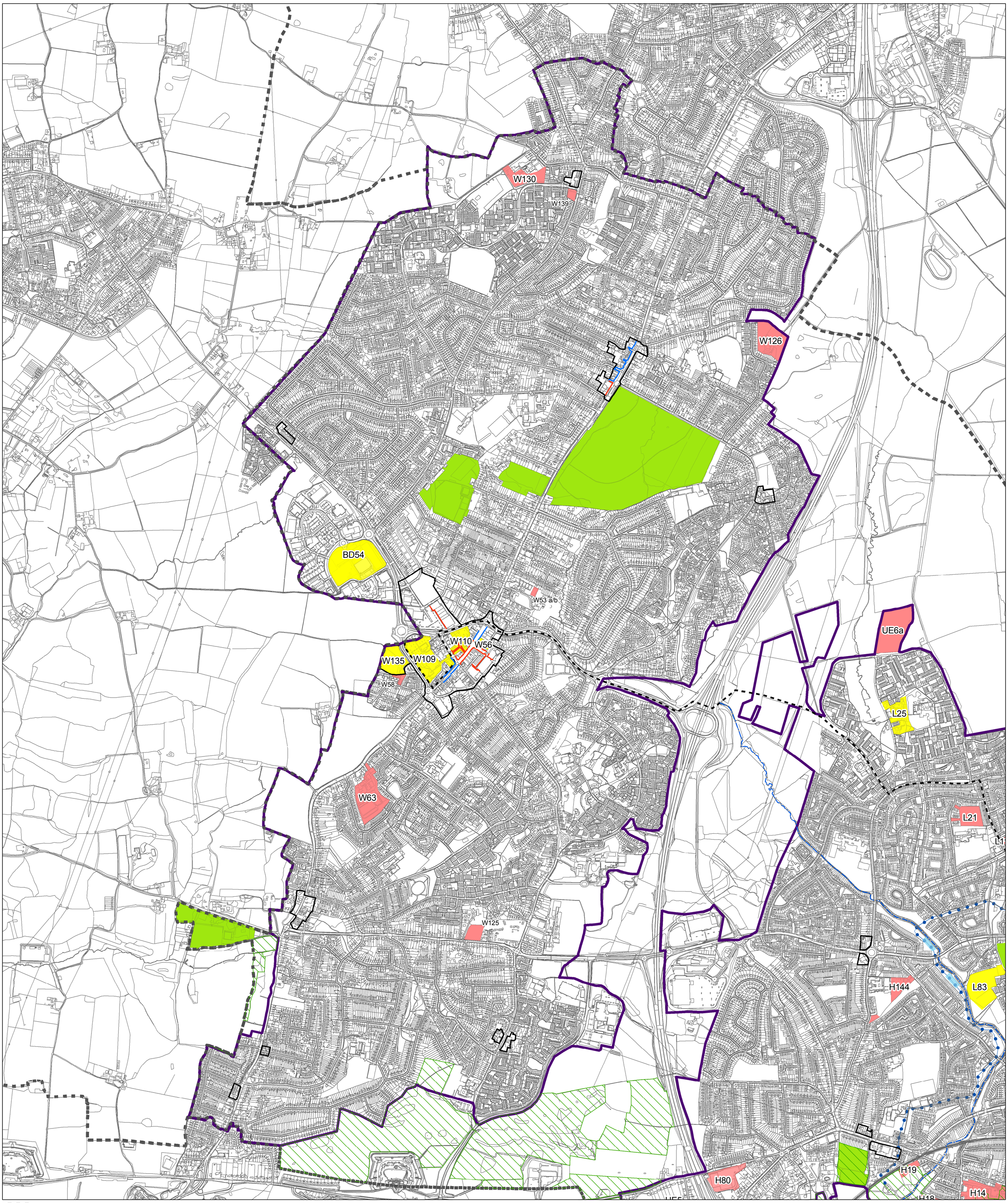
Waterlooville Policies Map: Submission Version



- Borough Boundary
- AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements
- AL3.1Town, District and Local Centres
- AL3.3 Primary Frontages
- AL3.4 Secondary Frontages
- AL5 Indicative Cross Borough BRT Route
- AL8 Local Green Spaces
- DM23 Uncertain Sites Brent Geese and/or Waders
- DM23 Important Sites Brent Geese and/or Waders
- Housing Allocations
- Mixed Use Allocations

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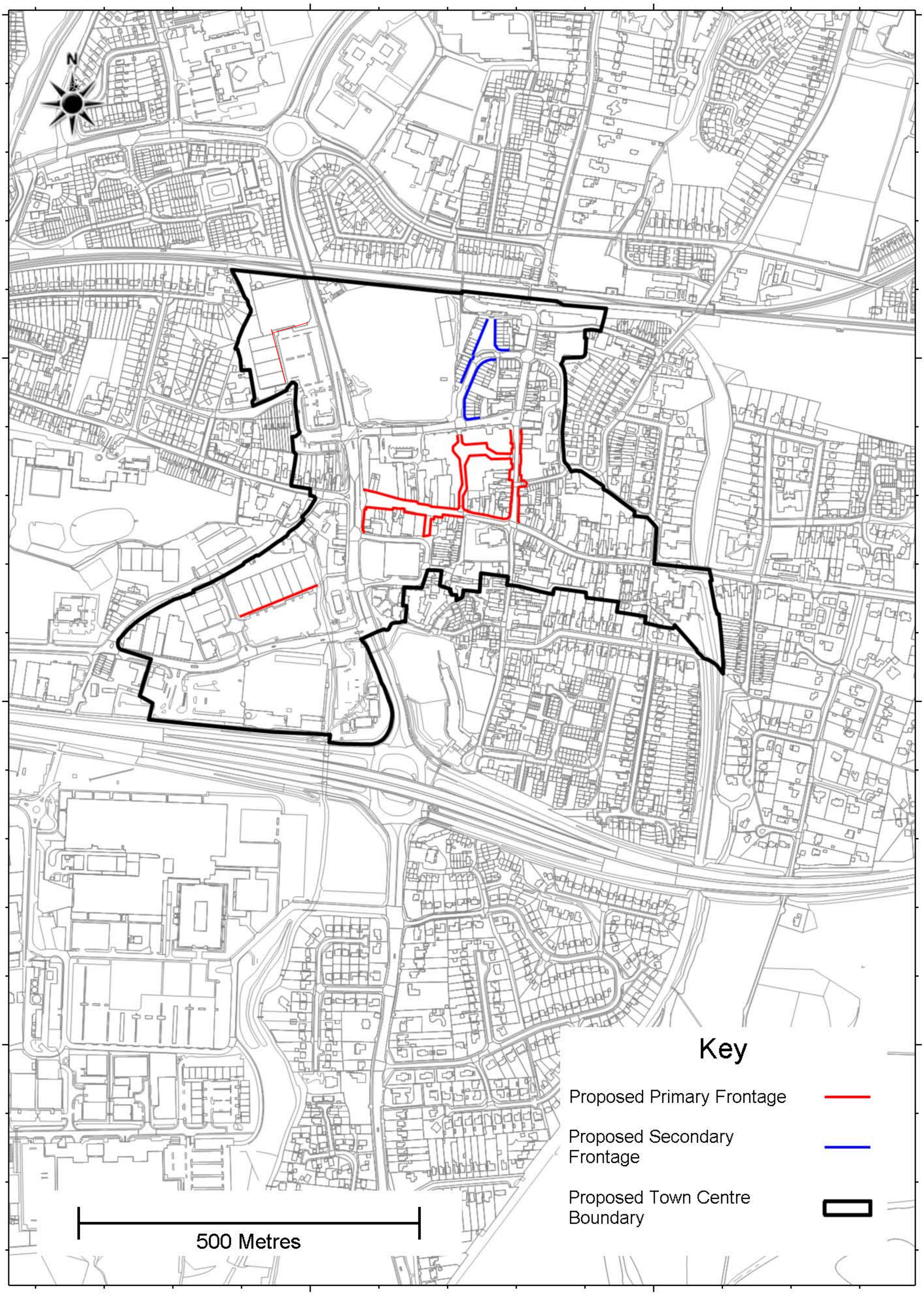
Appendix 5:
Town, District and Local Centre Inset Maps

Havant Town Centre



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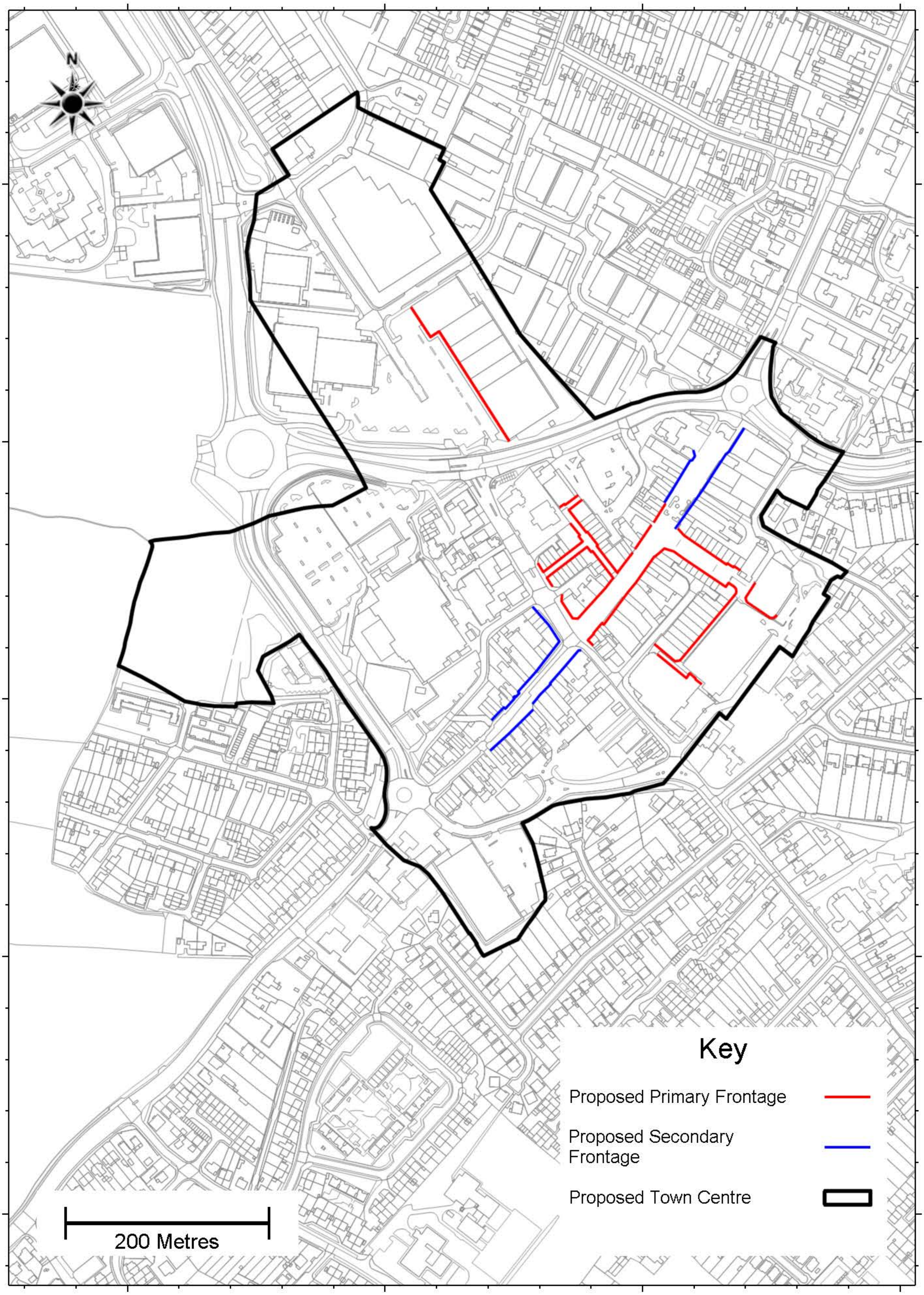
Waterlooville Town Centre



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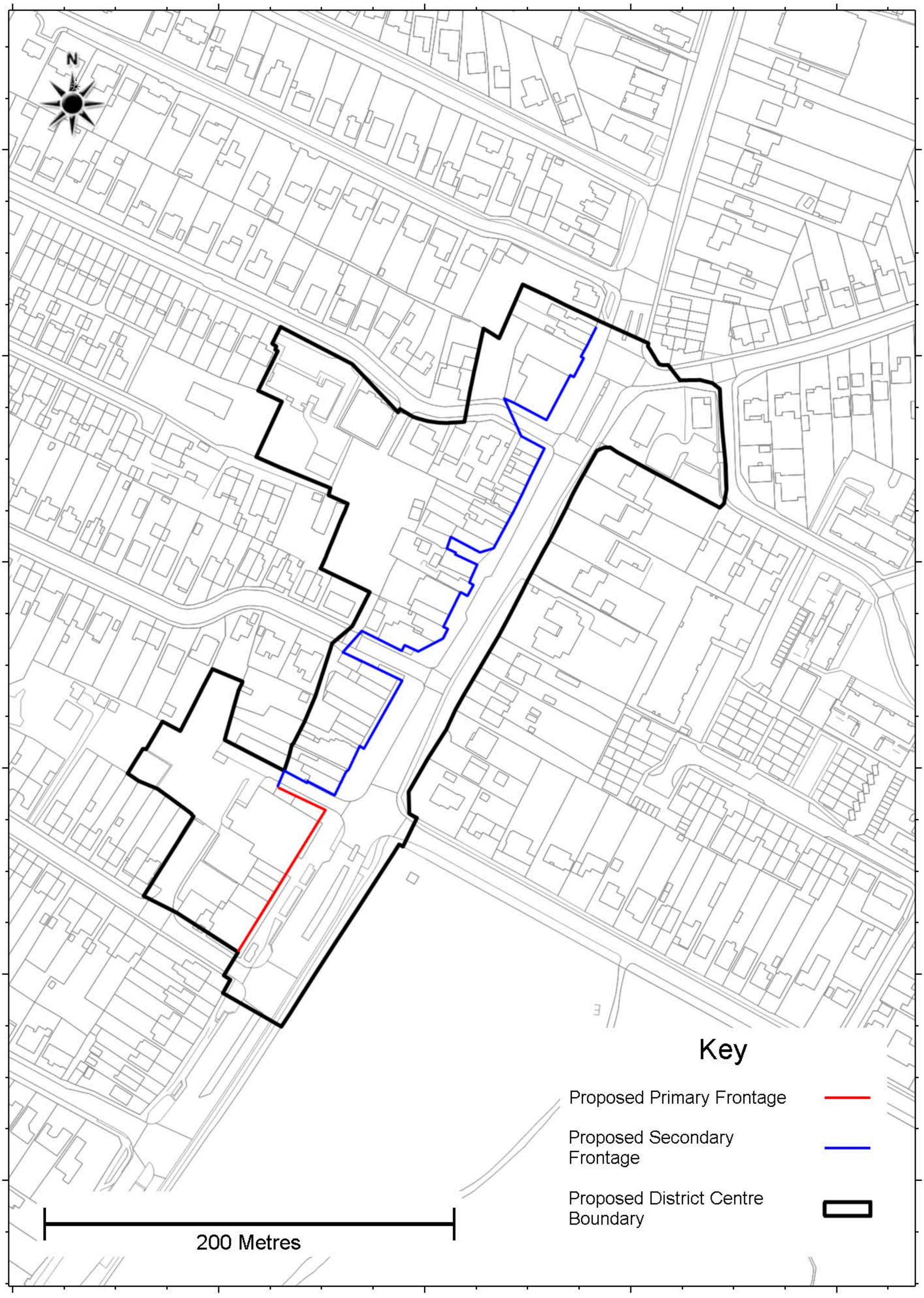
Cowplain District Centre



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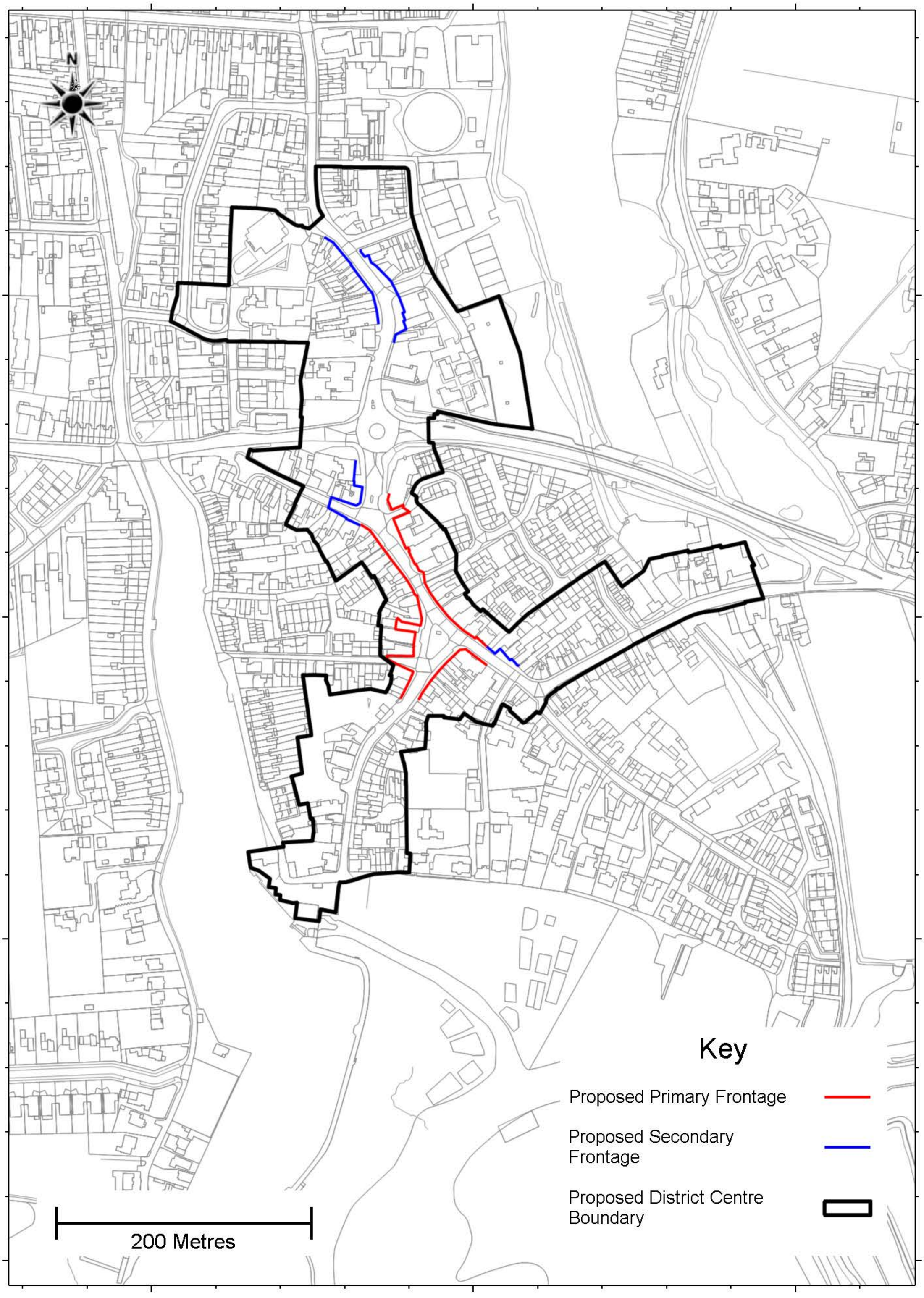
Emsworth District Centre



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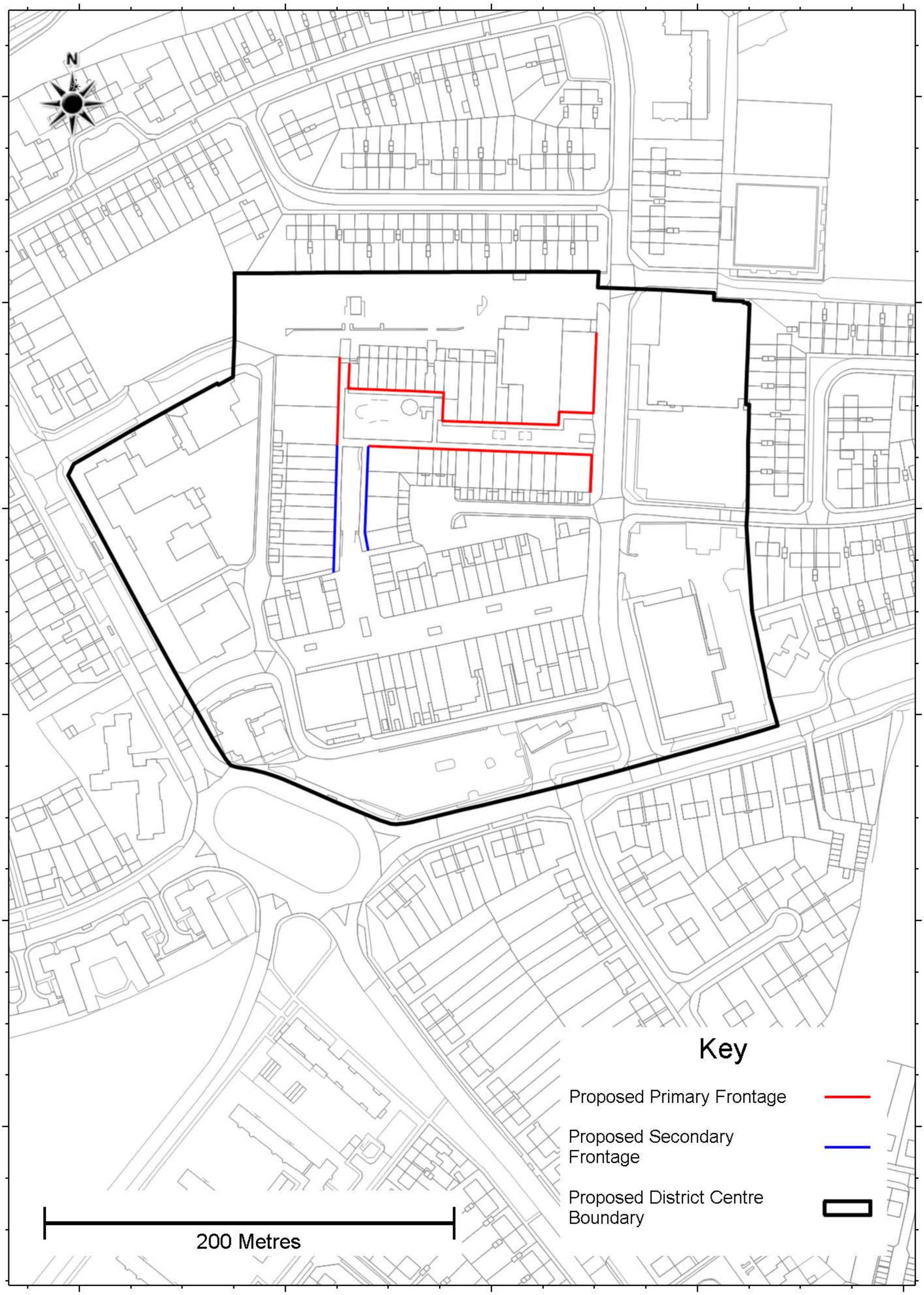
Leigh Park District Centre



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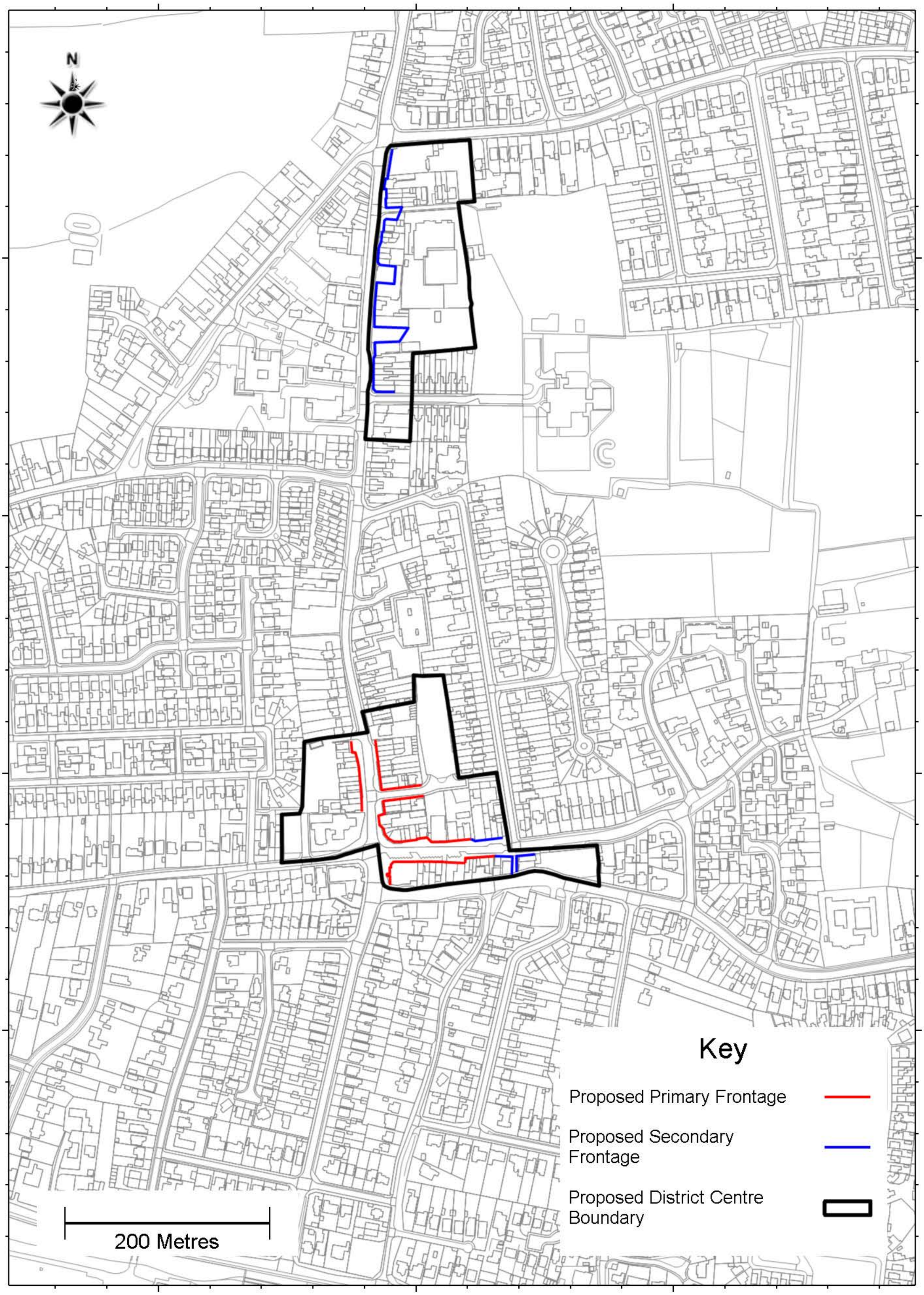
Mengham/Gable Head District Centre



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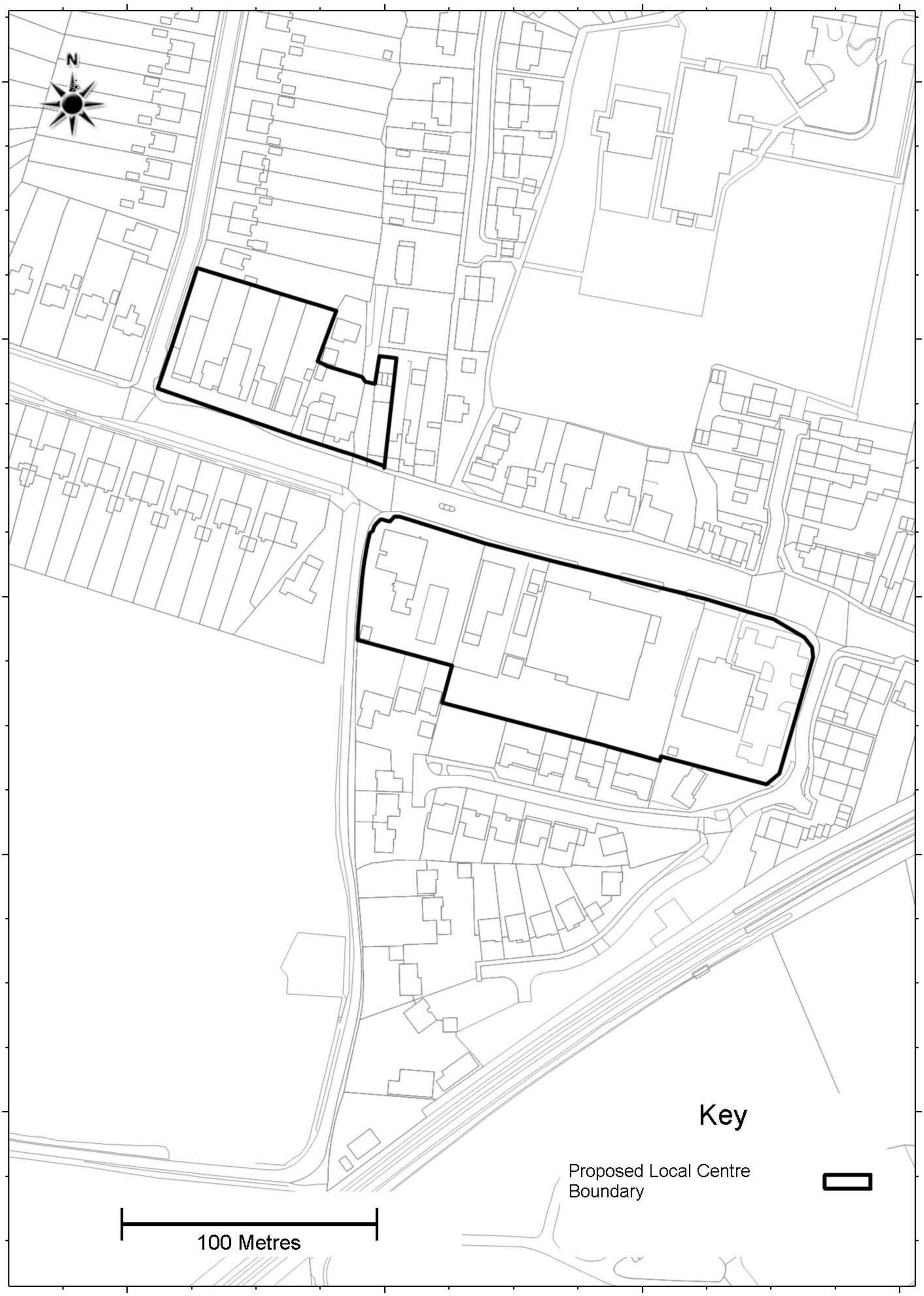
Bedhampton Local Centre



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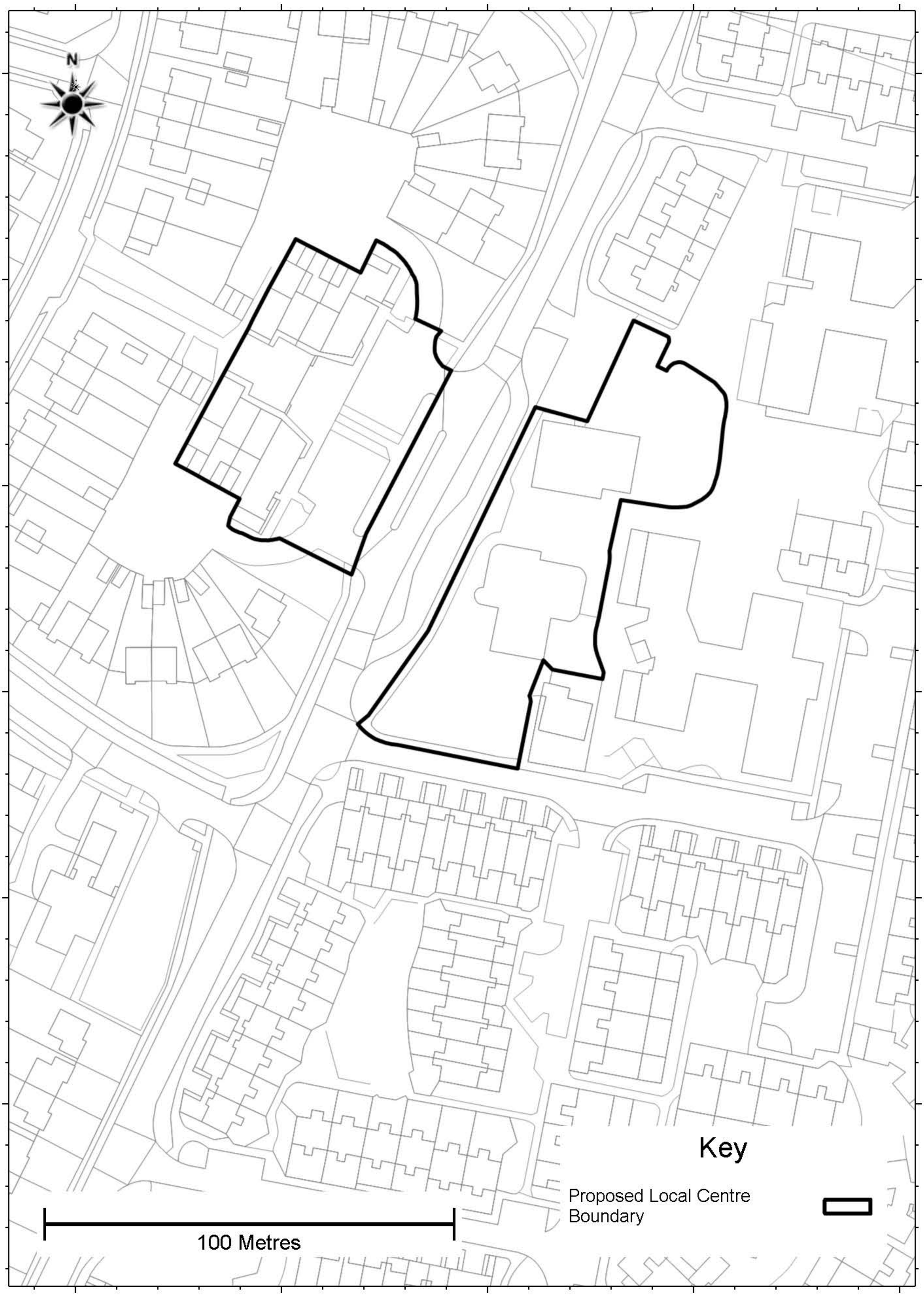
Crookhorn Local Centre



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Grassmere Local Centre

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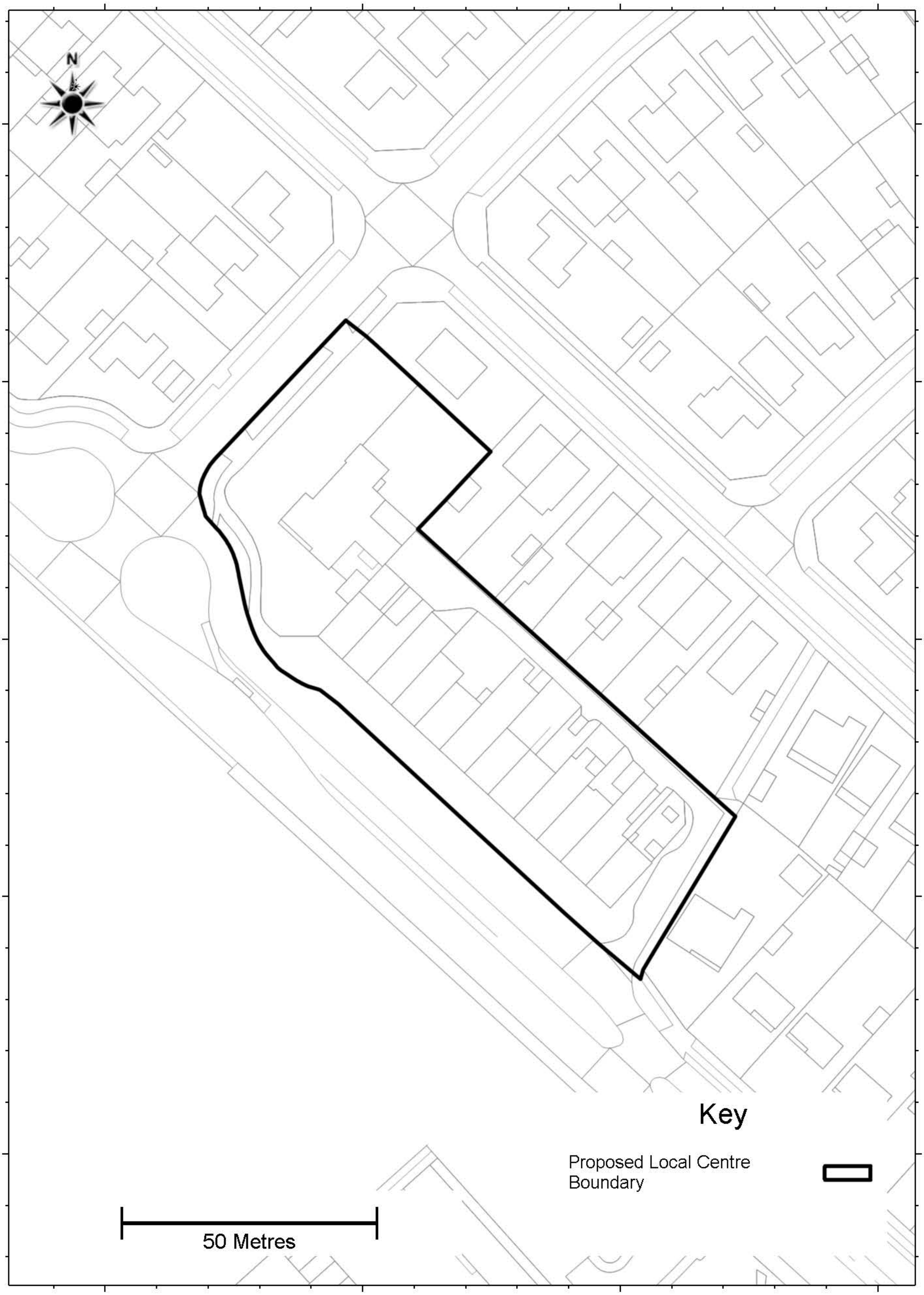
Hambledon Road Local Centre



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Middle Park Way Local Centre

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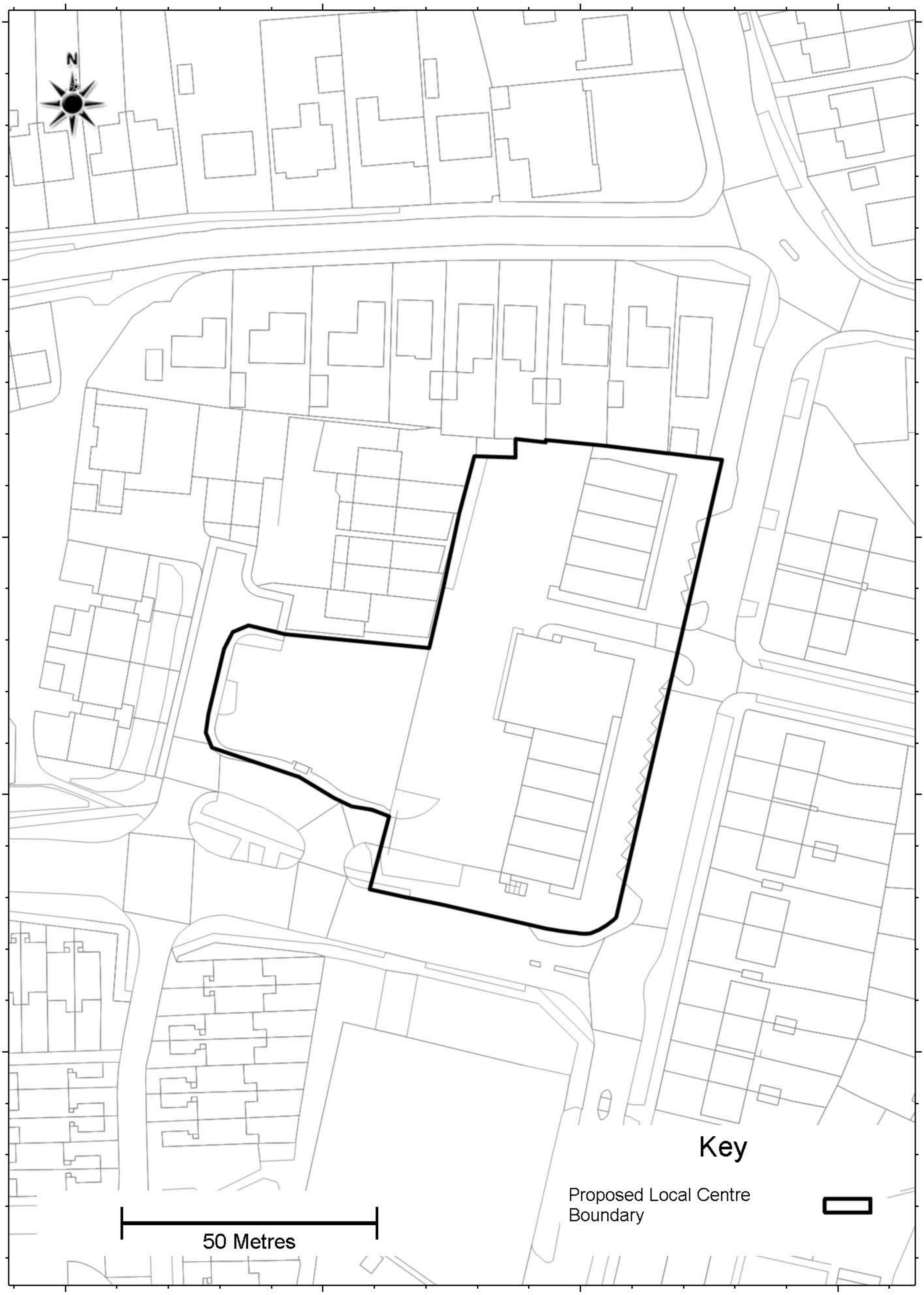
Milton Road Local Centre



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Purbrook Local Centre

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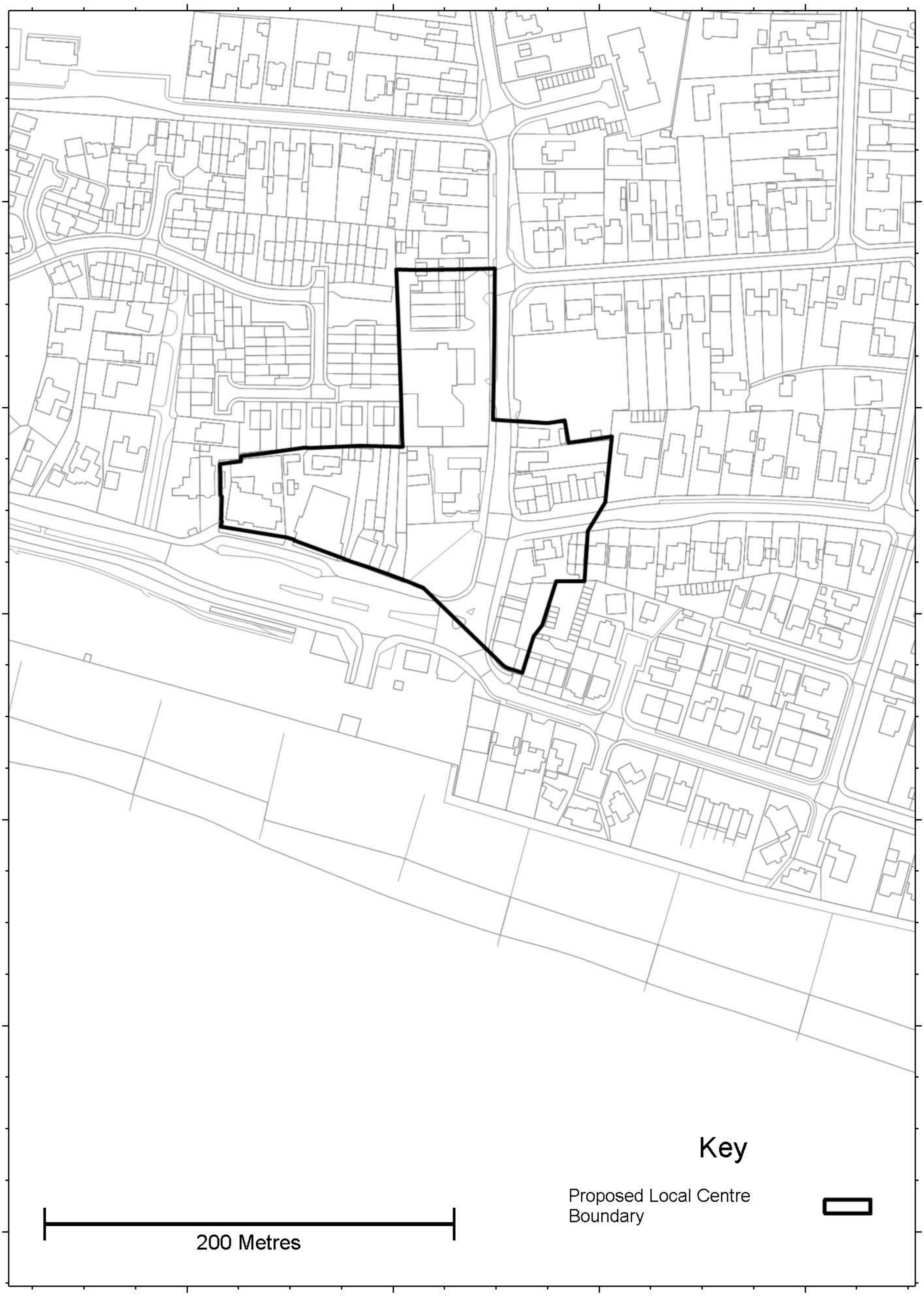
Rails Lane Local Centre



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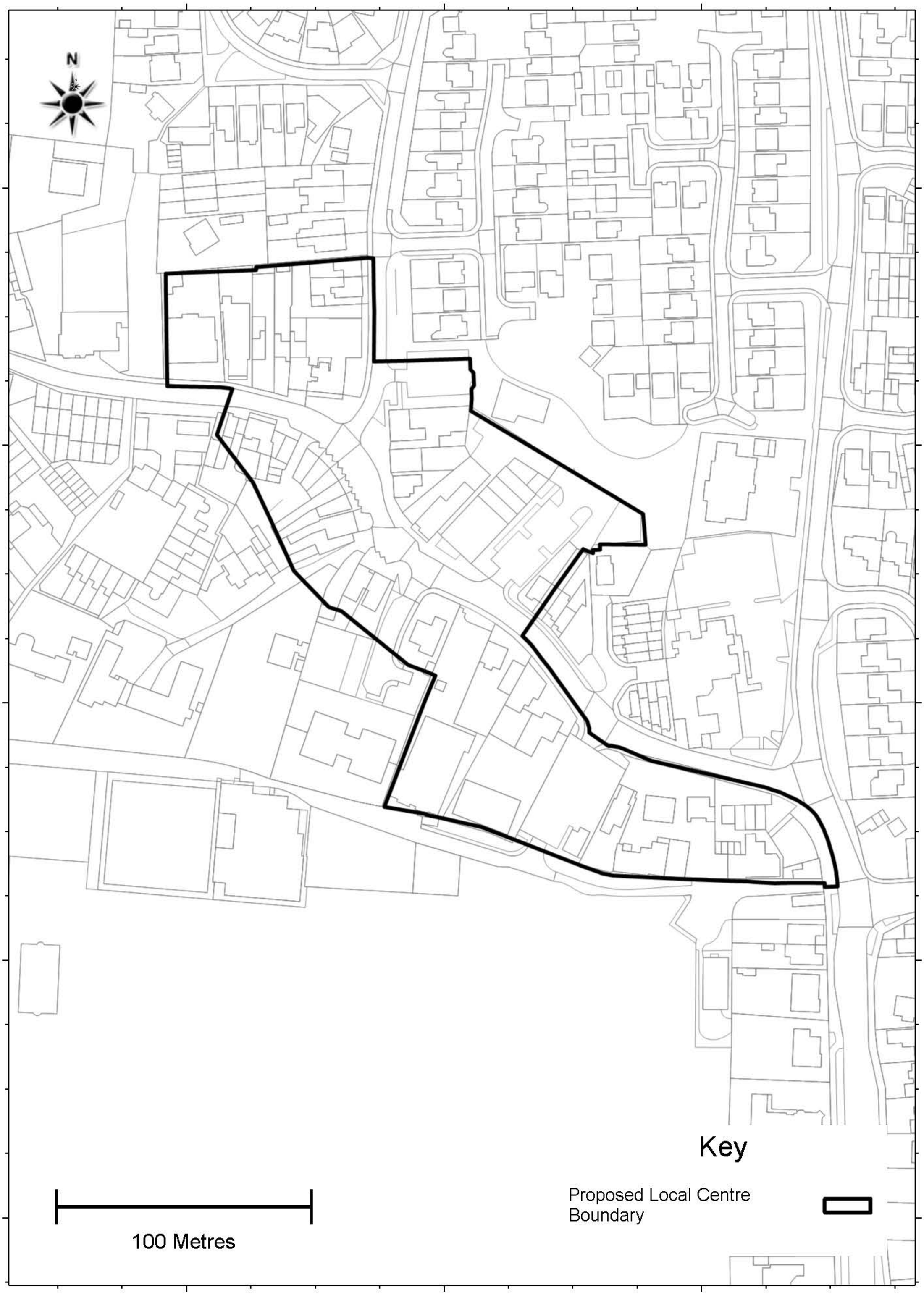
West Town Local Centre



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Widley Local Centre

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