

HAVE YOUR JAY ON THE BOROUGH'S FUTURE

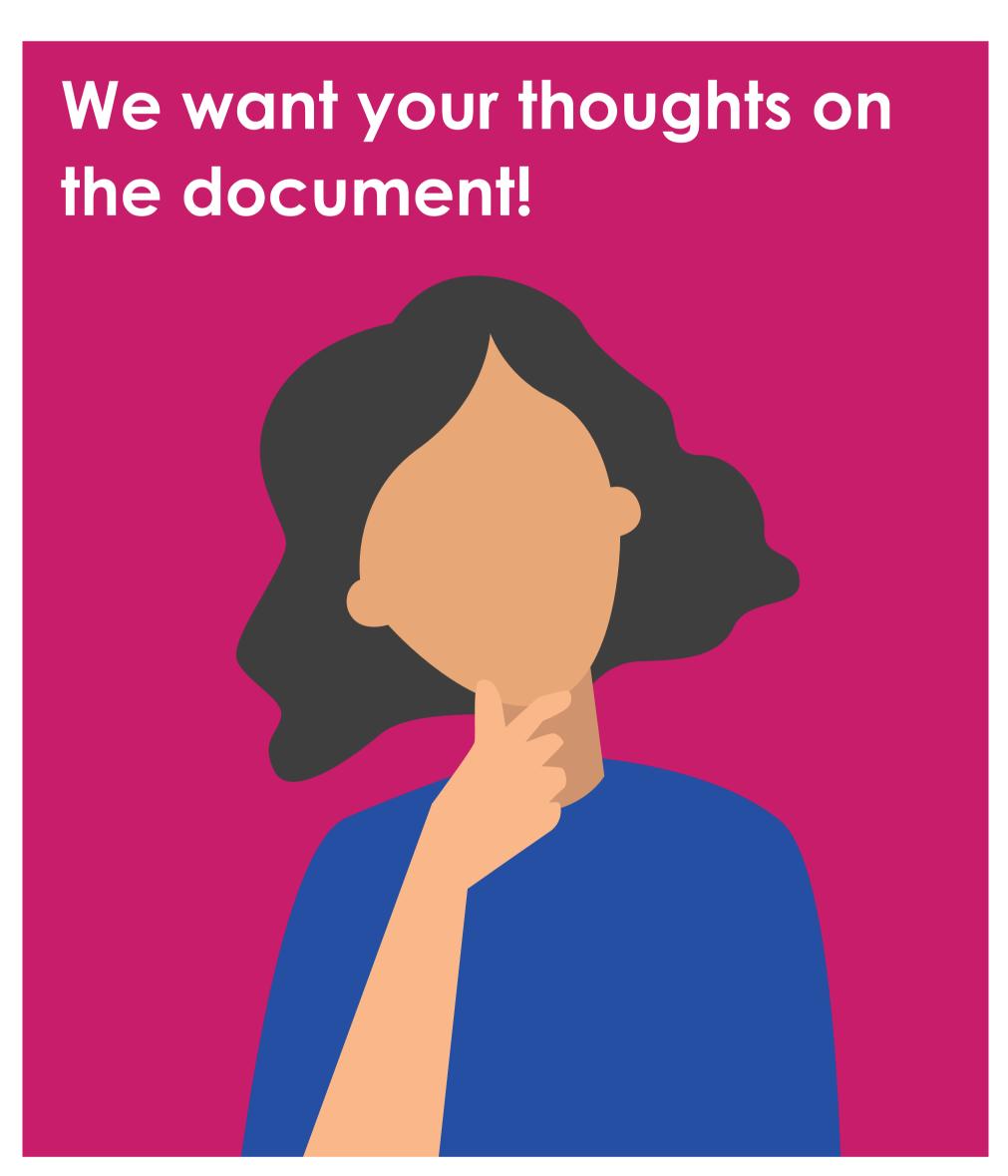
The Local Plan is a long-term strategy containing policies that influence development. The council is working on this now and wants your views.



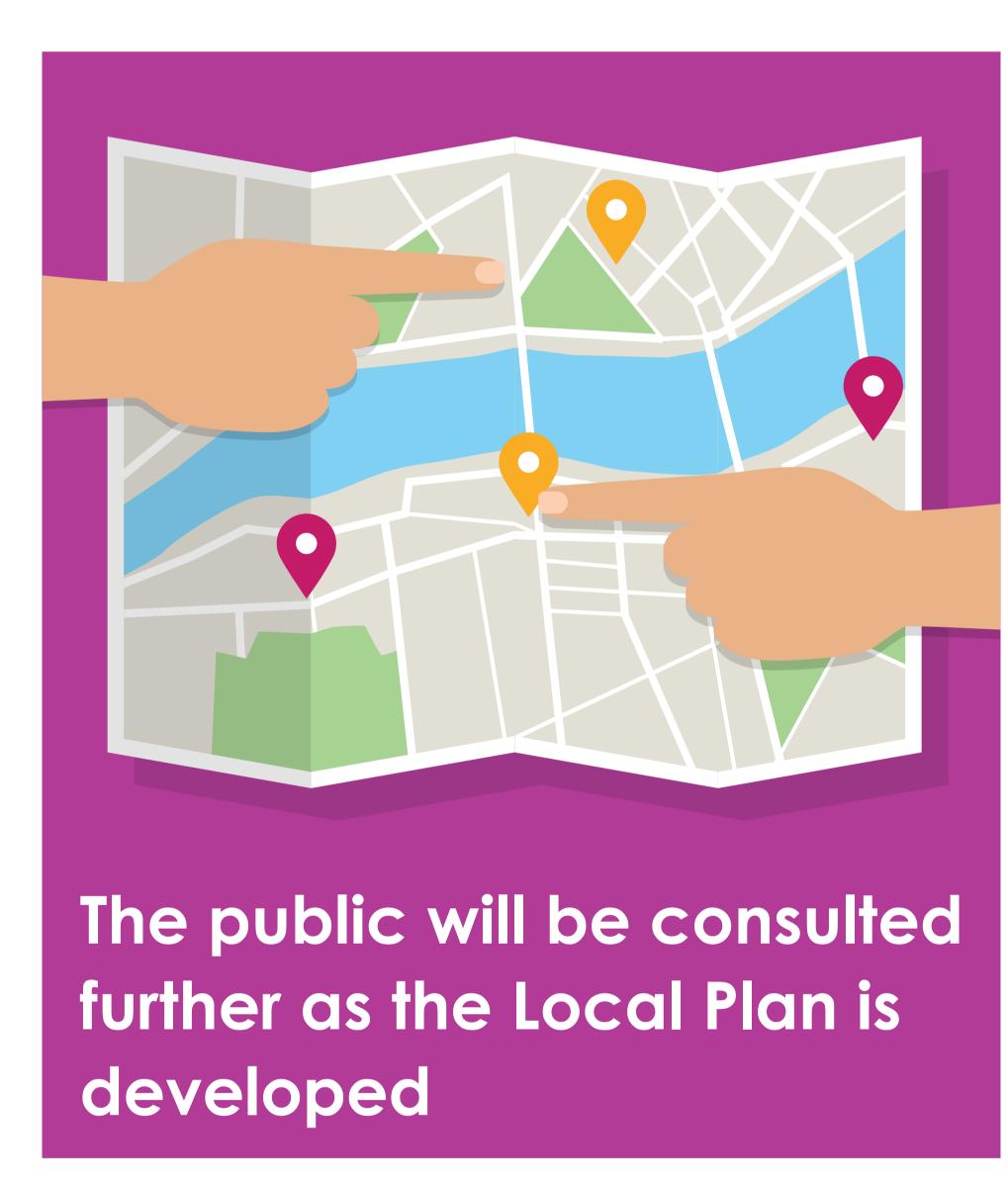




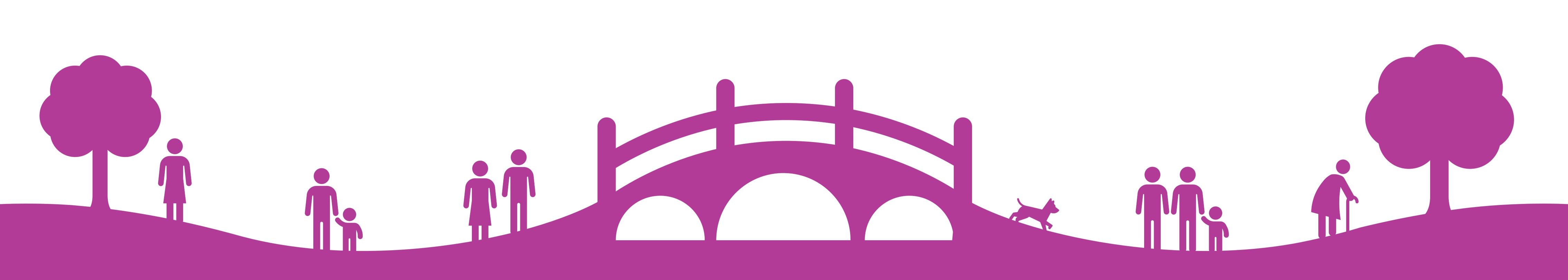
















HOUSING DEVELOPMENT

The government has set the borough a target of delivering 516 new homes a year to meet national housing need.

The target set by government is ambitious, and one the borough is currently unable to meet. Havant is a small, heavily constrained borough which is already very built up. To even get close, the council will need to:

- Prioritise brownfield sites, though accept significant greenfield development is needed as well
- Ensure we make the best use of all land that is developed, avoiding the low densities seen on suburban estates in the past and building in our town centres at particularly high densities
- Seeking the assistance of our neighbouring authorities to accommodate some of the development

Particular focus will be placed on Southleigh, Havant town centre and Waterlooville town centre to provide significant levels of housing, recognising these sites – by the nature of their size and complexity – will take more time to develop. The council is running a call for sites as part of this consultation to actively engage with local landowners and site promoters regarding new development sites.



Proposed actions:

- A policy setting out the overall housing requirement of the Local Plan, with the requirement per year starting at a lower rate and then stepping up delivery once larger, more complex sites are brought forward.
- A suite of allocation policies to meet the housing requirement.
- A strategy to work with other local authorities on meeting housing targets.
- Implement a stepped trajectory so that the housing numbers can be delivered over the lifetime of the plan.

We'd like your feedback on such points as:

How do you think the council should meet its government target?

What sites do you think are the most important?

What are your thoughts on the stepped trajectory approach?

Do you agree other local authorities should help us meet our targets?







HOUSING STANDARDS AND AFFORDABLE HOUSING

Design codes and clear policies will provide direction on ensuring the right development for the borough.

Alongside the Local Plan, a new local design code will be created to inform the appearance, layout, form and orientation of development schemes. Furthermore, the Local Plan will influence development to ensure the right mix of housing types are built to meet the borough's needs.

Affordable housing is an integral part of the borough's housing mix. The borough has a high waiting list for those needing rented homes but cannot afford market rates.

Any development with more than 10 homes will be required to provide a percentage of affordable homes. Initiatives – such as First Homes (a government initiative to provide homes discounted by 30%) – could form part of the mix. The percentage for each site will be defined by current need and local requirements.



What standards do
you think the Local
Plan should include?

Do we need more retirement housing?



Proposed actions:

- Set out new housing standard criteria for developers, considering things such as:
 - Minimum internal space standards
 - Provision of gardens and/or balconies
 - Accessibility and adaptability standards
- A series of policies to identify and ensure the right housing mix for the borough, including retirement and specialist housing.
- A policy ensuring affordable housing will be provided where viable on schemes of 10 or more homes.

How do you think affordable housing should be provided?

Do we need more care homes?







ECONOMY AND EMPLOYMENT

New employment sites will be developed to meet modern need, with older sites being considered for alternative uses.

The borough has a shortage of land which can be used for housing but an over-supply in the land available for economic development. Therefore, the Local Plan will consider the reuse of employment sites no longer fit for purpose or which could be better used in a different way - housing, for example. New employment sites that provide the capability and amenity required by modern businesses will also be assessed.

Considerable business potential exists with the Dunsbury Park site – now part of the Solent Freeport (a special area defined by government where different economic regulations apply).



Proposed actions:

- A policy to define the quantity and mix of employment sites needed to support the borough.
- Identification of which industrial sites need protection from alternative uses, and which sites could potentially be used differently.
- Ensure that where decommissioned industrial sites are used for housing, legacy issues (such as contamination) are addressed fully.

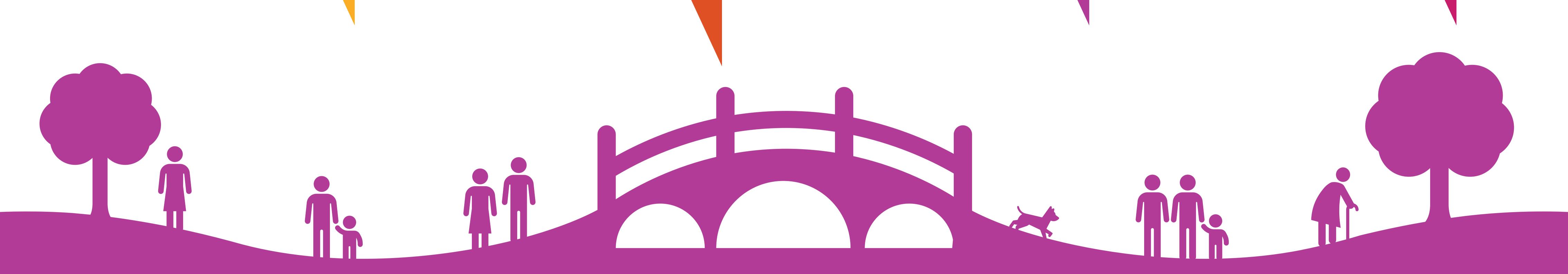
We'd like your feedback on such points as:

Do you think there are enough employment sites in the borough?

Which sites
need protecting
for continued
employment use?

Do you agree with using old industrial sites for housing?

What do you think the mix of employment sites should be?







THE NATURAL ENVIRONMENT

Respecting our natural environment – and our own local challenges - is integral to future development plans

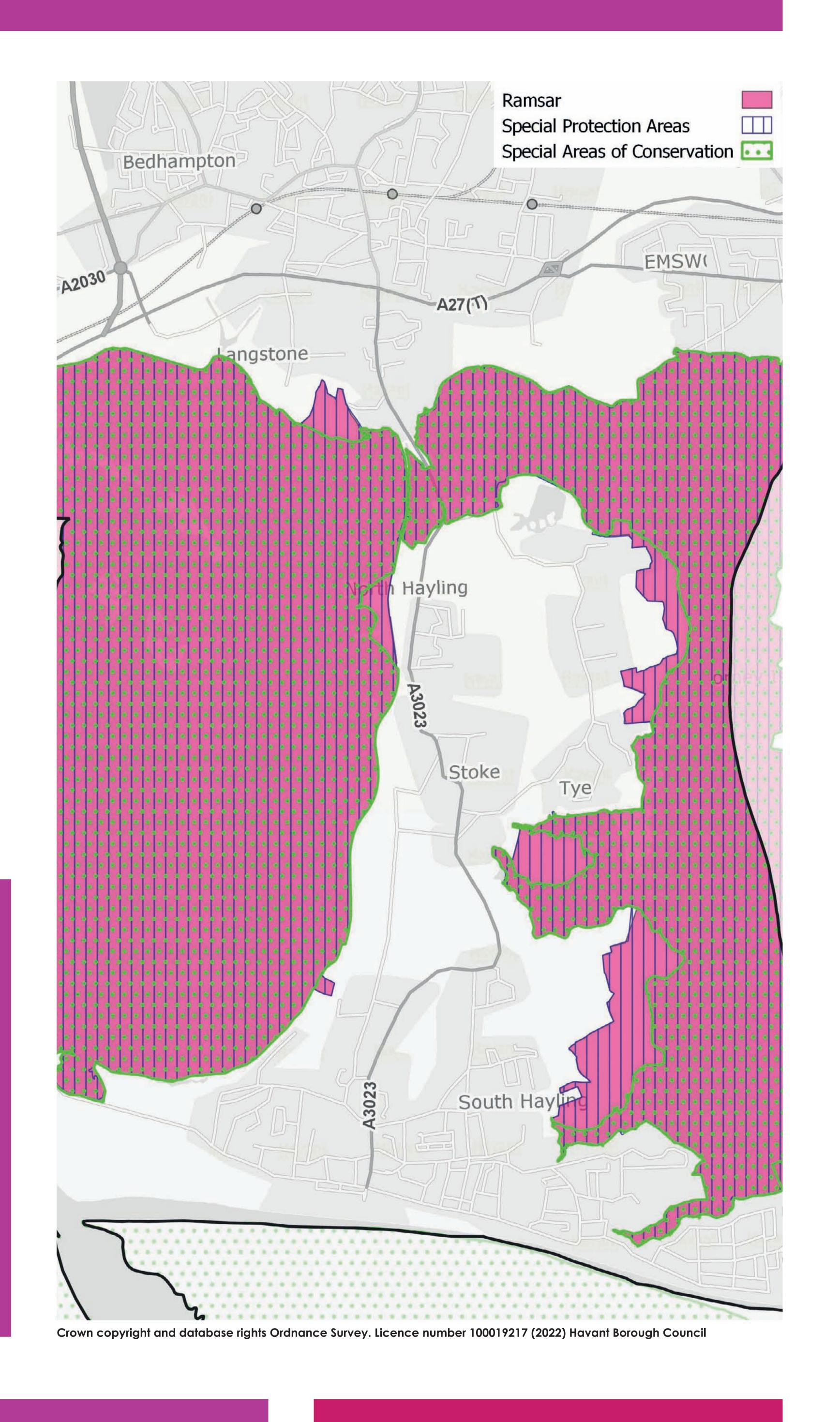
Legally required to ensure that any developments within the borough are compliant with the Conservation of Habitats and Species Regulations 2017, the council has a number of environmental designations to consider. With numerous internationally protected sites locally, including Langstone and Chichester Harbours, any development needs to fit within the legislation protecting our borough's flora and fauna.

The Local Plan will consider the environmental impact of any development through a Habitats Regulations Assessment.

Planning permission will be refused for applications that lead to an adverse effect on these heavily protected sites. Furthermore, this assessment will be supported by dedicated policies which will set out the minimum requirements for developers to address major environmental concerns specific to the borough.

Proposed actions:

- The creation of bespoke policies to address local environmental concerns, such as disturbance from recreation, protected species, water quality and Solent wader and Brent Goose sites.
- Original research to help ensure up-to-date mapping of areas within or affected by environmental designations.



What do you think the minimum requirements should be for developers?

Do you think enough is being done to preserve local habitats?

Do you think the balance of considering development versus the environment is fair?

Do you think other policies are required to protect our local environment?







BIODIVERSITY NET GAIN

It's not just about protecting our natural environment from development—it is about increasing this precious resource too...



With the introduction of the Environment Act of 2021, all future developments will be required to deliver a minimum of 10% biodiversity net gain, following an agreed method of measurement.

Proposed actions:

- All new habitat creation resulting from the Environment Act is legally secured and environmentally managed for at least 30 years.
- A policy placing primacy on new developments to achieve biodiversity net gain on-site first before considering off-site options.
- Where off-site mitigation is used and where possible - it is used to reconnect and enhance other parts of the borough's ecological network.

What minimum standards would you apply to habitat creation?

Should we boost biodiversity net gain beyond the Government minimum?

Do we have the right approach to considering the impact on ecology?

Do you have any sites that we could consider for local ecological designation?







LANDSCAPE AND LOSS OF AGRICULTURAL LAND

Our distinctive coastal and downland landscape is cherished, but under government pressure to meet set housing targets.



The value of the borough's distinctive local landscape is recognised and understood by the council. The Chichester Harbour Area of Outstanding Natural Beauty and the South Downs National Park will continue to be protected.

However, the housing targets set by government have placed considerable pressure on the borough. As such, development sites will need to be included in the plan which are on agricultural land and/or would have a local landscape impact.

The Local Plan will attempt to minimise and manage the impact on landscape through the creation of several key policies to influence developments, provide minimum standards and create clear landscape boundaries.

We'd like your feedback on such points as:

What are your biggest concerns about development and the landscape?

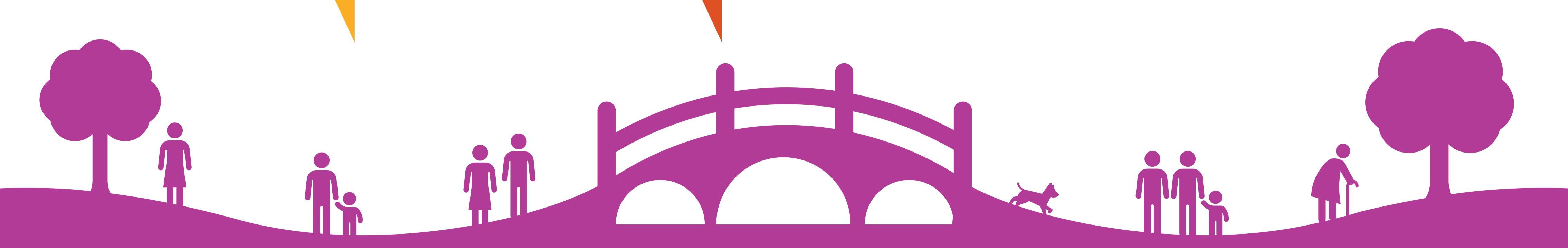
What requirements
would you place
on developments in
landscape-sensitive
areas?

Proposed actions:

- A management policy for development within (and close to) the Chichester Harbour Area of Outstanding Natural Beauty (AONB).
- Protection of the setting of the South Downs National Park.
- Mapping of the borough's settlement boundaries (including new developments on their edge) to create a policy limiting development beyond them.
- A management policy for development to retain woodlands and trees.
- Site specific policies to protect distinctive landscape features and their surroundings.

What elements of the landscape do you feel need protecting?

Do we have the right approach regarding loss of agricultural land?







CLIMATE CHANGE

Climate change is happening. The borough – and all development within it – must reduce its environmental impact.



The council has adopted a climate change strategy and committed to achieving net zero by 2050. To support this target, the new Local Plan could introduce standards that all new developments produce less carbon emissions than the national standard. Furthermore, the council is obliged to ensure new developments are not vulnerable to the known effects of climate change.

New policies – as part of the Local Plan – could reinforce the need to include sustainable design methods in new development, advise on materials used and assess ways of improving efficiency in the construction process.

What do you think are the borough's climate change priorities?

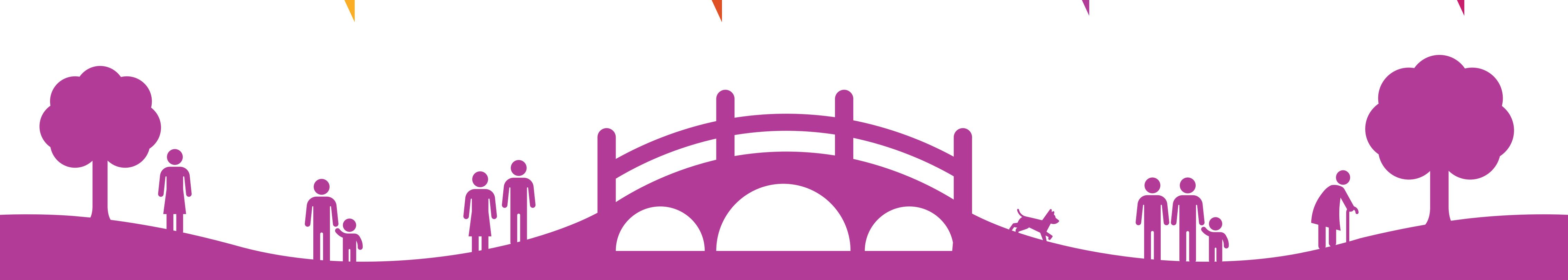
How would you like new developments to address climate change?

Proposed actions:

- Policies to influence sustainable design methods to ensure low carbon developments.
- Identifying design and energy saving measures for development.
- Assessing solutions regarding water efficiency and shortages.
- A policy on sustainable construction to inform the materials used in the development of the borough.
- Providing guidance on renewable and lowcarbon energy solutions for reduced reliance on fossil fuels and finite energy sources.
- A policy to encourage the installation of electric vehicle charging points for vehicles in all new developments.
- Enforcing the protection and active enhancement of green infrastructure as part of all new development and encouraging tree planting.

What focus would you like to see on renewable energy in new developments?

What kind of materials should we be using or avoiding in new development?







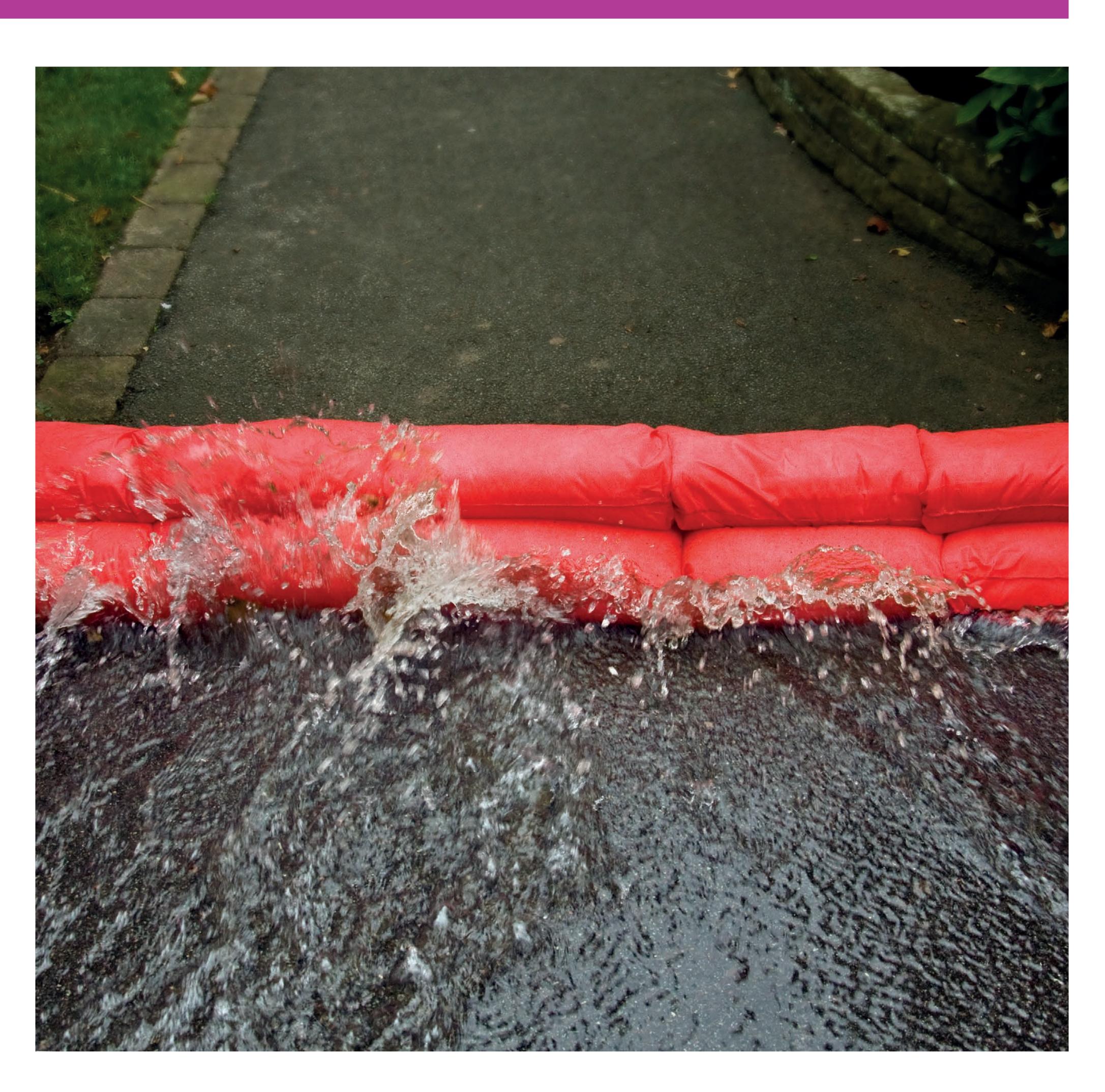
FLOOD RIJK

Being a coastal borough, we need to address future flood risk and ensure new development does not create additional burden.

Being a coastal borough, there are a number of considerations regarding flood risk, especially when considering the impact of climate change and rising sea levels. The Local Plan will instigate new policies and original research to identify risks, understand requirements and oversee considered development.

Proposed actions:

- The creation of a strategic policy identifying key infrastructure requirements for coastal defence, flood alleviation schemes and drainage, and the active support of investment into them.
- To only allow development within areas of risk of flooding in exceptional circumstances and where the risk can be mitigated for the lifetime of the development and doesn't increase risk elsewhere.
- A policy to define minimum levels of effective drainage for new developments, including sustainable drainage mechanisms.
- Setting of Coastal Change Management
 Areas which define the level of development that can/can't take place within them.



We'd like your feedback on such points as:

What are your thoughts regarding drainage and new developments?

Do you think enough is being done to address flood risk?







RECENERATION

Critical to the long-term prosperity of the borough, the Local Plan will actively support comprehensive regeneration projects.



The Local Plan will support the Havant Borough Regeneration and Economy Strategy and will actively support the regeneration of four key areas in the borough – Havant town centre, Waterlooville town centre, Leigh Park town centre and Hayling seafront.

The Local Plan will recognise the unique opportunities that relate to each key area – be it higher density town living in Havant town centre, or tourism for Hayling seafront.

We'd like your feedback on such points as:

What are your regeneration priorities for the borough?

What would successful regeneration of the borough look like to you?

Proposed actions:

- Develop a bespoke strategic policy for each regeneration area.
- Define site allocations which will enable significant residential developments in town centres.
- Develop a site allocation to support and enhance the Dunsbury Park and the Solent Freeport offer.

How do you think
the Local Plan
could support future
regeneration?

Do you think regeneration should favour industry, retail and/or housing?







TOWN CENTRES

Town centres - and their ongoing adaptation to the post-pandemic world - will be researched and supported by the Local Plan

The Local Plan will set out a hierarchy of town centres for the borough:

- Town Centres: Havant and Waterlooville, supporting larger format retail and leisure, as well as small to midscale town centre uses and high-density residential development.
- District Centres: Cowplain, Leigh Park, Mengham and Emsworth, supporting small to mid-scale retail, small scale financial and professional services, cafés, and restaurants.
- Local Centres across the Borough: Small scale shops, professional services, cafés, and restaurants to meet the day-to-day top-up needs of the surrounding population.

The Local Plan will actively support the broader use of town centre sites to include entertainment, services and residential offerings as well as retail. Additionally – and in order to provide a balanced town centre offering - the design and concentration of food, drink and entertainment uses will be controlled to protect residential amenity and support healthier living.



Proposed actions:

- Define the criteria under which retail space can be developed for different use.
- Research and develop up-todate mapping to define the extent of town centres and major shopping areas.
- Instigate a policy to address harmful impacts of developments that arise from food, drink and/or entertainment use.

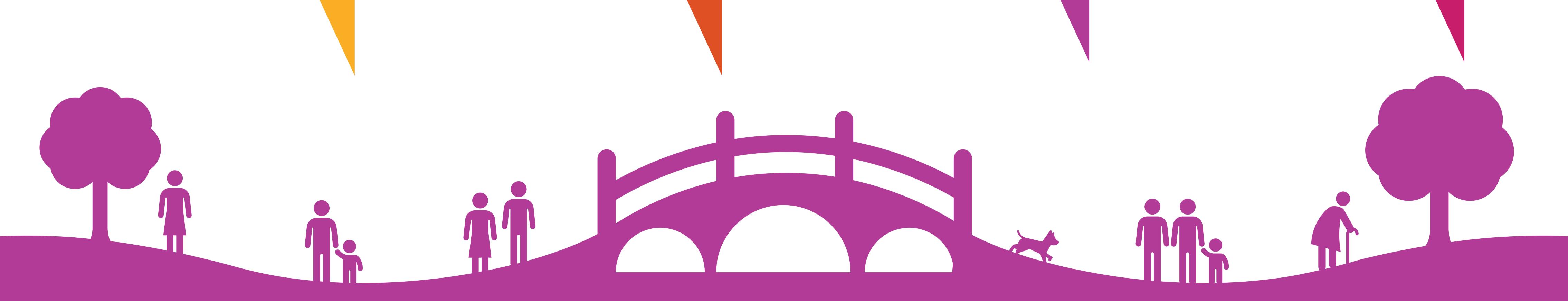
We'd like your feedback on such points as:

Do you think town centres should offer more housing development sites?

What do you think town centres should do to meet our changing needs?

How do you think town centres should adapt over time?

What are your thoughts on how public space should be used in town centres?







HERITAGE AND THE HISTORIC ENVIRONMENT

Preserving the borough's rich and varied heritage for future generations is of vital importance.

With 14 conservation areas, 246 listed buildings, 83 buildings of local interest, 7 scheduled monuments and a registered park and garden, the borough is home to a rich and varied historic environment.

The Local Plan would actively seek to preserve and protect these distinctive elements of the townscape so that they might be enjoyed by future generations. As such, heritage assets must be conserved and where necessary enhanced in a manner appropriate to their significance. In understanding this, any future development will be expected to complement and enhance the historic environment, helping to positively shape our communities by giving them a sense of history and distinct local identity.

Development in historic areas will be limited and where it does take place would have to be to the highest quality, retaining as much of the heritage as possible. Any proposal which would or could affect a heritage asset will be required to provide a Heritage Statement in order for all potential harm caused as a result to be assessed.



Do you feel there is adequate protection of the borough's heritage from development?

What minimum development standards would you expect close to heritage assets?



Proposed actions:

 Establish a policy on heritage and conservation which outlines what is expected of developers to protect and safeguard the borough's heritage assets.







SPORT AND RECREATION

The Local Plan will work hard to ensure the borough's diverse sports and recreation offer is not impacted by new development.

Recognising their considerable contribution toward the physical and mental wellbeing of residents, the Local Plan will resist development that results in any loss or reduction in facilities and/or land used for sports and recreation. Existing facilities in the borough will be protected unless there is:

- A robust assessment demonstrates that the facility and/or land is surplus to requirement.
- Replacement provision is made available of an equal or greater community benefit.
- Alternative sports and recreation facilities and/or use are being proposed.



Proposed actions:

- Introduce a policy to encourage use of the borough's sites to increase physical activity.
- Ensure existing sports and recreation sites are protected from unsuitable development.
- Develop a criteria-based approach to assessing any developments that could potentially diminish or remove sports facilities.

We'd like your feedback on such points as:

Do you think there is adequate sports provision in the borough?

What would you like to see as part of the borough's parks and recreation offer?

What kind of open space do you think new development should provide?

What could the borough do to support increased physical activity?







INFRASTRUCTURE

New development must not create additional burden on existing infrastructure or impact negatively on existing communities.



With the scale of development required within the borough, the timely provision of infrastructure is necessary. This is to ensure that the quality of life of existing communities is maintained, and that development does not have a detrimental impact upon amenity, safety, or the environment.

Please note, the Local Plan will be used to address future infrastructure need, as it does not have the authority to address existing infrastructure issues.

We'd like your feedback on such points as:

What infrastructure themes do you think the Local Plan should address?

What type of infrastructure improvements are needed?

Proposed actions:

- Define the long-term infrastructure requirements of the borough.
- Ensure land is safeguarded against development where it has future infrastructure value.
- Develop thematic policies which cover specific infrastructure requirements (such as drainage or open space) and how they will be managed in the long-term.



What minimum standards of infrastructure should the Local Plan address?

What is your most important infrastructure concern?







TRANSPORT

Partnership working, a focus on active travel routes and supporting low carbon travel will inform future transport choices.

Being a largely urban borough, and with known issues of congestion at peak times, the Local Plan cannot address existing issues, but only future issues that arise from new development.

To address future need, the Local Plan will be directed by Hampshire County Council's new Local Transport Plan and the council's Environment and Climate Change Strategy. A focus will be given on mitigating transport pressures from new development by the establishment of active travel routes wherever possible, allowing easy movement on foot or by bicycle. Improvements to the highway network will only be proposed if there is no alternative. Furthermore, the Local Plan will actively support the development of infrastructure that supports low carbon transport, such as the installation of electric vehicle charging points.

Proposed actions:

- Identify the key requirements for transport infrastructure within the borough for the duration of the Local Plan.
- Work with Hampshire County Council's new Local Transport Plan 4 – a strategy outlining the county council's transport vision until 2050 and decarbonising the transport system.
- Prioritise sites for development that offer easy access to public transport, shops and services.
- Limit new developments creating new access routes onto major roads.
- Set standards for new developments regarding access and parking.



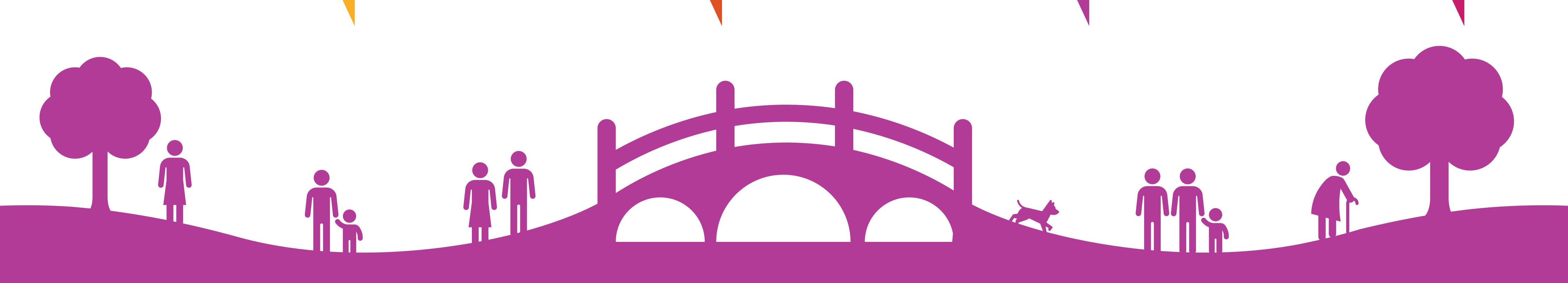
We'd like your feedback on such points as:

What would you want the council to prioritise in transport decisions?

How should new developments fit in with existing transport?

How would you like the borough's cycle route network to develop?

What would you like to see regarding electric vehicle charging?







SHARE YOUR THOUGHTS

Provide your views on the Local Plan online survey or here today!

www.havant.gov.uk/localplan

Please complete our online survey at the address above or use the tablets available at this stand. Members of staff can provide assistance to those completing surveys at this event.





