

BUILDING A BETTER FUTURE

PUBLICATION BUILDING A BETTER FUTURE PLAN

AVAILABLE FOR CONSULTATION BETWEEN 20 JULY 2026 AND 9 SEPTEMBER 2026



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Please note that before adopting the Local Plan, the Council intends to undertake formatting and graphic design work to the document. This will include inserting photographs and infographics. It will not involve changing of any text or policies.

Consultation arrangements

The Publication¹ Building a Better Future Plan is available for public consultation from 20 July 2026 to 1700 (5pm) on 9 September 2026. To respond to the consultation, you must use the Pre-Submission Consultation Form which is available at www.havant.gov.uk/localplan. Paper copies of the form can be picked up from the Public Service Plaza.

You can post paper copies of the form to us at:

Local Plan Pre-Submission Consultation
Planning Service, Havant Borough Council
Public Service Plaza
Civic Centre Way
Havant
PO9 2AX

You must make sure that your response is with us by **1700 (5pm) on 9 September 2026**. Please note that this consultation is required under Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Next steps

Following the consultation, the Council will collate and summarise all of the responses into a report. The Building a Better Future Plan, various submission documents and the evidence base, together with the responses, will then be submitted to the Secretary of State for Housing, Communities and Local Government.

The Secretary of State (through a nominated Planning Inspector) will then undertake an Examination into the legal compliance and soundness of the Building a Better Future Plan. The consultation form will ask you if you would like to appear at the Examination hearings. The comments you make during this (Regulation 19) consultation form the basis of the Inspector's examination of the Local Plan.

¹ Also known as Pre-Submission

Foreword

This Local Plan represents a vision for the future of the borough. As Local Government Reorganisation leads inexorably towards the end of Havant Borough Council as an organisation, it must nevertheless still provide a measured, considered and coherent approach to long term residential, commercial and industrial development within the borough. This Local Plan will be the legacy of this outgoing local authority.

Creating a Local Plan is a complex, multi-faceted and nuanced undertaking, but we strongly believe that this plan provides a secure framework for not only ensuring suitable environmental protection around new developments are in place but also making certain that economic and social factors are duly reflected in future development.

This Local Plan provides what the borough needs and deserves. From maximising opportunities for brownfield development, to ensuring a suitable level of affordable housing is provided to meet social need, this Local Plan provides stability and consistency where needed. It also recognises the demands future development will place upon the borough and works to pro-actively address these.

This Local Plan has vision, direction and a clear understanding of the issues that matter most to the borough, its residents, its businesses and its natural environment. As a result, we are both more than happy to present this to you as a positive framework to secure development that not only benefits but enhances the borough.



Councillor Jonathan Hulls

Cabinet Lead for Coastal, Coastal
Communities & Local Plan

Councillor Gillian Harris MBE

Leader of Havant Borough Council

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SECTION 1:

INTRODUCTION

- The Hampshire Minerals and Waste Plan (2013)²
 - The Emsworth Neighbourhood Plan (2021)
- 1.6 Government are planning substantial changes to the UK planning system through legislative changes and a new approach to the National Planning Policy Framework (NPPF), including national decision making policies. Nevertheless, the Building a Better Future Plan has been prepared to provide a positive vision for the Borough's residents, businesses and visitors as early as possible, whilst incorporating flexibility to take account of the changing circumstances of the Borough.
- 1.7 The Building a Better Future Plan has been prepared under the transitional arrangements associated with the new NPPF. As such, it will be examined under the 2024 NPPF.

Devolution and Local Government Reorganisation

- 1.8 The Building a Better Future Plan has also been prepared during a period of change in Local Government in the area. As part of the Local Government Reorganisation (LGR) process, the Havant Borough area will be incorporated into a larger unitary authority which will cover the Boroughs of Havant, Fareham and Gosport and the city of Portsmouth together with parts of both Winchester City Council and East Hampshire District Council areas. This future administrative geography reflects in large part the relevant housing market area and functional travel to work area which this Local Plan is part of. In the future, although decisions on planning applications will be taken by the new unitary authority, the Building a Better Future Plan would be the relevant Local Plan for the area set out in Figure 1.
- 1.9 The Devolution process will put in place a Combined County Authority which would cover the Hampshire and Solent area. The Combined County Authority would have a directly elected Mayor and be responsible for a number of functions including economic development and transport. Critically, under the new NPPF, the Combined County Authority would also be responsible for producing a Spatial Development Strategy. A Spatial Development Strategy would set out a positive vision for future growth and scale across the Hampshire and the Solent sub-region and provide a clear spatial framework for investment and growth, including new housing. This would then allow more detailed issues to be considered and addressed through the Local Plan covering the new unitary authority.
- 1.10 The Building a Better Future Plan will cover the area indicated in Figure 1 regardless of LGR and will form part of the Development Plan for the new unitary authority.

How to use this plan

² Please note that a Partial Update to the Hampshire Minerals and Waste Plan is being examined by the Secretary of State at the time of writing. If subsequently adopted, this would form part of the development plan.

- 1.11 This plan has been written with the intention that it is read as a whole. The plan itself may be supported by a number of Supplementary Plans, existing Supplementary Planning Documents (SPDs)³ or guidance which will set out further detail on either sites, development or regeneration areas, topics or process.
- 1.12 Whilst the NPPF is not formally part of the Development Plan, it is a material consideration that must be taken into account during the consideration of planning applications. The Local Plan does not duplicate policies that are set out in the NPPF but, where appropriate, it applies them locally to local circumstances.
- 1.13 Many policies within this plan refer to, or are informed by guidance, standards and principles that are prepared by other bodies or partnerships which the Council is a member of. Over the plan period, it is anticipated that some of these sources will be revised or replaced. In most circumstances, updated guidance from statutory consultees in particular should be followed. Where appropriate, the Council will provide up to date information on its website to inform stakeholders in the development process of any changes to adopted policy, requirements or which guidance to use.

³ Existing SPDs will remain in place until the adoption of a Local Plan prepared under the Levelling Up and Regeneration Act 2023.

The journey of the Building a Better Future Plan

- 1.14 The Building a Better Future Plan will be a key strategy for everyone who lives, works, visits or invests in Havant Borough. Putting this plan together represents an opportunity to set a fresh direction for how we balance the need to develop and provide the homes and jobs that the Borough needs with ensuring the surrounding environment also flourishes.

How the plan has been shaped by consultation and engagement so far

2022 Consultation

- 1.15 The Council undertook an initial consultation in the autumn of 2022. This focussed on the issues and challenges facing the new Local Plan and a proposed approach to addressing each one. In total, 584⁴ people responded to the consultation. The consultation asked respondents to rank their top themes that they think the plan should place greater emphasis on. The top themes chosen were the natural environment, local nature designations, open spaces and designated landscapes. Across the consultation, these themes were referenced with strong feeling from respondents, particularly in terms of how often they were discussed, the inter-locking relationship they have as four themes, and their influence and impact upon other themes in the consultation.

2025 Consultation

- 1.16 In the summer of 2025, the Council then undertook a consultation for an eight-week period on a full draft of the Building a Better Future Plan. The findings of the 2022 consultation together with the plan's evidence base were used to inform and influence the formation of the draft Local Plan, which included proposed site allocations for development and policies that would be used to guide and shape development in the Borough.



Figure 2 - Consultation exhibition in 2022

⁴ 539 responded using the survey and an additional written responses were received by email or letter.

- 1.17 In total, 995 people responded to the consultation survey and 111 written responses were received from residents, statutory and non-statutory stakeholders. The key themes that were raised by residents included infrastructure, the natural environment and open spaces. The consultation findings also indicated general support for the topic-based policies put forward within the draft Local Plan. For each of the topic-based policies, more respondents were in favour of the proposals than were in opposition.
- 1.18 As this consultation was on a draft Local Plan, detailed changes have been made to the allocations and policies contained within this publication Local Plan in response to the comments received from the consultation, including representations from statutory consultees.
- 1.19 The Council also undertook 8 youth engagement sessions with schools, the local college and youth groups in the borough. Approximately 150 participants (aged between 11 and 24 years old) took part in these sessions. A bespoke set of activities were designed in order to engage with those of a younger age range, allowing for valuable feedback to be collected, as well as providing an informative and engaging session for participants.
- 1.20 Alongside both consultations, the Council also ran a ‘call for sites’, asking landowners, developers and agents to submit sites that they would want to be considered for allocation in the plan. Due to the high need for development in the area, the Council has had a continuous call for sites whilst the Publication Local Plan has been under preparation, so developers could submit sites at any time.

Engaging with the publication plan

- 1.21 This consultation document⁵ is the publication version of the Building a Better Future Plan and represents the plan which the Council considers to be sound. Anybody with an interest in the plan may make representations about the plan.
- 1.22 The Publication Building a Better Future Plan is available for public consultation from 20 July 2026 to 9 September 2026. This consultation is being undertaken in line with the Statement of Community Involvement⁶.
- 1.23 The easiest way to respond is to complete the online survey which is available on the Council’s website at www.havant.gov.uk/localplan. Alternatively, you can email your completed representation form(s) to policy.design@havant.gov.uk or write to us at:



Figure 3 – Youth engagement session in 2025

⁵ This consultation is being undertaken in line with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁶ <https://www.havant.gov.uk/planning-services/planning-policy/statement-community-involvement-sci>

Local Plan consultation
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Next steps

- 1.24 Following the close of the consultation, the representations received will be compiled and analysed. The Council will publish a report setting out the number of representations received and the main issues raised.
- 1.25 Following this, the plan alongside its various supporting documents and evidence base will be submitted to the Secretary of State by the end of the 2026 calendar year. The Secretary of State will then appoint an Inspector to examine the plan. If found to be legally compliant and sound, the Council will then adopt the plan and it will then form part of the development plan.

The journey of Havant Borough

Beginnings

- 1.26 The current location of Havant Town Centre was originally a junction of ancient thoroughfares dating back from Roman times. These connected Arundel and Chichester with Winchester and London. The Homewell Spring was the Roman's initial attraction to the area and remained as a key draw to the Anglo-Saxons. By the time of the Middle Ages, the hamlet of 'Havenhunte' had been established and was recorded in the Domesday Book (1086) as having two mills, three salterns and a population of about 100 people.
- 1.27 The Homewell Spring saw Havant become a centre for the treatment of animal skins for leather and parchment making, as well as the production of tallow and other by-products. The mineral-rich qualities of the spring water gave Havant parchment its distinct whiteness, and it is said that it was used for the 1919 Treaty of Versailles.
- 1.28 From the 15th century onwards the area of Havant continued to grow through agriculture and trade. The 19th century saw enhancements to the transport network with the opening of Havant's first train station with connections to Chichester and London and the erection of a wooden toll bridge onto Hayling Island.

After World War II

- 1.29 The aftermath of World War II changed the area forever. Following the bombing of Portsmouth, the area needed to home the population displaced from the city. Portsmouth City Council purchased land to the north and west of Havant town and a period of major development of farms and woodland to housing began in 1947. The urban areas of Leigh Park and Waterlooville were created on what was then part of the Forest of Bere. As the 20th Century progressed, Waterlooville continued to grow, and together with other significant extensions to the area's settlements including Denvilles, West Bedhampton and northern Emsworth, formed the current conurbation.
- 1.30 The historic parchment and glove making trades were gradually replaced with many other new industries such as light engineering, plastics and high technology. This started with the arrival of IBM's first manufacturing plant in England in 1966. This influx of technology manufacturing brought in new skilled people and wealth to the Borough.

Havant Today

- 1.31 Today, the town of Havant continues to be at the heart of the Borough with its shops, civic and cultural functions, although following its growth, almost half of the Borough's population live to the west of the A3(M). The Borough's location on the coastal plain between the South Downs National Park and the Solent has created a high-quality environment which benefits from a range of international and national nature designations. However, all the Borough's settlements have continued to grow, putting pressure on these assets.

- 1.32 Havant's place on key transport routes led to its birth and remains an important part of the character and selling point of the Borough today. The M27/A27 coastal trunk route and the A3(M) meet in Havant and so the Borough enjoys excellent connections towards London, Brighton, Portsmouth, Southampton and beyond. Havant Station is also the best connected in South Hampshire. The London airports of Heathrow and Gatwick are just over an hour away, and Portsmouth International Port nearby offers further international connections.
- 1.33 Havant maintains a strong base of advanced manufacturing. However, in line with national trends, there has also been a substantial shift to a service-based economy with a focus on tourism and retail. In recent years, successful developments such as Dunsbury Park, Langstone Technology Park and Solent Retail Park have contributed to this shift and provided high-quality accommodation to firms locating in Havant or expanding their presence here.
- 1.34 Nevertheless, the local economy is not working for everyone. Housing affordability continues to be a significant challenge, particularly for young people looking to enter the housing market. The average house price in Havant is just under 10 times the average annual wage⁷, as house prices in the Borough have increased by 8% since 2004⁸. There is a need to increase the supply of homes in order to keep pace with the need for housing. With this, it is also necessary to provide a greater mix of housing and embrace specialist and innovative housing products for young people and an ageing population.
- 1.35 Leigh Park and Wecock Farm remain in the 10% most deprived areas of the country. As a result, a renewed effort is needed to provide opportunities and regeneration, particularly in these parts of the Borough. Health is a key indicator of how deprived an area is. Although life expectancy for men and women at a borough level is similar to the England average, it is 10.6 years lower for men and 6.8 years lower for women in the most deprived areas of the Borough when compared to the least deprived areas⁹. The Borough's population is steadily ageing. In 2021, 24% of residents were aged 65 and over¹⁰, and this rate is projected to rise to 30% by 2043¹¹. This will increase pressure on health and social care infrastructure and diversifies the need for housing in the Borough.
- 1.36 Even in those areas where the Borough performs strongly, such as retail, there is room for improvement. Havant, Waterlooville and Leigh Park town centres have all suffered in recent years as have many town centres across the country. With the rise of internet shopping, which has accelerated in recent years, the regeneration of these areas and providing a new sense of purpose is key.
- 1.37 Climate change is now impacting our everyday lives. With instances of flooding, extreme heat and storms now more commonplace and having a discernible impact on the Borough, residents, infrastructure and the environment. The Borough's 56km of coastline are at risk along with increasing

⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2023>

⁸ Source: UK House Price Index, HM Land Registry - <https://landregistry.data.gov.uk/app/ukhpi/?lang=en>

⁹ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938133217/pat/6/par/E12000008/ati/301/are/E07000090/yr/3/cid/4/tbm/1>

¹⁰ Source: Census 2021 Data, <https://www.ons.gov.uk/census>

¹¹ Source: ONS, 2018,

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2018based>

risks from fluvial, surface water and groundwater as well. Whilst the Borough's natural environment is internationally recognised, this is at increasing risk from climate change.

- 1.38 Nonetheless, development can and should lead to positive environmental outcomes. The implementation of the Environment Act will bring forward Biodiversity Net Gain as a key outcome of new developments - leaving the environment in a measurably better state than it was before. The Council has been at the forefront of environmental initiatives, launching the award winning Warblington Farm project in 2020 which will convert the farm at Warblington into a nature reserve, layering multiple environmental benefits, boosting the area's biodiversity whilst also facilitating new development.
- 1.39 Development is also leading to improvements to the Borough's infrastructure network. The Borough has implemented a Community Infrastructure Levy (CIL) Charging Schedule since August 2013. CIL is paid by all new developments for housing and some retail whilst Section 106 agreements also provide for infrastructure more specific to the development in question. CIL is used by the Council alongside Hampshire County Council to bid for larger amounts of external funding as match funding to bring further investment into the Borough. Notably in recent years development has wholly or partly funded:
- Improvements to coastal defences at Langstone
 - A replacement pedestrian and cycle bridge at Havant Railway Station
 - A pedestrian and cycle link from the footbridge at Havant Railway Station to Havant and South Downs College Havant campus
 - A safe pedestrian and cycle crossing across the Rusty Cutter Roundabout
 - A large amount of more minor improvements to highways, active and sustainable travel, public toilets, drainage, improvements to parks and play areas and community centre expansion amongst other things.
- 1.40 Whilst there are challenges that the Borough faces, new development can lead to positive outcomes, providing the homes and economic growth the borough needs whilst providing infrastructure and improving, not just preserving, the environment.

SECTION 2:

VISION, DEVELOPMENT

STRATEGY AND

IMPLEMENTATION

Context and Approach to the Vision and the Development Strategy

- 2.1 This section of the plan sets out what kind of place Havant Borough will be in 2043. It responds to the history of the Borough, how it has grown and developed over time and the challenges it faces today.

The Council's vision and objectives for the Borough in 2043

- 2.2 The Council's Corporate Strategy provides the overall vision for the Building a Better Future Plan:

A Borough...

- Whose communities are resilient and economically and socially vibrant
- That is made up of places that people and families want to live, work and enjoy
- Whose residents are proud to champion and respect their natural surroundings
- We will improve how we serve our communities, making sure we maximise opportunities to inform and engage with residents

- 2.3 The vision is supported through the following themes focusing on the outcomes the Council wants for Havant Borough:

- Wellbeing
- Pride in Place
- Growth
- A responsive Council

- 2.4 These themes form the objectives for the Building a Better Future Plan. The tables below show how the Building a Better Future Plan will help to deliver the themes.

Corporate Strategy Theme and Local Plan Objective 1:
Wellbeing

'Wellbeing' Aspirations	Delivering 'Wellbeing' through the Building a Better Future Plan
<i>"We want our residents to be able to live active, healthy lives. We want to support our communities to be resilient, which will enable them to help each other.</i> <i>We know that housing is a key factor in determining health and wellbeing. Everyone deserves the right to live in a safe, good quality home, and we want to address long-standing issues with housing availability and quality in the borough."</i> The Council aspires to achieve this objective in the following ways: a) Support people experiencing or threatened with homelessness and rough sleeping so that they can achieve stable housing solutions, ensuring suitability for residents and cost effectiveness for the Council b) Encourage and enable the provision of social rent accommodation and affordable housing in the borough c) Support residents to pursue/ achieve active wellbeing d) Deliver support mechanisms for residents such as grant schemes and advice provision	The Local Plan plays a fundamental role in addressing development need within Havant Borough. Through the allocation of sites, the delivery of new housing - particularly affordable housing - will meet our residents needs as far as is possible whilst delivering development which is sustainable. Within the regeneration areas and across the Borough as a whole, the Council will develop relationships with developers, landlords and Registered Providers to gain greater control over housing delivery, including new affordable housing. The evidence base clearly sets out a distinct need for social rented housing at high levels, to support the Borough's residents. Building on the Council's Housing Strategy, the Local Plan sets out an Affordable Housing policy which places a clear priority on social rent as the Council's tenure of choice for affordable housing provision. As well as making sure that the Borough addresses the need for housing, this will lead to a reduction in the number of people on housing waiting lists and improvements in housing affordability. Nonetheless, the Local Plan relates to place making rather than simply providing housing. Various policies within the plan make sure that new development schemes create healthy, vibrant communities which encourage residents to make healthy choices and use active travel as their transport mode of choice. This is intended to lead to an increase in activity levels in adults and children and a reduction in obesity and obesity related health conditions.

Table 1: Corporate Strategy Theme and Local Plan Objective 1: Wellbeing

Corporate Strategy Theme and Local Plan Objective 2:
Pride in Place

'Pride in Place' aspirations	Delivering 'Pride in Place' through the Building a Better Future Plan
<i>"We know that when people are proud of where they live, it improves their personal wellbeing and motivates them to help protect and improve their local area. We want to keep our streets clean and safe, to celebrate the unique natural features and heritage of our area, and to safeguard it for future generations.</i> <i>We want to make the borough a place that residents can be proud of and that visitors want to spend time in."</i> The Council aspires to achieve this objective in the following ways: a) Build resilience across our borough to our changing environment by improving our open and green spaces, to ensure they can be enjoyed by future generations b) Support and champion the regeneration of our town centres c) Act to protect the environmental quality in the borough d) Continue to deliver coastal protection and management schemes to help keep our communities safe and reduce the risk of flooding	Climate change is inevitable and actions both to mitigate further change and adapt to the climate change that is now inevitable are needed. The Local Plan plays a key role in implementing the Council's Climate Change and Biodiversity Strategies looking to reduce emissions from new development, increase biodiversity and tree cover and ensure that robust plans are put in place to make sure new development can cope with the increased temperatures, stormy weather and coastal change that will take place. In particular, Havant Borough's coastal location, the increased risk from sea level rise, coastal change and planning for flood events has directly fed into the development strategy and the spatial distribution of development. This focuses development on the existing built areas across the Borough, including notably the Borough's main town centres. Development is avoided on constrained sites, notably in the Chichester Harbour National Landscape and on Hayling Island. This considers the policy approach to the coast set out in the Shoreline Management Plan and coastal defence Strategies, including the recently adopted Hayling Island Coastal Management Strategy. The plan also supports the development of new coastal defences in principle, putting Coastal Partners in the strongest position to leaver in funding to deliver projects which will defend the Borough's communities in an environmentally sensitive manner. More widely, a sequential approach to site selection has taken place, avoiding areas at risk of flooding both now and as a result of climate change as well as supporting coastal defence projects where these are needed to support the Borough's existing communities.

	The Borough's town centres are the heart of our communities and have seen success in the past, however change is now needed for them to continue to thrive. The market has not addressed these problems, leading to a need for Council led regeneration. The Council will take an interventionist approach, enabling improvements to our key town centres. This is set out in the framework towards regeneration in the Local Plan, supporting transformational improvement which is grounded in reality and deliverability. Whilst the Local Plan does not contain all the detail, it sets out a clear framework for change which can be delivered by the Council alongside key partners including Government, registered providers and the private sector. This will result in increased footfall, economic growth and decreased shop unit vacancy rates. Great weight will be given through the plan to the conservation of heritage assets and the wider historic environment. They are irreplaceable resources which make a valuable contribution, not only to the character of the Borough, but also to quality of life, leisure, education and tourism. The plan will expect new development to complement and enhance the historic environment, helping to shape modern communities by giving them a sense of history and distinct local identity.
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Table 2: Corporate Strategy Theme and Local Plan Objective 2: Pride in Place

Corporate Strategy Theme and Local Plan Objective 3: Growth	
'Growth' aspirations	Delivering 'Growth' through the Building a Better Future Plan
<i>"We want to see a borough which is thriving and able to adapt for the future, with a Local Plan that gives priority to brownfield sites and infrastructure needs for our borough. We want to support our borough (both residents and businesses) to reduce our carbon footprint whilst helping to create opportunities for our young people in education, skills and training."</i> The Council aspires to achieve this objective in the following ways: a) Enable and support employment opportunities and local business growth b) Enable sustainable development and to support infrastructure improvements in our borough c) Support our residents and businesses to reduce greenhouse gas emissions	The Local Plan is critical to achieving sustainable economic growth in the Borough. This will be achieved by supporting development, in particular by working with landowners and developers to bring forward the Borough's sustainable brownfield sites and address their constraints. The Local Plan also plays a key role in supporting the Solent Freeport and new employment development across the Borough. This is achieved through allocating sites and maximising the level of jobs created through mixed use schemes. This will lead to an increased number of new businesses and decreased unemployment rate. To deliver development which is truly sustainable also requires improvements to the Borough's infrastructure network. The projects which are needed to accommodate growth in the Local Plan are set out in the Infrastructure Delivery Plan. In particular and reflecting Local Transport Plan 4, the Local Plan looks to promote transport schemes that promote active travel and public transport. This will lead to reductions in traffic, improvement to air quality, reductions in carbon emissions and increased levels of physical activity.

Table 3: Corporate Strategy Theme and Local Plan Objective 3: Growth

Corporate Strategy Theme 4:
A responsive Council

'A Responsive Council' aspirations	Delivering 'A Responsive Council' through the process of preparing the Building a Better Future Plan
<i>"To deliver the other themes of Wellbeing, Pride in Place and Growth, we will improve how we serve our communities, making sure that we maximise opportunities to inform and engage with residents."</i> The Council aspires to achieve this objective in the following ways: a) Improve communication channels ensuring we maximise opportunities to inform and engage with residents and stakeholders b) Ensure our services deliver the best outcomes for residents and provide value for money to ensure financial sustainability of the Council and residents are able to self-serve digitally, where appropriate c) We will apply good governance and transparency in all our working and decision making	The Local Plan has been prepared in close consultation with the Borough's communities and other stakeholders. The plan is a key project in the Corporate Strategy, with a high level of interest amongst stakeholders and the Borough's residents. As such, the Council seeks to ensure as many residents, communities and stakeholders as possible are able to take part in consultations, using a methodology that suits their needs and requirements. The methods which are being used are also designed to ensure as much as possible that 'seldom heard' from audiences, such as young people and those who are digitally excluded, are able to participate. The Council is also open and transparent about the challenges and issues that the Borough faces and the difficult decisions which will need to be made about development moving forwards. The approach to the consultations which have taken place are considered to have exceeded the requirements of the Statement of Community Involvement and the Council's Engagement Strategy. A key element in the consultation for the Draft Building a Better Future Plan was youth engagement. This recognised the importance of engaging with younger people due to the long-term nature of the Local Plan. This is particularly relevant given that a Local Plan by its nature is looking more than a decade into the future when the Borough's young people of today will be working age, starting families, needing a place to live, a high-quality job to support them and a high-quality, vibrant community and environment in which to live.

Table 4: Corporate Strategy Theme and Local Plan Objective 4: A responsive Council

Key Influences on the Development Strategy

- 2.5 The vision does not sit and cannot be implemented in isolation. It sits in the context of a whole host of national and local influences on the shape of future development:

National Laws, Policy and Guidance

- 2.6 The National Planning Policy Framework (NPPF) has at its heart a presumption in favour of sustainable development¹². The framework expects local plans to promote a sustainable pattern of development that seeks to meet the development needs of their area. Nonetheless, meeting development needs, while a significant driver, is not the be all and end all of a local plan. The development proposals put forward should also align growth and infrastructure, protect and improve the environment, mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
- 2.7 Therefore, although national planning policy places a very strong emphasis on meeting development needs within local plans, in particular those for housing, this must be balanced against other considerations. A Local Plan must find a balance between providing land for housing and other uses. A Local Plan must also strive to meet the NPPF's other objectives in relation to healthy and safe communities, promoting sustainable transport, meeting the challenges of climate change, flood risk and coastal erosion together with conserving and enhancing the natural and the historic environment and a range of other matters.
- 2.8 Notably, The Environment Act 2021 has a significant bearing on the appropriate balance between development needs and environmental protection and enhancement. Decisions on the type and location of development can significantly affect biodiversity, air and water quality. The Act also brings with it potentially significant land requirements to achieve Biodiversity Net Gain alongside new development.
- 2.9 As well as these key national influences, the strategy and development requirements in this plan have been shaped locally through the following:

Evidence Base

- 2.10 A number of bespoke evidence base studies have been commissioned to inform the plan and have directly led to some of the policy frameworks, strategic policies and developer requirements. The Strategic Housing and Economic Land Availability Assessment (SHELAA), Employment Land Review, the Havant Borough Constraints Study, the Strategic Flood Risk Assessment and the Infrastructure Delivery Plan have substantially informed the amount and locations of development planned for.
- 2.11 Three strategic assessments have also informed decisions on alternatives and shaped the content on the plan, in line with national regulations. These are the Sustainability Appraisal, Habitats Regulations and an Integrated Impact Assessment¹³.

¹² Paragraph 11 of the National Planning Policy Framework (2024), <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹³ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

Established Council Strategies

- 2.12 The previous section shows how the Building a Better Future Plan is directly linked to the Council's Corporate Strategy¹⁴ vision and how the Council's aspirations for the Borough set out in that strategy have become the objectives for this plan.
- 2.13 Alongside the overarching Corporate Strategy, there are a number of other strategies which this plan helps to implement, notably the Regeneration and Economic Development Strategy, the Climate Change Strategy and the Housing Strategy.
- 2.14 Key strategies of partner organisations, such as Hampshire County Council's Local Transport Plan (LTP) 4¹⁵ have also influenced the development strategy and individual policies.

Consultation to Date

- 2.15 As set out in section 1, representations received during the early consultation¹⁶ clearly expressed that the Local Plan should reduce the impact of development on the natural environment, retain and enhance open spaces, secure the timely provision of infrastructure to support the level of development and manage flood risk in the Borough.

Effective cooperation with nearby Local Plans

- 2.16 The plan and its preparation have also been influenced through strategic work with other local authorities and organisations. This has taken place over the course of many years, through many successful partnerships as set out through the Statement of Cooperation¹⁷ which accompanies this plan.
- 2.17 The Council is a member of the Partnership for South Hampshire (PfSH) which was originally formed in 2003 as the Partnership for Urban South Hampshire (PUSH). It is a partnership of district and unitary authorities¹⁸, together with Hampshire County Council (HCC) and the New Forest National Park Authority, working together to support the sustainable growth of the South Hampshire sub-region. Through this partnership, the Council is able to work collaboratively with neighbouring and nearby local authorities on strategic planning matters. A non-statutory Spatial Position Statement¹⁹ has been agreed setting out how the PfSH authorities will collectively address the need for housing into the medium term. This has been reinforced through bilateral working through the preparation of this plan as well as the Local Plans of Havant's neighbouring and nearby local authorities and documented through bi-lateral Statements of Common Ground that have been agreed with individual neighbouring local authorities.

¹⁴ <https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance>

¹⁵ <https://www.hants.gov.uk/transport/localtransportplan>

¹⁶ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/building-better-future-plan-emerging-local-plan>

¹⁷ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹⁸ The members of PfSH include the unitary authorities of Portsmouth and Southampton, and the district authorities of Eastleigh, Fareham, Gosport, Havant, New Forest, New Forest National Park Authority, Test Valley and Winchester.

¹⁹ www.push.gov.uk/work/planning-and-infrastructure/push-position-statement

- 2.18 PfSH has been particularly successful in addressing cross-boundary, strategic scale environmental initiatives in close collaboration with Natural England and the Environment Agency. The Solent was the first area to be impacted by the need for development to be nutrient neutral and has pioneered the approach towards this issue nationally, with Havant Borough Council playing a key part in this through the development of the award winning Warblington Farm initiative. The deployment of the Local Nutrient Mitigation Fund will take place over a catchment level geography, ensuring that development in Havant Borough is facilitated by development elsewhere but with strong safeguards in place.
- 2.19 There is more detailed engagement and discussion with both Hampshire County Council on specific county council matters including infrastructure provision, notably transport. This has taken place with the aim to embed the County's Local Transport Plan 4, which was adopted in 2024, into the Building a Better Future Plan. Specific engagement also takes place with Portsmouth City Council given the unusual position of the city council being a major landowner in the Borough, with several site allocations in this plan being on city council land.

Overview of the Development Strategy

- 2.20 Building on the vision and the objectives, and being guided by the key influences in the previous section, the development strategy sets out the strategic direction and local priorities for the use of land and development in the Borough to 2043, whether that is a new porch, a new dwelling or a new community at Southleigh.
- 2.21 Together, the policies in this section, all of which are strategic in nature²⁰, represent the strategy which guides the pattern, quantity and quality of development during the plan period. The detailed site allocations and topic policies that follow then provide further detail on how it will be implemented on individual sites.

The pattern of development

- 2.22 Future development is focussed as much as possible on the Borough's existing urban areas, brownfield sites and regeneration areas. As part of this, a key element of the delivery of the Building a Better Future Plan is the regeneration of the Borough's town centres. The development strategy sets out the positive and proactive approach which the Council will take to regeneration and delivery of development in those areas. Nonetheless, brownfield sites by themselves are not sufficient and so sustainable greenfield urban extensions are also allocated in line with the development strategy.
- 2.23 In doing so, flood risk provides a key constraint given the Borough's coastal location and evidence of climate change and sea level rise. On this basis, greenfield development is only considered suitable on less constrained land on the mainland. Greenfield land on Hayling Island is not being put forward for development on the basis of the flood risk to the single access road on and off the island. The pattern of development proposed as a result also aligns with the strategic aim to ensure good accessibility by non-car modes.
- 2.24 The strategy also recognises nationally significant landscapes and the internationally and nationally significant habitats which exist in Borough and along our coast. Existing open space for use by residents is also protected.

²⁰ The policies in this section of the plan are considered to be the strategic policies described in paragraph 17 of the NPPF.

- 2.25 Finally, land is safeguarded for infrastructure to support development, as well as the need for increased environmental mitigation as required through the Environment Act 2021.

How much development

- 2.26 The 2024 standard method shows that there is a need for 15,822 dwellings over the plan period, which equates to 879 homes per annum. In line with the NPPF, the Council has sought to take every effort to meet the need for housing so long as it would constitute sustainable development. There are a number of sites explicitly allocated for development to contribute to addressing this need on the most sustainable sites in the Borough.
- 2.27 Through the robust approach taken to the Strategic Housing and Economic Land Availability Assessment, the Sustainability Appraisal and the Habitats Regulations Assessment, some sites submitted by landowners and developers for consideration which were found to not represent sustainable development. Given Havant Borough's constrained nature, a significant number of the sites considered had constraints which directly affected the site in question, thus rendering it unsuitable for development.
- 2.28 Overall, the plan provides for 7,087 net new homes (net) (or 7,394 net new homes when non-implementation discounts are not applied) across the Borough during the plan period, averaging 337 dwellings per annum. The Council also acknowledges its ongoing duty to maintaining a 5 year housing land supply and sets out a policy for how it will deal with future scenarios where this is not the case.
- 2.29 A key principle of the NPPF is also to build a strong, responsive and competitive economy. The Council is committed to delivering a clear economic vision and has a positive and proactive strategy to support sustainable economic growth. As well as the regeneration of town centres, the Building a Better Future Plan plans positively for the economic and employment development needs of the Borough, making provision for at least 120,000 sqm of employment land floorspace (net) across the Borough. This represents the level that is considered necessary to facilitate continued economic growth within the Borough and ensuring that there continues to be a choice of sites to meet business needs, whilst protecting existing employment sites for redevelopment and intensification.

The quality of development

- 2.30 It is essential that the development that takes place addressed the Borough's needs not only in quantity but also in quality. Strategic policies highlight in particular the expected quality of new homes and the way development can support a strong and prosperous economy, as well as ways in which development should address the all-encompassing considerations of health and climate change. It is particularly critical that climate change is considered across the Local Plan but particularly in making sure that new development will stand the test of time, reducing energy needs, boosting renewable energy generation and ensuring that it is adapted to excess heat in particular.
- 2.31 The strategy of this plan though cannot be delivered by the Council or any one organisation alone. It will require collaboration across sectors and across the community. With this in mind, the Council sets clear expectations of the development industry in how proposals for new development will be set out, submitted and determined.

Alternatives Considered

- 2.32 While in less constrained Local Authority areas, options might typically be based around decisions on whether to add urban extensions or create new self-contained settlements away from existing urban centres. In Havant Borough, the existing pattern of development and the severely restricted amount of land remaining for development makes this approach to options impossible. Instead, more qualitative options were considered, based on placing different emphases on what the priorities for the use of land and the overall pattern and quality of development would be in each.
- 2.33 A total of four potential strategies were considered through the Sustainability Appraisal of the plan. Options covered a broad spectrum from a full environmental and brownfield focus to a full housing delivery driven focus with few environmental or quality considerations.
- 2.34 The development strategy proposed is considered to be the most appropriate strategy for the Building a Better Future Plan. It combines and balances in the most effective way key national and local objectives and overall represents the most sustainable strategy, when considered against the alternatives.
- 2.35 It is acknowledged that under the chosen strategy option, standard method housing need is not met, though employment land need is. Being conscious of the high need in particular for housing in the area, the Council takes its responsibilities in relation to meeting development requirements extremely seriously. However, to deliver truly sustainable development this must be balanced with other needs and drivers. The sustainability appraisal demonstrated that more limited sustainability gains would have arisen from those options that prioritise development delivery over all other matters, and that the environmentally focussed option would have reduced too far the already constrained supply of development land. The chosen strategy seeks to positively address the reality of climate change and the precarious state of the natural environment while still making available all possible developable land that can be brought forward within these parameters. None of the reasonable options, including the heavily development delivery driven ones, are capable of delivering a plan that meets housing need.
- 2.36 The sustainability effects of the alternatives considered and the reasons the strategy put forward in this plan was chosen are set out in detail in the Sustainability Appraisal.

Policies in this section

The pattern of development

- Policy 1: Development Strategy
- Policy 2: Defined Settlement Boundary
- Policy 3: Regeneration
- Policy 4: Infrastructure and Environmental Mitigation to Support Development
- Policy 5: Green and Blue Infrastructure

How much development

- Policy 6: Amount of Housing

- Policy 7: Amount of Employment
- Policy 8: Five Year Housing Land Supply

The quality of development

- Policy 9: New Homes for Sustainable Communities
- Policy 10: Supporting a Strong and Prosperous Economy
- Policy 11: Climate Change
- Policy 12: Health

THE PATTERN OF DEVELOPMENT

Policy 1: Development Strategy

Why the policy is needed

- 2.37 Balancing all the above influences, the first and overarching strategic policy of the Building a Better Future Plan expresses the Council's vision for the Borough by the end of the plan period in 2043, and the development strategy that gives spatial expression to that vision. The key diagram below illustrates the spatial strategy. It shows where this plan directs development in order to achieve its vision and objectives.

Policy 1: Development Strategy

The Building a Better Future Plan will deliver the Council's vision for 2043 of a borough with high-quality, environmentally sensitive urban and suburban living, where the nature and location of development is shaped by the need to provide homes for all, regenerate urban centres, address climate change and enhance the natural environment. The development allocations and policies in this plan will achieve this through:

Sustainable Growth

- a) Positive planning to meet local development needs, in particular for affordable and market housing as well as employment, as far as is sustainable within environmental and infrastructure limits;

Making Efficient Use of Land

- b) Maximising development in established urban and developed areas and on brownfield sites across the Borough;
- c) Sustaining and enhancing the Borough's town centres through a focus on development and regeneration;
- d) Development densities which make efficient use of land while taking account of the local character context;

Enabling well-connected communities

- e) Promoting development where good accessibility between homes, jobs and services by a wide choice of modes exists or can be achieved;

Protecting our most special environments

- f) Development only where it has no unacceptable impacts on international, national or local ecological designations, or National Landscape designations;

- g) Safeguarding existing public open spaces and expecting new developments to enhance them and/or provide new open spaces;

A coastal borough in a changing climate

- h) Protecting and enhancing our special coastline and harbours for wildlife by managing the coast with a focus on nature, balanced with support for the Borough's coastal areas' established role as a visitor destination;
- i) Sustaining existing communities and protecting them from coastal erosion and sea level rise;
- j) Responding to the effects of climate change by not adding to the level of risk through a presumption against new housing in areas that are at risk of flooding, now or in the future.

How the policy will be implemented

- 2.38 The Council is committed to the delivery of the Building a Better Future Plan and increasing the supply of new housing, commercial and leisure facilities, where this would constitute sustainable development. Policy 1 largely serves to explain the overarching spatial vision that underpins the plan. This is supported by a suite of other strategic policies, detailed topic-based policies and site allocations, all of which will be used in decision making on planning applications.
- 2.39 The pattern of development that results from the development strategy is focussed on long-term sustainable brownfield and greenfield sites on the mainland of the Borough only, including very significant greenfield sites delivering thousands of homes and employment floorspace. Sites are not automatically excluded where biodiversity and other environmental constraints exist, but successful mitigation is expected. Greenfield land on Hayling Island is not being put forward for development, primarily on the basis of flood risk, which will increase significantly with climate change. Due to the risk to the single access road on and off the island, greenfield sites on the island, even where they may not themselves be at risk, are considered unsustainable in the long term. This pattern of development also aligns with the strategic aim to ensure good accessibility and modal choice.
- 2.40 Planning applications that accord with the policies in this Local Plan and the other parts of the Development Plan will be approved without delay unless material considerations indicate otherwise.
- 2.41 The Council expects the development industry to adopt a constructive approach to development in the Borough, working with the Council, residents and other stakeholders.

Pre-application engagement

- 2.42 The Council considers it particularly important that local residents are involved in the development management process as early as possible. The Council therefore expects applicants on major, significant or sensitive sites to engage with the community well before a planning application is submitted when proposals are not yet finalised.

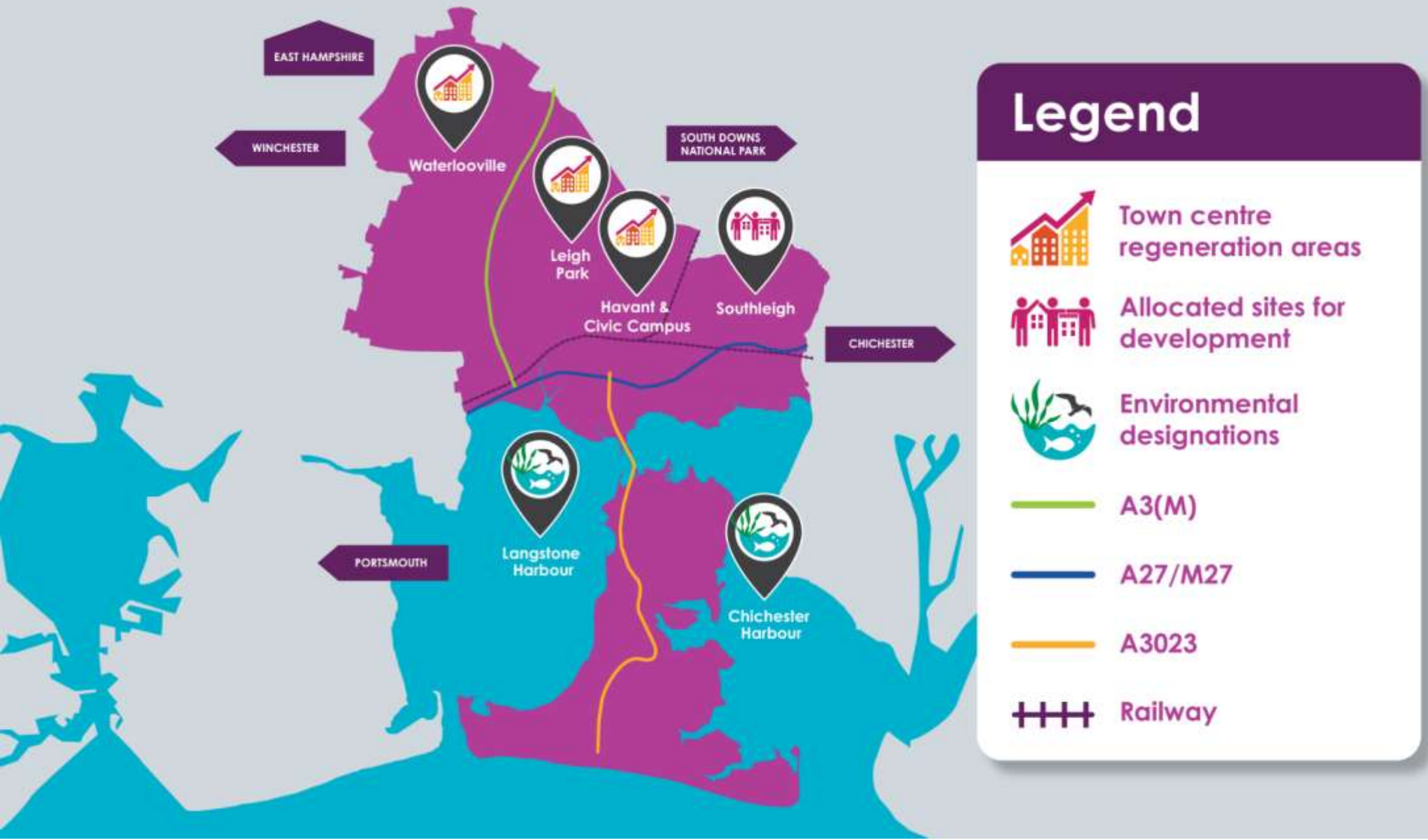
- 2.43 The Council offers a high-quality and cost-effective pre-application service and sets out how this operates on the website. Pre-application discussions and enquiries should be used on all development, particularly non-householder schemes. This has been shown to be a helpful and effective way to identify issues and constraints at an early stage and find solutions. It will make sure that the best possible scheme is ultimately submitted as a planning application and reduces the need to significantly refine schemes during the application process or to withdraw applications - both of which add to the timescales to realise successful development on the ground.
- 2.44 As part of its pre-application service, the Council offers Development Consultation Forums (DCFs). This is the Council's preferred method of publicising significant development proposals (usually schemes of 50 or more residential units or a substantial commercial development) to the local community.
- 2.45 A DCF is a meeting in public, usually held at the Council's Public Service Plaza. It provides an opportunity for the applicant or developer to explain proposals directly to councillors, residents' associations, key stakeholders and the general public at an early stage in the pre-application process. In particular, a DCF will seek to:
- Identify any issues that may be considered in a formal planning application;
 - Inform pre-application discussions between officers and the developer;
 - Enable the developer to shape an application to address community issues.
- 2.46 The DCF gives local people a chance to influence proposals at an early stage in the development process. As such, it reduces delay and frustration during the determination of applications. It is another, very useful, way of identifying site-specific constraints and helping to promote the intended development for the site prior to the submission of a planning application.
- 2.47 Applicants should also utilise the pre-application advice service provided by statutory consultees and, where relevant, adjust development schemes and evidence accordingly prior to the submission of a planning application.
- 2.48 The Council will explore the use of Planning Performance Agreement with applicants to ensure that dedicated resource is in place to bring forward development sites, overcome constraints and get schemes from permission to build out swiftly.

Swift construction of permitted schemes

- 2.49 The Council expects development which has been granted planning permission to be built out without delay. This is imperative given the high need for housing and commercial development in the Borough and the wider sub-region.

- 2.50 The Council actively monitors planning permission for new housing and commercial development in terms of starts, development activity and completions. If the Council finds that development with the benefit of planning permission is not being swiftly built out, action will be taken to work with developers to deliver the development at the earliest point. The tools available to the Council will vary depending on the specifics of the site in question. To minimise the lag time between development being granted planning permission and being built out, if it is appropriate to do so, the Council will use conditions requiring commencement to take place sooner than the national standard, and (where applicable) for reserved matters to be swiftly submitted to support outline planning approvals.

Our Local Plan at a glance



Policy 2: Defined Settlement Boundary

Why the policy is needed

- 2.51 The role of a settlement boundary is to show where the principle of development is usually acceptable and where it is not.
- 2.52 The character of the Borough is largely urban, with few undeveloped and lightly developed areas remaining. The site allocations in this plan have been very carefully selected (see Policy 1) but planning applications do also come forward for development on unallocated sites, so it is important to be clear about where development will be acceptable in principle.
- 2.53 In line with the development strategy of making the most of land within the areas that already built-up, this policy, and the way the urban area has been drawn on the Policies Map, seeks to make the most of those parts of the Borough that are already built-up and that have a mixture of services and facilities for residents, and to limit it elsewhere.

Policy 2: Defined Settlement Boundary

Development within the settlement boundary (as defined on the Policies Map) is acceptable in principle.

Planning permission for non-householder development outside of the settlement boundary, as defined on the policies map, will only be permitted where:

- a) It delivers a development allocation in this plan; or
- b) It provides infrastructure that meets an evidenced need and requires the location in question; or
- c) It specifically and demonstrably requires a location outside of a built-up area, or
- d) In the case of residential development, there is no increase in the net number of dwellings on site.

How the policy will be implemented

- 2.54 Householder development is not covered by this policy and will continue to be acceptable in principle everywhere in the Borough.
- 2.55 The extent of the existing built-up areas in this plan defines the settlement boundaries. These are shown in Figure 4 and in detail on the Policies Map. There is a presumption against new development beyond the defined settlement boundaries. This is in order not only to protect landscape character, but also to foster more sustainable patterns of development, wherein residents have easy access to services, without the need necessarily to use a car. While some limited types of development may be considered suitable outside the settlement boundary, this exception to the presumption against development outside the settlement boundaries applies only to the types of development set out in this policy.

- 2.56 Site allocations forming urban extensions are not included within the defined settlement boundary. These are covered by criterion a) of this policy and by their own separate policies earmarking them for development. The next Local Plan Review will assess whether these sites have been delivered, and if they have, these areas will be included within the settlement in the next Local Plan.
- 2.57 The Borough has a number of caravan parks and marinas. Some of these are highly built-up in nature and/or sit on the edge of the defined settlements. They have not been included in the settlement boundary, as they are not necessarily considered suitable for permanent alternative development. However, where proposals seek to improve or intensify the current use, for example by adding or renovating existing caravans or adding additional ones, this would be considered acceptable in principle under this policy. To ensure accommodation remains in tourism use, the Council will apply appropriate conditions to any planning consent to prohibit the permanent occupation either as a person's sole or main place of residence. Such restrictions and conditions are necessary to ensure occupancy remains in tourism use in accordance with the NPPF²¹.
- 2.58 The Council does not consider any part of the Borough to be 'rural' in the sense that would justify applying the rural exceptions for small scale commercial or affordable housing development as set out in the NPPF. While there are areas on the edges of the Borough, notably on Hayling Island, that are rural in character, these are not sufficiently far from the nearest built-up area to consider them in need of their own local housing or jobs offer. As such, proposals predicated on the 'rural exception' as set out in the NPPF will generally not be supported in principle.
- 2.59 For the avoidance of doubt, the support for development within the settlement boundary conferred by this policy is in-principle only and remains subject to the other policies in this plan and in national policy. Where a conflict arises, all relevant policies will be weighed in the planning balance, and development proposals within the settlement boundary may still be deemed unacceptable overall.

²¹ Paragraph 56 of the NPPF.

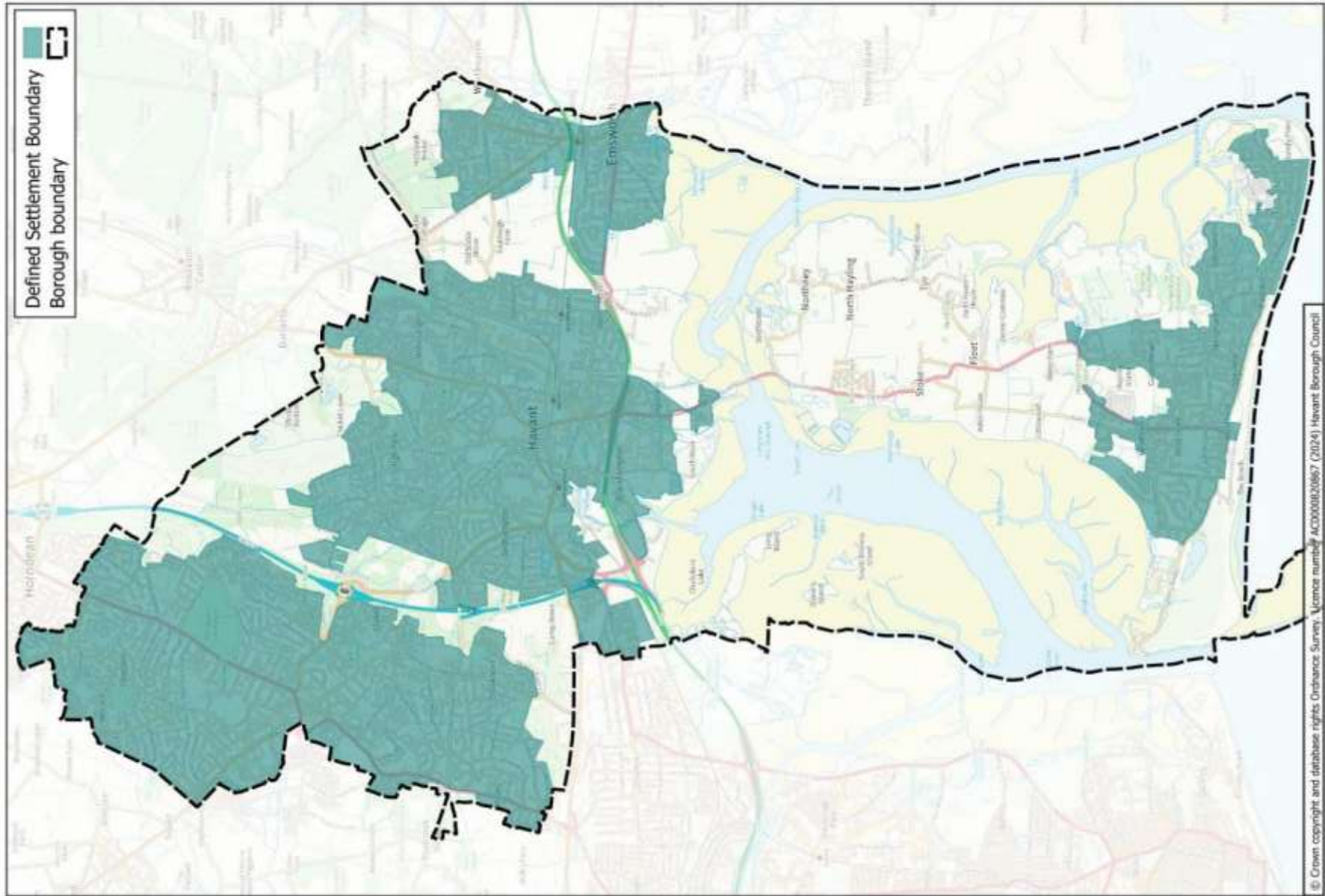


Figure 4 - Defined Settlement Boundary

Policy 3: Regeneration

Why the policy is needed

- 2.60 The Council is committed to the regeneration of Havant, Leigh Park and Waterloooville Town Centres together with Hayling Island Seafront. Together, these form a key part of the development strategy in this plan and are specifically highlighted in the Council's Corporate Strategy.
- 2.61 The identified regeneration areas represent the most sustainable development areas in the Borough, being close to public transport, shops and services, thus minimising the need to use a car day-to-day. They are suitable for high density housing which in the town centres will help to further support their vitality and viability. These key areas are identified as broad locations for development over the plan period.
- 2.62 These areas are the centre of the Borough's communities, but like many other town centres in the country, they face challenges with lack of investment and changing retail patterns. Build costs associated with the redevelopment of brownfield land, land values and site assembly mean it is inherently more challenging to deliver development in these locations than elsewhere in the Borough.
- 2.63 A regeneration programme will therefore be needed to secure comprehensive and investment in the Borough's town centres, with the Council working in collaboration with landowners, development partners including housing associations (also known as registered providers), the community and other stakeholders. Hayling Island Seafront is a key asset for the Hayling Borough and will be revitalised to help with increased visitor spend and make the Borough more attractive for investment. The Council recognises that private investment will also be needed to deliver regeneration in these areas.

Policy 3: Regeneration

The town centres and regeneration areas

- a) Regeneration in and around the Borough's town centres is a strategic priority of this plan. The following key areas are identified as broad locations for mixed use development, which have the potential to contribute to housing delivery and an enhanced sense of place:
- i. Havant Town Centre
 - ii. Civic Campus, Havant
 - iii. Waterloooville Town Centre
 - iv. Leigh Park Town Centre

- b) Regeneration sites within these broad locations provide an opportunity to form a key source of housing delivery. The Council will support development within these areas which help to deliver wider regeneration objectives and having regard to with the relevant development framework for that location.
- c) Within the town centres alongside new housing, proposals should deliver high-quality developments with a mix of uses including retail, leisure, food and drink, community, office, tourism and cultural uses which contribute to the vitality and viability of the town centre. Proposals within the town centres will be encouraged to explore an element of office provision as part of the development mix.
- d) Development within these locations will be expected to improve access to the town centres by sustainable transport modes so they can be served by high-quality travel choices (public transport, cycle and pedestrian networks).

Hayling Island Seafront

- e) The Council will seek financial contributions towards the delivery of public realm improvements;
- f) The Council will support a leisure offer which contributes to the enjoyment of the seafront.

How the policy will be implemented

- 2.64 The Council adopted its Regeneration and Economic Development Strategy in 2022. This sets out the Council's regeneration ambitions, highlighting the areas where transformational change is being targeted.
- 2.65 This policy sets out the Council's overarching approach to the regeneration of the Borough's town centres and its seafront. In conjunction with policy 45 (Town, District and Local Centres), it seeks to promote these locations as areas for renewal and regeneration and a focus for investment in the Borough. With the decline of retail, there is a need to increase and diversify the types of uses and development in these locations to attract additional footfall and encourage activity throughout the day into the evening. New residential development will help to support this and increase the vitality and viability of these centres.
- 2.66 The Council's landholdings are focussed in the Civic Campus area, which offers an opportunity for significant development, particularly if developed comprehensively alongside other public sector landholdings. Nonetheless, there are significant leisure and civic functions in this area in the form of the Havant Leisure Centre and the Public Service Plaza respectively. The Council is committed to using its own assets to maximise development, particularly in sustainable locations such as this. As such, a comprehensive analysis of the development potential of the Civic Campus and Havant Town Centre areas has fed into the preparation of the Publication Building a Better Future Plan.
- 2.67 Within the regeneration areas (and across the wider Borough), the Council will develop relationships with developers, landlords and Registered Providers which will help to provide the Council to gain greater control over housing delivery, including new affordable housing.

- 2.68 Havant Borough does not currently have a pipeline of sites which it can identify to provide net additional office floorspace and a noted shortage of sites for new office development, but there is the opportunity for office development as part of town centre regeneration. Developers are encouraged to explore whether offices should form part of a wider mix of uses as part of any regeneration proposals with the quantum and type of floorspace to be determined, this should be evidenced by market demand for office floorspace at the time of the application submission.
- 2.69 Regeneration proposals have the potential to displace vulnerable populations or propose changes which may not benefit them. Therefore, localised health impacts within the regeneration areas need to be taken into consideration to ensure that any proposals affecting vulnerable populations are addressed in line with Policy 12 (Health).
- 2.70 The Council will work actively with landowners and developers to bring sites forward as part of a comprehensive regeneration framework for each area. Public sector intervention is considered necessary due to the complex, multiple land ownerships within the town centres requiring a proactive approach to site assembly. The Council has initially prioritised the production of a comprehensive masterplan for Waterlooville Town Centre given the Council's limited land ownership in that broad location. A partnership model will be needed to deliver this strategy, with the Council's Regeneration Team taking the lead in facilitating partnerships with landowners and where appropriate directly intervening to address challenges to delivery.
- 2.71 Other development frameworks and/or masterplans will be developed as necessary to support the delivery of regeneration in the other locations identified. The preparation of such development frameworks or future supplementary policies or guidance will require engagement and consultation with the local community.
- 2.72 The Council will invest its own resources and may also use borrowing powers to deliver key projects, subject to business case development and necessary due diligence by:
- Directly delivering catalytic projects to stimulate private sector investment or where market forces are not delivering regeneration
 - Acting as a champion for the Borough, promoting the place to partners, funders and businesses, with a focus on securing inward investment
 - Making best use of Council assets and investment tools to support delivery, including the potential for disposals, acquisitions (including compulsory purchase if and where appropriate) and co-investment in priority projects.
 - Working to make projects attractive and viable, by de-risking schemes and leveraging in funding.
- 2.73 The Council will also bid for external funding to improve the viability of these sites where necessary, providing infrastructure and accelerating the delivery of development.

- 2.74 In the case of the seafront, the Hayling Island Seafront Ambition will be taken forward to identify key projects and priorities for the regeneration of the seafront. This is in contrast to the large scale change envisaged in the town centres, the Council will instead only support applications for Hayling Island Seafront which contributes to public realm improvements and/or proposes a leisure offer which contributes to the enjoyment of the seafront. For the purposes of the Local Plan leisure proposals are those which provide formal and informal sport, recreation, entertainment, play and cultural activities.

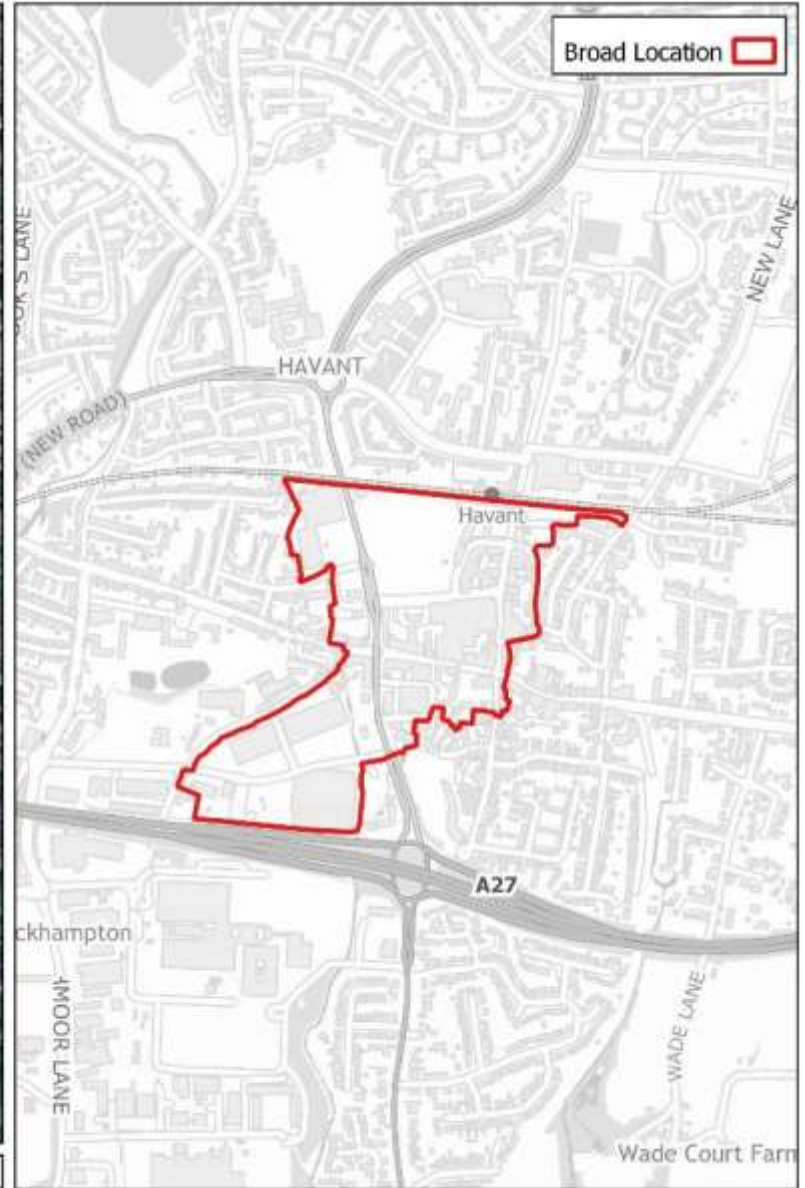


Figure 5 - Havant Town Centre broad location for regeneration



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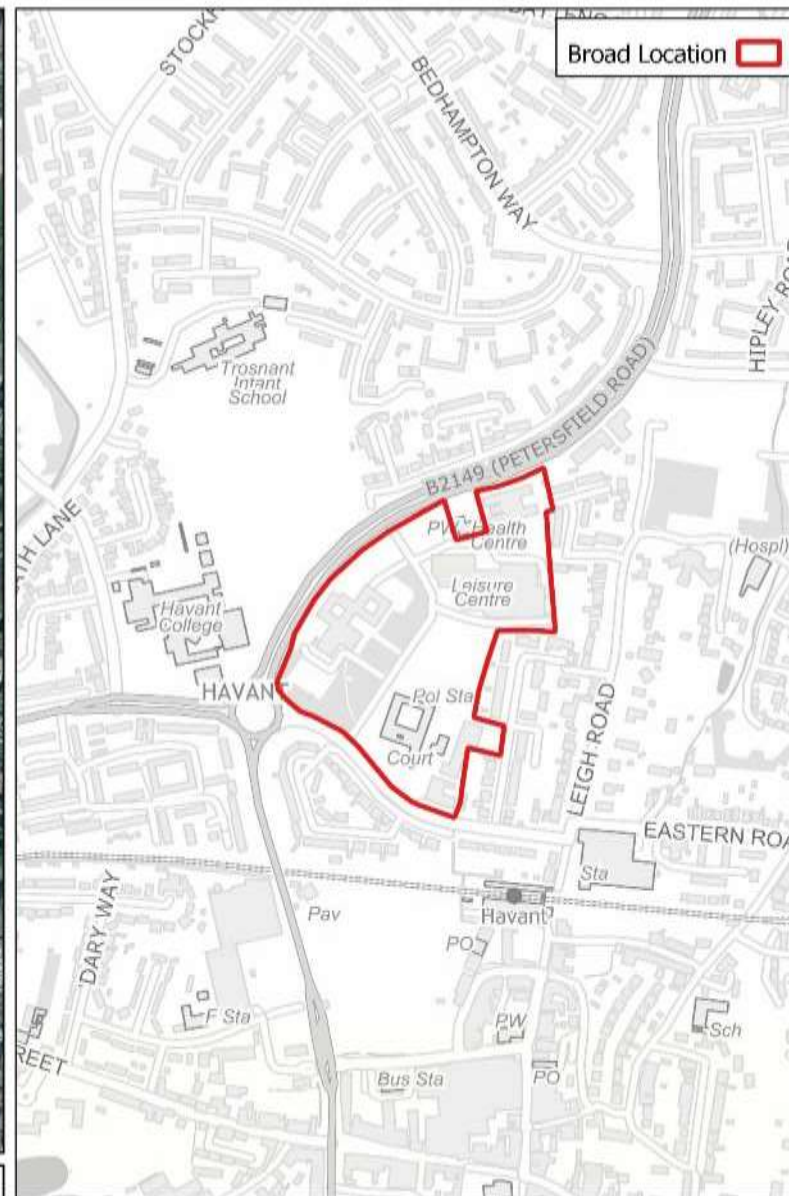


Figure 6 - Civic Campus broad location for regeneration



Figure 7 - Waterloooville Town Centre broad location for regeneration

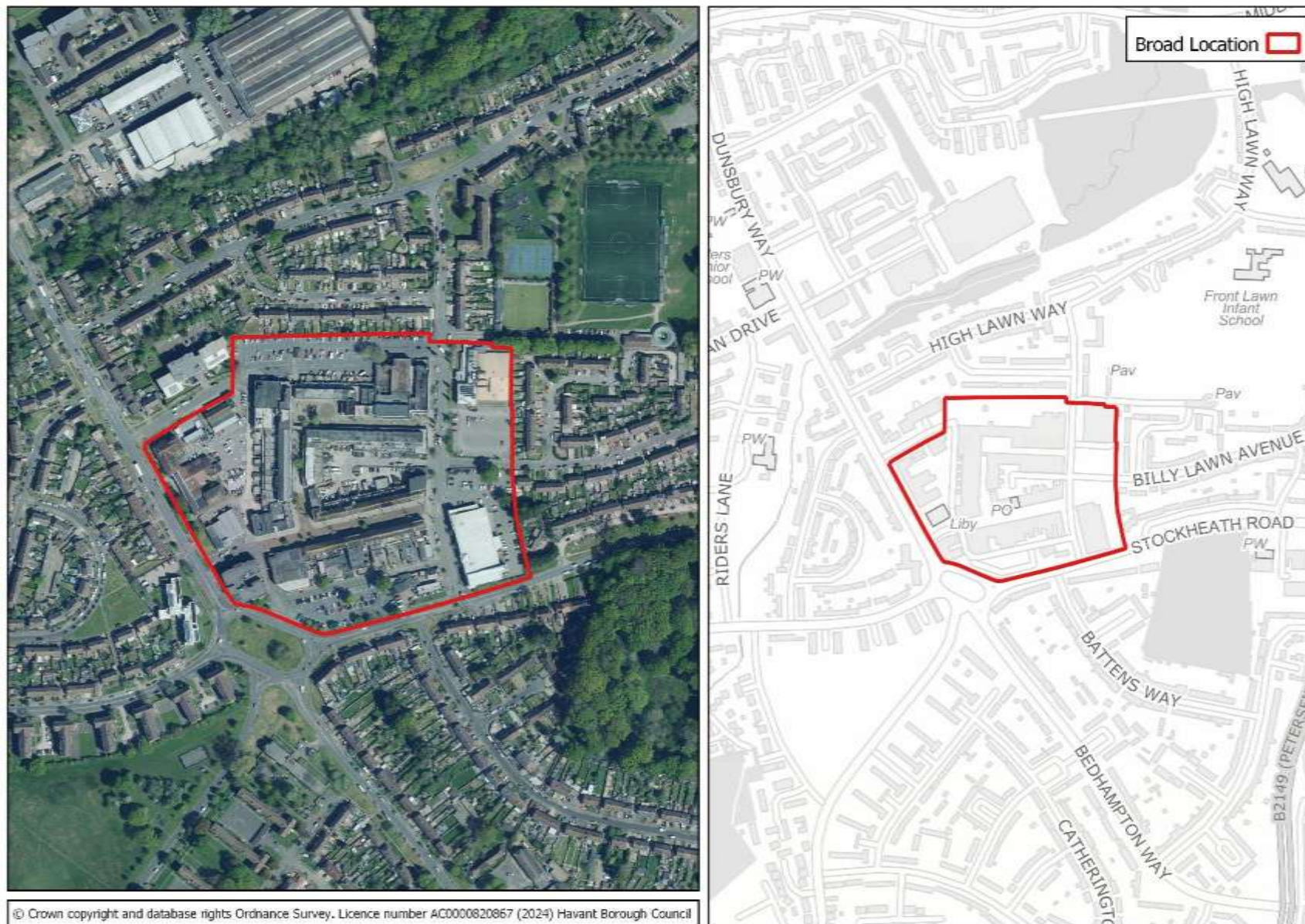


Figure 8 - Leigh Park Town Centre broad location for regeneration

Policy 4: Infrastructure and Environmental Mitigation to Support Development

Why the policy is needed

- 2.75 Key to delivering sustainable development is the timely provision of infrastructure to support the level of development proposed in various locations across the Borough. It is necessary to make sure 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. Positively planning through a Local Plan is the best way to avoid infrastructure being over-burdened by new development as the additional infrastructure use arising from it can be considered early in the planning process.
- 2.76 In discussing 'infrastructure' throughout this plan, the Council is generally referring to the physical facilities and installations which support society with transport, water supply and treatment, energy, telecommunications, flood risk and coastal change management, health services, education and culture and leisure.
- 2.77 Policies in this Plan, together with service providers' strategies, seek to deliver efficiencies in the use of infrastructure and reduce demand by promoting behavioural change, such as encouraging walking and cycling instead of using the car for every journey, or building in sustainable drainage systems from the outset. New and improved infrastructure will also be needed to support development as some infrastructure within the Borough is at or near capacity and will need upgrading to support additional use.
- 2.78 Some infrastructure may be delivered via contributions from developers through the planning system or by the developers directly. Other provision is made by the infrastructure providers themselves by aligning their strategies and investment plans with planned growth and development, and the Council is committed to working with these providers to secure delivery of improvements. Where their plans and requirements are known, these are reflected in this policy and/or the Infrastructure Delivery Plan, which accompanies this plan, as appropriate.

Policy 4: Infrastructure and Environmental Mitigation to Support Development

Strategic Delivery of Infrastructure

Infrastructure needed to enable development and/ or serve existing communities, will be supported. The Council will work with infrastructure providers and other partners to bring about the strategic infrastructure investment needed in the Borough to accommodate planned development, with a particular focus on:

- a) Securing improvements to the Borough's transport network and facilities, in particular to support a shift to low carbon and sustainable modes;
- b) Delivering new coastal defences and other flood risk and erosion management schemes in areas at risk of tidal flooding;

- c) Reducing flood risk from rivers, surface and ground water through sustainable drainage and flood alleviation schemes;
- d) Supporting the delivery of sufficient capacity in water supply and foul water conveyance and treatment;
- e) Supporting the delivery of infrastructure for the generation, storage and use of renewable energy;
- f) Securing land for environmental mitigation to address the effects of development;
- g) Supporting the delivery of facilities to meet the operational requirements of healthcare providers and the emergency services as well as other public service infrastructure;
- h) Supporting the delivery of school places for every child when and where it is needed;
- i) Supporting the provision of sufficient early years spaces where they are needed;
- j) Protecting and enhancing recreational open space and sports facilities; and
- k) Supporting improvements to the Borough's digital communications infrastructure.

In undertaking a)- k) above, the Council will seek to and will support other providers in making the most effective use of existing and proposed infrastructure, including opportunities for co-location and/or multifunctional use of facilities, and ensuring provision is inclusive and benefits the whole community.

In support of a) – k), land is safeguarded through this plan, as shown on the Policies Map, for:

- l) Community, Education and Health Facilities
 - Community Provision at Redlands Grange
 - Expansion of the Hayling Island Health Centre at Mengham
- m) Flood & Coastal Erosion Risk Management Schemes
 - Langstone
 - Broadmarsh Landfill Revetment
 - Northney
- n) Environmental mitigation
 - Sites to provide habitat compensation, biodiversity net gain and nutrient neutrality
- o) Transport mitigation

- A new walking, cycling and public transport bridge over the railway connecting Southleigh (Allocation 1) directly with the Emsworth Road/A27 Warblington junction (exact requirements to be determined through transport assessment for the site)
- Havant Railway Footbridge
- Warblington Railway Footbridge
- Hayling Billy Line Active Travel improvements and realignment

Proposals which undermine the prospect of the delivery of these schemes will not be permitted.

Site-specific Infrastructure

Developers will be required to provide or where appropriate make a financial contribution towards the provision of infrastructure which is needed to make the development acceptable in planning terms. Planning permission will be granted where:

- p) The applicant has demonstrated due consideration of all the infrastructure needs arising from the development including cumulative effects of nearby sites;
- q) The proposal meets all the identified on-site and/or off-site infrastructure requirements;
- r) The whole life cost of infrastructure provision has been considered and mechanisms are in place for its future management and maintenance;
- s) A programme of delivery has been agreed with the relevant infrastructure provider before development begins, which coordinates both financial and physical contributions from the development with other investment streams and ensures that expected impacts are mitigated before they arise; and
- t) The proposal does not threaten the use or future management or maintenance of existing infrastructure or result in the loss of facilities, except where it is part of a service provider's plans to provide improved local services in equally accessible locations.

How the policy will be implemented

- 2.79 The Council is committed to delivering the key items of infrastructure needed to support the future development of the Borough. During the preparation of the Local Plan the Council worked closely with infrastructure and service providers as well as neighbouring and partner authorities to understand the impacts of development on the Borough's infrastructure, and to identify what is needed to mitigate the impacts and when. This is set out in a separate Infrastructure Delivery Plan, with key elements reflected in this plan. It considers current provision, the extent to which there is capacity to cope with the demands of additional development, and where further infrastructure is necessary, how it may be provided and by whom.
- 2.80 The Council will work with developers, statutory bodies and infrastructure providers to coordinate the delivery of infrastructure improvements in the Borough to support the development that is proposed, and to improve infrastructure provision in the local area. In support of this aim, this plan

safeguards land for a number of key infrastructure items. These are listed in this policy and shown on the Policies Map. Safeguarding does not imply that all, or any, of the land shown will definitely be needed. Rather, safeguarding is intended to highlight land possibly or likely to be needed to deliver key infrastructure schemes. Thereby, the land is protected from loss to other uses, pending further study and investigation and the identification of funding. If further work shows that any of the land is not needed, it may be released for other purposes.

- 2.81 The provision of strategic infrastructure can involve coordination across a range of partners. Where development is strategic in nature it may require contributions or grant funding from a variety of sources due to the scale and cost. The Council will therefore continue to work to access funding opportunities from Government and other external sources of funding to support infrastructure delivery, not only to support the planned development, but to improve the quality of life for existing residents and to support local businesses.
- 2.82 The Council has a strong track record in the delivery of infrastructure in the Borough. Coastal Partners are part of Havant Borough Council and manage coastal flood and erosion risk in Havant Borough as well partnering four other local authorities²². Coastal Partners work to reduce the risk of coastal flooding and erosion to people and the environment through working at the strategic level to deliver Shoreline Management Plans and Coastal Flood and Erosion Risk Management (CFCERM) strategies. These plans enable Coastal Partners to the bid for funding to implement the recommended approach for each area of the coast. The team then design and implement the CFCERM schemes which improve the standard flood and erosion protection.
- 2.83 An example of this approach being implemented is in Langstone. Over the next 100 years, 120 homes in Langstone are at risk of tidal flooding in an extreme event. The aim of the scheme is to develop and implement a scheme which will reduce the risk to the community as well as the A3023 where it connects from Hayling Island onto the mainland. This implements the Shoreline Management Plan policy of 'hold the line' and the Portchester to Emsworth FCERM Strategy policy for this area of improving the defences to a minimum of 1:75 year standard of protection. The scheme is currently at detailed design stage.
- 2.84 As well as the strategic infrastructure which is highlighted through this policy, there will be a large number of smaller-scale infrastructure projects which in their totality will support the delivery of this plan. For example, implementation of smaller scale projects identified in the Local Cycling and Walking Infrastructure Plan in the Havant Town Centre area alongside larger projects such as Havant Footbridge will increase the connectivity of the town centre by active travel, boost walking and cycling and reduce the need to use the car for some trips.
- 2.85 It is important to clarify that where development generates new demand, national planning policy requires mitigation to address the impact of that growth even if that impact occurs within a system already under pressure. In areas where infrastructure is already operating at or near capacity, new development can tip provision into unsustainability.

²² Coastal Partners manage the coastline for Havant Borough Council, Fareham Borough Council, Gosport Borough Council, Portsmouth City Council and Chichester District Council.

- 2.86 The Council charges the Community Infrastructure Levy (CIL), where developers pay a charge per square metre of their development towards the costs of infrastructure provision. This builds a funding pot which assists with delivering key infrastructure requirements across the Borough. A CIL Spending Protocol has been published explaining how these funds will be allocated.
- 2.87 CIL is not a substitute for the provision of, or financial contributions towards, infrastructure which is necessary to make a development acceptable in planning terms. These items will continue to be secured through legal agreements.
- 2.88 The Council's Developer Contributions Guide identifies cases where contributions will be sought through Section 106 planning obligations and Section 278 highway agreements and explains the relationship with the Community Infrastructure Levy. The Developer Contributions Guide is periodically updated and will take account of any revisions to the CIL Charging Schedule or Regulations.
- 2.89 Statutory undertakers and other service and infrastructure providers will be consulted on planning applications to confirm their requirements and detailed specifications to mitigate the expected impacts of the development on the infrastructure network. Appropriate planning conditions will be used where necessary and appropriate to secure delivery of infrastructure. However, there remains an expectation that landowners and developers will undertake the necessary technical analysis and modelling work, collaborating with infrastructure providers and other stakeholders at an early stage, before a planning application is made, to identify any infrastructure capacity issues. This must include consideration of cross-boundary impacts.
- 2.90 When granting planning permission for development that includes new common parts, on or off-site infrastructure, ecological mitigation or other similar assets, suitable arrangements will be required that provides for their sustainable management and maintenance through either:
- a) The submission of a Management Plan which provides full details of the initial and ongoing management arrangements for the lifetime of the development, which is secured through a legal agreement; or
 - b) Design and construction in full compliance of an adopting authority's standards, together with the provision of a maintenance payment, covering the lifetime of the development, to be agreed with the adopting authority.
- 2.91 The nature, scale and phasing of any infrastructure will be commensurate with the scale and form of the development and its potential impact upon the surrounding area. Provision may be made through totally new infrastructure or by extension or enhancement of existing infrastructure to improve its quality and capacity to cope with the additional loads and demands which will be placed on it by the proposed development.
- 2.92 The layout and accessibility of utilities within a development scheme should be informed by highways and other routes to make sure that minimal disruption arises in the case of future maintenance work.

- 2.93 Delivery of infrastructure must be planned and coordinated with the timing of development. It may be necessary to identify trigger points for the infrastructure to ensure that expected impacts are mitigated before they arise (for example highway improvements and school places). Careful planning must also take place to coordinate works on site to ensure efficiency of delivery. For example, broadband providers should not have to dig their own trenches for cabling after a development has been completed, when this could have been coordinated with the laying of pipes from the outset. To this end, a programme of delivery for improved or new infrastructure needs to be agreed with the relevant infrastructure providers prior to the commencement of development to ensure best coordination.

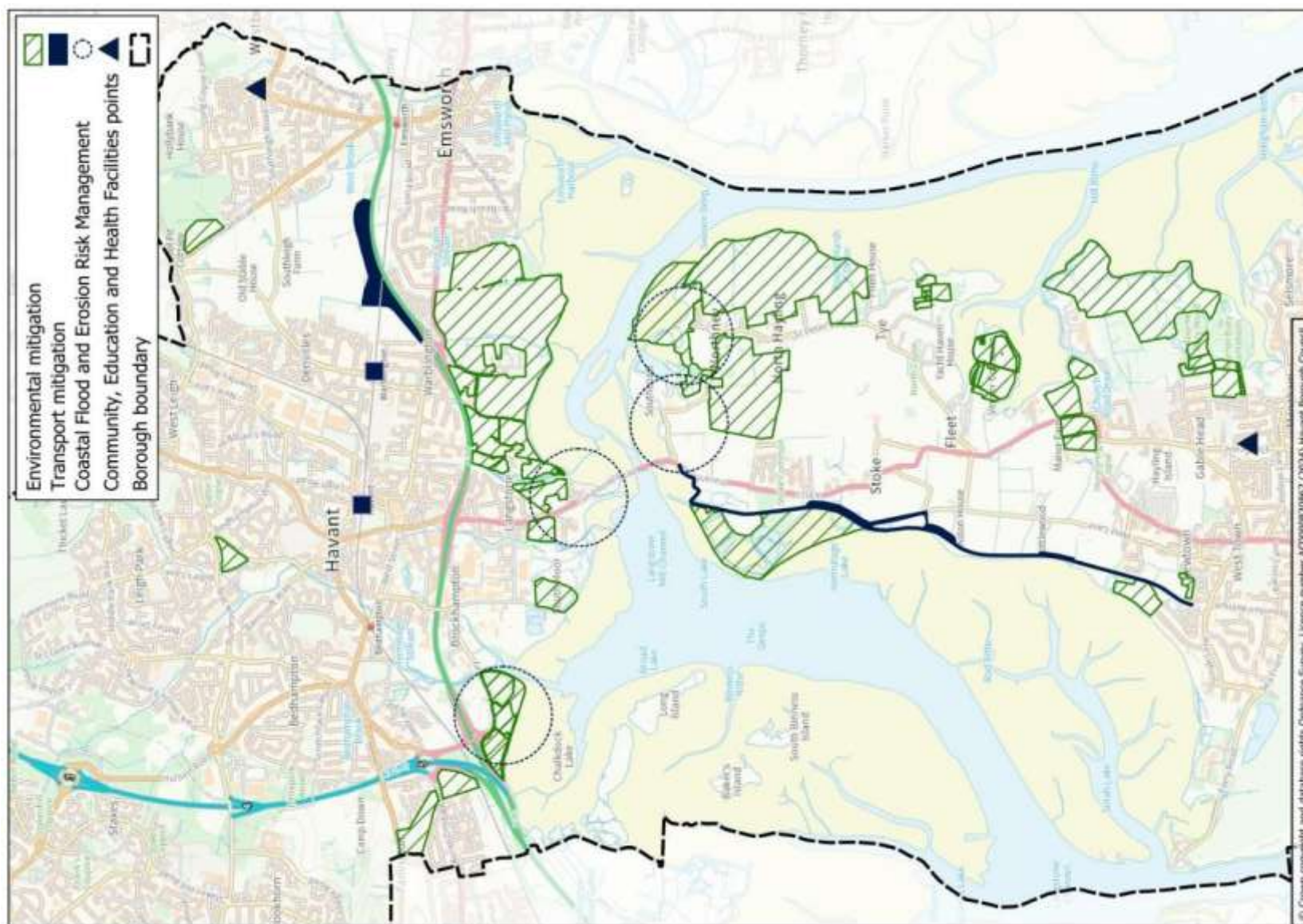


Figure 9 - Land safeguarded for infrastructure and environmental mitigation

Policy 5: Green and Blue Infrastructure

Why the policy is needed

2.94 Green and Blue Infrastructure (GBI) is defined in the National Planning Policy Framework (NPPF) as '*a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity*'. In Havant Borough the existing network of GBI includes:

- public parks
- playing fields
- trees and woodland
- hedgerows
- private gardens
- rivers and streams
- ponds and ditches
- sustainable drainage systems
- road verges
- allotments
- the wider open countryside and coastline

2.95 This network is fundamental in providing multi-functional benefits to residents, visitors, biodiversity, climate change action, heritage, and the economy.

The principles of good green and blue infrastructure

2.96 Well-designed GBI delivers accessible, attractive, and nature-rich spaces that complement and enhance the character of local communities, create a sense of place, provide access to nature, encourage physical activity, increase accessibility across all demographic groups, provide climate resilience, increase land and property values, and encourage economic activity and investment.

2.97 High-quality GBI should be a fundamental consideration in all development. Access to GBI creates many benefits for people, for biodiversity, and for the economy. There is abundant evidence that access to good quality GBI leads to positive health, wellbeing and developmental outcomes across all age groups. Improving access to multi-functional 'natural' places improves social equity especially for economically, socially, or physically disadvantaged groups. Providing access to diverse, nature-rich GBI within reach of local communities promotes social interaction, community cohesion, physical activity, play, educational opportunities, community food growing, and sustainable, safe travel.

2.98 Well-designed blue infrastructure helps to increase water storage capacity and reduce surface water run-off, preventing residential, agricultural, and highways flooding. Incorporating blue infrastructure in new and existing developments can help with urban cooling through evaporation and can provide access to biodiverse spaces within easy reach of residents and visitors. Blue infrastructure features can also support aquatic flora and fauna through improvements in water quality and quantity and the enhancement of habitat and can improve the attractiveness of local areas, especially where nature-based solutions such as sustainable drainage systems and the creation or enhancement of 'natural' wetland habitats are used.

2.99 In summary, GBI can deliver the following benefits:

- Climate adaptation and resilience
- Flood alleviation and improved water quality and quantity
- Placemaking
- Health and wellbeing
- Biodiversity and nature recovery
- Heritage asset protection and accessibility
- Enhanced land and property values
- Economic activity and investment
- Tourism, recreation and leisure

2.100 This Policy has clear links with the following Local Plan policies:

- Policy 3: Regeneration
- Policy 4: Infrastructure and Environmental Mitigation to Support Development
- Policy 11: Climate Change
- Policy 12: Health
- Policy 20: Biodiversity Net Gain
- Policy 22: The Local Ecological Network
- Policy 27: Flood Risk
- Policy 28: Drainage
- Policy 31: Trees, Hedgerows and Woodland
- Policy 32: The Historic Environment
- Policy 48: Protecting Existing Community Facilities
- Policy 50: Air Quality
- Policy 51: Aquifer Source Protection Zones
- Policy 55: Protecting Open Space
- Policy 56: Provision of Public Open Space in New Development

Policy 5: Green and Blue Infrastructure

The Council will work with developers and other stakeholders to ensure that planned development in the Borough helps to deliver a strategic network of high-quality green and blue infrastructure, and that decisions relating to green and blue infrastructure:

- a) Are guided by the Natural England Green Infrastructure Planning and Design Guide;
- b) Avoid the loss and fragmentation of existing green and blue infrastructure networks, including within the built environment;
- c) Provide biodiverse, multi-functional green and blue infrastructure;
- d) Maximise the multi-functionality and connectivity of green and blue infrastructure;

- e) Use green and blue infrastructure to address climate change impacts;
- f) Embed nature-based solutions in green and blue infrastructure provision;
- g) Maximise opportunities for health and wellbeing benefits;
- h) Maximise opportunities for residential amenity, social interaction and community cohesion.

How the policy will be implemented

Green and Blue Infrastructure Guidelines

- 2.101 The Council expects innovative and imaginative solutions for incorporating GBI into development – including its own development - maximising its benefits for residents and users and the wider built, historic and natural environment. GBI should be designed in accordance with published guidance such as Natural England's 'Green Infrastructure Planning and Design Guide'²³ and 'The Environmental Benefits from Nature Tool'²⁴. In addition, GBI provision should accord with strategic-level requirements such as the Partnership for South Hampshire's 'South Hampshire Green Infrastructure Strategy' (2017 - 2034)²⁵, the Havant Biodiversity Strategy²⁶, the Havant Climate Change Strategy and Action Plan 2024–2030²⁷, the Havant Active Wellbeing Strategy 2025–2030²⁸, the Havant Borough Tree and Woodland Strategy²⁹, and the Local Nature Recovery Strategy for Hampshire³⁰.

Biodiversity Net Gain

- 2.102 Green and Blue Infrastructure can provide opportunities for delivering mandatory Biodiversity Net Gain (BNG). Where BNG requires that on-site enhancements are prioritised GBI can enable BNG requirements to be delivered on site. On-site and off-site BNG requirements can be further enhanced through alignment with the Hampshire Local Nature Recovery Strategy (LNRS).

Maximising Connectivity

- 2.103 The design of new GBI should maximise the connectivity of green and blue spaces both within a development site and the wider landscape. This means integrating active travel and recreational routes that connect with existing open spaces. New GBI should maximise accessibility for all users, including connections to existing communities, facilities and services. Opportunities for building and enhancing connections to adjacent habitat networks should be integral to GBI design, particularly where this is informed by the Hampshire LNRS.

²³ Natural England Green Infrastructure Planning and Design Guide 2023

²⁴ The Environmental Benefits from Nature Tool - Beta Test Version - JP038

²⁵ South-Hampshire-GI-Strategy-2017-2034-FINAL.pdf

²⁶ Havant Borough Council Biodiversity Strategy January 2025

²⁷ Havant Climate Change Strategy and Action Plan 2024–2030

²⁸ Havant Active Wellbeing Strategy 2025-2030

²⁹ [Havant Borough Tree and Woodland Strategy](#)

³⁰ Local Nature Recovery Strategy for Hampshire | Environment | Hampshire County Council

HOW MUCH DEVELOPMENT

Policy 6: Amount of Housing

Why the policy is needed

Addressing housing need

- 2.104 The starting point in national policy is that local planning authorities should meet their full housing need as far as is consistent with other policies in the Framework. For Havant Borough, the most up to date assessment of objectively assessed housing need (based on the local housing need – 2024 standard method) is 15,822 dwellings over the plan period, which equates to 879 homes per annum.
- 2.105 Havant Borough's current minimum level of identified housing need for the plan period is a significantly higher level of housing delivery than the Borough has previously planned for. For context, the Core Strategy (2011) set a housing requirement of 6,300 dwellings over the period 2006 to 2026, equivalent to 315 homes per annum. The average annual delivery rate between 2006 and 2025 was 329 dwellings per annum.

Housing supply

The Council's Strategic Housing and Economic Land Assessment (SHELAA) is a key source of information for the quantity and suitability of sites potentially available for housing development. The housing supply in this plan is made up of brownfield sites within the developed areas, with a particular focus on Havant, Waterlooville and Leigh Park town centres, together with identified greenfield sites that can deliver sustainable development within environmental and social limits. Notably, the latter includes a strategic site at Southleigh, capable of accommodating around 2,100 dwellings - a significant proportion of which will be delivered within the plan period. Further supply is expected to come forward through windfall developments that come forward unexpectedly but do form a reliable source of housing supply within Havant Borough.

Policy 6: Amount of Housing

During the period 2022 - 2043, this plan makes provision for at least 7,087³¹ new dwellings across the Borough during the plan period, averaging 337 dwellings per annum.

Proposals involving the loss of dwelling(s) will only be considered favourably where wider benefits will be achieved in accordance with other objectives of this plan.

³¹ 7,087 dwellings when applied relevant non-implementation discounts; 7,394 dwellings when non-implementation discounts are not applied.

How the policy will be implemented

A housing requirement based on development capacity

- 2.106 The housing capacity figure for the Borough from 2022 to 2043 is shown in the table below. Given the expected lack of suitable land within the Borough with development potential to meet identified housing need, the Strategic Housing and Economic Land Availability Assessment³² includes a comprehensive and robust assessment of land to ensure the Council has fully examined all opportunities for development. The SHELAA does not however, determine whether a site should be allocated. The development supply position has been informed by the development strategy and the Sustainability Appraisal which determined which sites would be allocated in this plan.
- 2.107 Although Havant Borough's objectively assessed housing need of 15,822 dwellings is substantially higher than the housing requirement set out in the above policy, the Council has left no stone unturned to meet as much housing need as sustainably possible through this plan. This housing requirement for the plan is therefore capacity based, established based on the level of housing that can be delivered within the plan period, having regard to the identified constraints and limited land availability. Taking the above into account, the plan sets an average minimum housing requirement to be achieved across the plan period. For the avoidance of doubt, this does not represent a ceiling but a realistic target based on development capacity.
- 2.108 Around 40% of the Borough's overall housing need will be met and this will result in a large shortfall of housing delivery over the plan period in the region of 9,500 dwellings. Whilst acknowledging this is a very high level of unmet need, the Council has robust evidence to demonstrate it has left no stone unturned in identifying sites which are suitable for addressing housing need. This is principally set out within the Constraints Study, the SHELAA, the Residential Density Evidence Paper and the Windfall Housing Development Analysis which accompany this plan³³.

³² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

³³ *ibid*

Sources of housing supply (2022-2043)		Year 1-11	Year 12-21
Completions		1179	
Planning permissions (implemented/under construction, some/all conditions discharged/in the process of being discharged)		643	
Planning Permissions (minor, <10 dwellings)		130	
Planning permissions (major, 10 and more dwellings)		113	
Planning permissions: older persons housing (minor, not started)		-2 (5 & -8)**	
Planning permissions: older persons housing (major, not started)		25*	
Planning permissions: older persons housing (major, implemented)		75*	
Housing site allocation	EM01 and EM02a & EM02b Land north of Long Copse Lane	30	295
Housing site allocation	EM08a Land south of Havant Road (Horse's Field)		85
Housing site allocation	HA02 Helmsley House	10	20
Housing site allocation	HA06 Land east of Castle Avenue	114	70
Housing site allocation	HA09 and HA10 Former Oak Park School		47*
Housing site allocation	HA14 Land at Palk Road	83	
Housing site allocation	HA20 Kingscroft Farm	120	
Housing site allocation	HA21 Portsmouth Water Headquarters	120	
Housing site allocation	LP01 Cabbagefield Row		150
Housing site allocation	LP02 Strouden Court		81
Housing site allocation	LP05 Dunsbury Way	37*	
Housing site allocation	LP07 Former Electricity Board, Bartons Road		90
Housing site allocation	WA03 Padnell Grange	84	
Housing site allocation	WA06 Blue Star	69	
Housing site allocation	WA9 Goodwillies Timber Yard	96	

Housing site allocation	WA14 South Downs College Car Park	85	
Housing site allocation	WA15 Campdown	103	487
Deliverable site	EM06 Fowley Cottage	9	
Deliverable site	HA17 Land at the western end of Lower Road	14	
Deliverable site	HI17 115 Elm Grove	7	
Broad location	BL5 Southleigh	150	1500
Windfall allowance (discounted)		425	850
Housing supply		3719	3675
Housing supply over Plan Period		7394	
Planning permissions, major development - minus 7% non-implementation discount		-7.91	
Planning permissions, minor development - minus 15% non-implementation discount		-19.5	
Planning permissions: older persons housing, major development - minus 7% non-implementation discount		-4.34	
Planning permissions: older persons housing, minor development- minus 15% non-implementation discount		0.3	
Deliverable and developable major sites - minus 7% non-implementation discount		-75.46	-19.75
Deliverable and developable minor sites - minus 15% non-implementation discount		-2.4	
Housing supply after applying non-implementation discount		3610 (rounded)	3477 (rounded)
Annual average		328	348
Housing supply over Plan Period		7085	
Annual average over Plan Period		337	
Duty to cooperate contribution from other local authorities***		345	
Total housing supply over Plan Period		7432	

Table 5: Sources of housing supply 2022-2043

* Figure in the table represents a rounded housing equivalent of older persons housing number (older persons housing number divided by 1.9 and rounded)

** Figure in the table represents a rounded housing equivalent of older persons housing number (older persons housing number divided by 1.9); older persons housing numbers include 5 and -8, $5-8 = -3$; $-3/1.9 = -1.57$ (rounded to -2).

*** Allocation from the adopted Winchester City Council Local Plan

Maintaining effective cooperation

- 2.109 The Council has been in proactive discussions with its neighbouring local authorities given that that for not all of Havant Borough's housing needs can be met within the plan area. The Council has focused discussions on this important cross boundary matter with its neighbouring authorities and other authorities in the Portsmouth Housing Market Area (HMA).³⁴
- 2.110 The adopted Winchester District Local Plan 2020 - 2040, includes an 'unmet needs allowance' of 495 dwellings - of which 70% is apportioned to Havant Borough equivalent to 345 dwellings³⁵ (as shown in Table 5). However, given the scale of unmet housing need that remains in Havant Borough, the Council has also engaged with other authorities in the Hampshire and the Solent devolution area, as these will be covered by the same Spatial Devolution Strategy. The Statement of Cooperation documents this and shows that it has not been practicable to secure any further commitments towards unmet housing need at this time.

Loss of Dwellings

- 2.111 The housing requirement between 2024 and 2043 should not be offset by reductions in housing stock. The individual and cumulative loss of housing stock within existing urban areas is likely to increase pressure and demand for the use of greenfield sites. Only when there would be wider benefits which accord with the Local Plan as a whole will the net loss of dwellings be considered favourably. In such instances written justification of the wider public benefits should be submitted as part of the planning application.

³⁴ As defined in the 2014 Strategic Housing Market Assessment (paragraph 3.13) <https://www.push.gov.uk/wp-content/uploads/2018/06/SHMA-2014-1.pdf>

³⁵ Table H2 – Winchester District Housing Need and Provision, p. 218. Available at: <https://www.localplan.winchester.gov.uk/local-plan-2020-2040/adopted-local-plan-2020-2040>

Policy 7: Amount of Employment

Why the policy is needed

Addressing employment need

- 2.112 National guidance indicates that a robust evidence base is needed to understand existing and future business needs which is to be kept under review to reflect local circumstances and market conditions. The Employment Land Review (ELR) 2024 and the ELR Addendum 2026 is consistent with the methodology for undertaking an economic needs assessment as prescribed by Planning Practice Guidance (PPG) which requires the consideration of a number of approaches to deriving the employment requirements: past take up, labour demand and labour supply.
- 2.113 For industrial need, the ELR identifies a minimum need for new industrial and warehousing floorspace of 146,213 sqm (Light Industrial, General Industrial, Storage and Distribution) based on past trends (over the most recent five year period). This reflects the level of demand seen in the recent take up of premises in the property market, as well as the recent redevelopment of existing industrial sites (where earlier on-site losses of traditional employment uses were not accounted for).
- 2.114 For office floorspace, Havant's office market continues to be weak with no sign that developer confidence is close to a return. The latest VOA data shows that office floorspace in Havant has shrunk from close to 100,000 sq m in 2022 to just over 80,000 sq m in 2025 with the ELR identifying a range for office need over the plan period. The ELR states that recovery for the office sector is likely to be felt first in the larger established office areas such as the City of Portsmouth, and with Portsmouth being able to accommodate office related labour supply growth in the short to medium term, supporting office growth within the same economic market area is clearly a pragmatic response to Havant's lack of market interest and lack of land supply available for office use.
- 2.115 On this basis, the ELR states there is an industrial and warehousing net need in the Borough is over 146,000 sqm.

Employment land supply

- 2.116 The Council's Strategic Housing and Economic Land Assessment (SHELAA) identifies the quantum and suitability of sites which can be provided to address the Borough's need for employment development. Havant Borough does have sufficient available land to meet its economic needs. Though the existing employment areas will support the replacement and redevelopment of existing buildings and intensification of employment uses within these areas.

The Borough has a strategic site at Dunsbury Park which was designated as a Freeport Tax Site as part of the Solent Freeport in 2022. Several industrial units have already been taken up and occupied within Phases 1 and 2 of the site, with the opportunity to deliver a significant amount of employment floorspace on the remainder of the site. Given the market outlook and lack of Freeport related demand it is concluded as part of the

most recent ELR update that any net additional jobs and floorspace from Phase 3 would be available and should be included within the supply available for general market activity.

Policy 7: Amount of Employment

During the period 2022 - 2043, this plan makes provision for at least 146,213 sqm of industrial employment land floorspace (net) across the Borough.

How the policy will be implemented

An employment requirement based on development capacity

2.117 The employment floorspace capacity for the Borough from 2022 to 2043 is shown in the table below.

Sources of employment land supply (2022-2043)	Net floorspace (sqm)
Completions 2022-25	32,216
Planning permissions as of 1 April 2025	70,969
Allocations ³⁶	45,745
Total employment land supply (from all sources)	148,930

Table 6: Sources of employment land supply 2022-2043

2.118 The Borough's assessed employment need for 146,213sqm net new industrial floorspace can be met by a small margin. The Council has proactively engaged with its neighbouring areas, both on a bi-lateral and multi-lateral basis with authorities of Portsmouth City, Fareham Borough and Gosport Borough being all located within the Portsmouth-focused Functional Economic Market Area (FEMA)³⁷. This work has proved very productive and has resulted in formal offers of assistance from Portsmouth City and Fareham Borough respectively, this has been formalised through Statements of Common Ground³⁸.

2.119 The SHELAA highlights that the range of sites available to meet employment need favours the industrial and warehouse sectors, reflecting that this is a much stronger market in the Borough compared to the office market. There is industrial supply of over 148,930sqm of floorspace meaning that there is a choice of sites which vary in type, size and location offering a range of opportunities for the market. Compared to the need for new industrial

³⁶ Does not include the Colt site which instead is accounted for in permissions.

³⁷ As defined in the PfSH Economic, Employment and Commercial Needs (including logistics) Study. Available at: <https://www.push.gov.uk/wp-content/uploads/2021/05/Economic-Employments-and-Commercial-Needs-including-logistics-Study-Final-Report-March-2021.pdf>

³⁸ Statement of Common Ground between the South East Hampshire Local Authorities. Available at: <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

floorspace, there is a surplus in the region of 2,000 sqm but development activity in this sector is expected to remain high and employment sites are limited. This reinforces the need for the Borough to retain all of its existing employment areas, as it will be increasingly difficult to expand the Borough's economic base with limited land availability to provide employment uses elsewhere (Policy 44 - Protecting Employment Uses).

- 2.120 There have been no sites which have been actively promoted for office provision. Whilst the office market is currently poor and unlikely to change in the short term, office development should continue to be directed towards town centre locations as part of the sequential approach. Regeneration proposals within the town centres are therefore encouraged to explore whether office floorspace could be provided as part of a wider mix of uses, particularly in Havant and Waterlooville town centres (Policy 3 - Regeneration).
- 2.121 However, it is important that the plan provides for flexibility for positive change with improving market conditions. The plan therefore makes flexible allocations that could respond to either source of demand. Indeed, many businesses in Havant Borough occupy premises within existing employment areas comprise a mixture of industrial, warehouse and office uses.

Policy 8: Five Year Housing Land Supply

Why the policy is needed

- 2.122 The Council is committed to delivering this Local Plan. Nonetheless, to maintain an NPPF compliant five year housing land supply based on the housing requirement set out in Policy 6, this policy sets out the approach to determining planning applications not supported by the development plan in situations where a five year housing land supply is not in place.
- 2.123 If this is the case, further flexibility in the determination of planning applications will be necessary under the NPPF. This potentially allows for additional sites to come forward, over and above those sites allocated in this plan or within the Borough's developed areas.
- 2.124 In the event that the Borough does not have a five year housing land supply, the presumption in favour of sustainable development (which is often referred to as the 'tilted balance') will apply. This policy provides a clear framework on how planning applications will be determined in these circumstances.

Policy 8: Five Year Housing Land Supply

Where the Council can demonstrate a five year housing land supply, this policy will not apply and applications which are not in line with the development plan will not be supported in principle.

If the Council cannot demonstrate a NPPF compliant five year housing land supply, applications for development which are contrary to the development plan will be permitted where:

- a) The requirements of the development plan are met except Policy 2 (Defined Settlement Boundary); and
- b) The development is not affected by constraints which the NPPF protects as areas or assets of particular importance; and
- c) There will not be a significant and demonstrable adverse effect from the development; and
- d) The proposal is demonstrated to be deliverable in the short term.

Habitat Regulations

In accordance with the NPPF, there is no presumption in favour of sustainable development where the project is likely to have a significant effect on internationally designated habitats sites (either alone or in combination with other plans and projects).

Housing proposals which have a likely significant effect on Solent European sites will be required to undertake a project level Habitat Regulations Assessment and, if necessary, an Appropriate Assessment which is agreed in consultation with the competent authority. Where a

package of avoidance and mitigation measures cannot be provided to remove any likely significant effect on the Solent European Sites, development proposals will be refused.

How the policy will be implemented

- 2.125 The Local Plan favours development within the Borough's developed areas and sites allocated for development. However, in the event that the Borough cannot demonstrate a five year housing land supply a scheme that is proposed outside of the developed areas would need to meet the relevant criteria in paragraph 11 of the NPPF and all the criteria in the above policy.
- 2.126 The criteria in this policy provide a basis to ensure that any proposals coming forward outside the developed areas are developed in a sustainable manner, in line with the principles of paragraph 11 of the NPPF. The policy criteria are required to ensure relevant policy considerations are given weight in a scheme's assessment. Schemes within the developed area together with allocated sites are supported in principle in any case and specific criteria guiding how the application should be considered are not required, over the requirements of other relevant policies and material considerations within this plan. Criterion b. of the policy refers to those constraints which are the NPPF highlights are assets of particular importance. This relates to those constraints contained in footnote 7 of the NPPF at the time of writing. The Council expects development which has been granted planning permission under this policy to be built out without delay. This is imperative given the high need for housing development in the Borough and the wider sub-region.
- 2.127 To ensure that such additional housing schemes contribute towards any five year supply shortage the Council will expect detailed information to be submitted to demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. The Council will also consider the nature of the application, particularly whether a housebuilder is already attached to the scheme in terms of evidencing swift delivery.
- 2.128 The Council actively monitors planning permissions for new housing in terms of starts, development activity and completions. If the Council finds that development with the benefit of planning permission is not being swiftly built out, action will be taken to work with developers to deliver the development at the earliest point. The tools available to the Council will vary depending on the specifics of the site in question.
- 2.129 If deemed necessary, the Council will use conditions requiring commencement to take place sooner than the national standard, and (where applicable) for reserved matters to be swiftly submitted to support outline planning approvals.
- 2.130 The level of weight to be afforded to housing supply, over and above what would normally be the case, will depend on the level of five year supply shortfall at the point of decision.
- 2.131 In considering whether there would be significant and demonstrable adverse effects from the development, the Council will consider mitigation proposals put forward by the applicant and the representations of statutory consultees in particular.

THE QUALITY OF DEVELOPMENT

Policy 9: New Homes for Sustainable Communities

Why the policy is needed

- 2.132 Given the limited supply of available land to address housing need, it is important that the Council plans positively for different housing types and tenures to meet the needs of the community.
- 2.133 Existing housing is unaffordable for some people and unsuitable for others. The reasons for this include a lack of supply, housing market dynamics and wider social and economic factors. The gap between house prices and income has risen in Havant Borough over the last two decades. When expressed as a ratio the rise has been from 6.46 in 2002 to 9.8 in 2023³⁹. This means that owning a property in the Borough has become more difficult as house prices have increased more quickly than income.
- 2.134 The Council's Housing Strategy 2024-2029⁴⁰ sets out the Council's commitment to ensuring that the quality of homes in the Borough improves and that local people can find a home that meets their needs. It recognises the diversity of need across communities and the impact of housing on health, wellbeing and social cohesion. However, it is recognised that the vast majority of new homes provided over the plan period will be delivered by developers and housebuilders - this plan therefore sets out the overarching vision for raising the quality of new homes in Havant Borough. That way, the limited land which is now available for development can be used to provide the right types and sizes of homes.

Policy 9: New Homes for Sustainable Communities

Mixed and sustainable communities will be created through:

- a) The allocation of a range of different types and sizes of housing sites, including the allocation of the Southleigh Strategic site which will serve a new community, alongside a range of small and medium sized brownfield sites and urban extensions;
- b) Providing different sizes, types and tenures of homes for different groups, including those with specialist needs, which supports movement within the housing stock and frees up housing stock for others in need (Policy 38 - Affordable Housing, Policy 39 - Housing Mix, Policy 40 - Retirement and Specialist Housing);
- c) Increasing the supply of homes and especially of affordable housing that meet a genuine local need (Policy 6 - Amount of Housing, Policy 38 - Affordable Housing);
- d) Ensuring that all new homes are of a high quality, support residents' health, a good quality of life and are economical to run, safe and comfortable for their occupants to live in (Policy 15 - High-quality New Homes; Policy 16 - Low Carbon Development, Policy 17 - Preventing Overheating);

³⁹ Office for National Statistics

⁴⁰ <https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance>

- e) Securing a proportion of all new homes built to an enhanced adaptable and accessible standard to enable people with disabilities and long-term health conditions to live safe and independent lives (Policy 15 - High-quality New Homes); and
- f) Working with developers to secure community new development officers to support residents of new developments and build cohesion with the wider community (Policy 60 - Community New Development Officers).

How the policy will be implemented

- 2.135 It is important that when developing the Borough's remaining development sites, that the new homes that are built are of a sufficient quality and address the needs of different groups in the community. This plan therefore sets out a suite of policies which indicate a need to ensure that new housing is of a standard which provides for the needs of its occupants by standing for the test of time, whilst ensuring that new development delivers sustainable communities.
- 2.136 The plan requires housing development to provide high-quality accommodation that meets the needs of the future occupiers. Policy 15 (High-quality New Homes) which includes a requirement for minimum internal space standards, homes with enhanced accessibility and adaptability standards and outdoor private amenity space.
- 2.137 Community new development officers will help promote community cohesion and support the integration of residents of new developments with the wider community (Policy 60 - Community New Development Officers).
- 2.138 It is the role of the Local Plan to establish the level of development that can be delivered in a sustainable manner, balancing the many requirements arising from national policy and local evidence.
- 2.139 It is clear from the local evidence base that the land supply in Havant Borough is significantly constrained: The Borough is already heavily built-up, with only limited land outside of the existing urban area remaining available for development. Much of that remaining land is subject to a range of constraints, including most notably, international and national nature conservation designations, the 'National Landscape' designation around Chichester Harbour, and significant areas at risk of flooding.
- 2.140 By taking into account the assumed development needs and working through the availability and suitability of land in the Borough to meet those needs, it is the task of the Local Plan to establish the level of development that can be delivered in a sustainable manner. Policies 6 (Amount of Housing) and 7 (Amount of Employment) set out the resulting amount of development being planned for to 2043 through the Building a Better Future Plan.

Policy 10: Supporting a Strong and Prosperous Economy

Why this policy is needed

- 2.141 The Borough has a diverse and varied industrial based economy supported by a wealth of micro sized enterprises. The Borough accommodates a small sub regional cluster of local construction and industrial businesses which provides jobs and support the Borough's economy.
- 2.142 Newer and larger industrial units can be found in Havant town and at Dunsbury Park, but existing built stock tends to be dated, with smaller floorspace serving the local market. Recent demand has come from a range of sectors including retailers, e-commerce and manufacturers, but the market is constrained due to low levels of availability.
- 2.143 Havant Borough has a comparatively small office market, with occupiers seeking smaller, high-quality units due to a both a trend involving a large proportion of office workers moving to homeworking for part of the working week, as well as occupiers seeking sustainability and energy efficiency.
- 2.144 Whilst the Borough is home to a number of global manufacturing brands such as Kenwood, Lewmar and Lockheed Martin, it remains a relatively low-waged economy. This reflects a higher proportion of lower qualified residents which lag behind qualifications and employment skills at a county and a national level. Whilst planning cannot secure higher wage jobs, it can ensure that the right sites are available to attract firms that in turn may pay higher wages.
- 2.145 Hayling Island and Emsworth remain at the heart of the tourism and recreational sector in the Borough, alongside attractions for day visitors including Staunton Country Park. Tourism to the Borough has an important role in contributing to the local economy, with local tourism sector attracting significant visitor spend, and supporting around 4,500 jobs across the Borough.
- 2.146 Havant Borough has a range of town, district and local centres, alongside smaller shops and services, which provide a key a source of retail employment and are at the heart of the Borough's communities. Providing retail shops in our designated centres helps to reduce the need to travel and are vital for residents to easily access essential goods and services and provide jobs.

Policy 10: Supporting a Strong and Prosperous Economy

The local economy will be supported in principle through:

- a) The allocation of a range of different types and sizes of employment land to ensure there is a choice of sites available to meet business needs, including the extension and expansion of Dunsbury Park as part of the Solent Freeport;
- b) Appropriate intensification, redevelopment and upgrading of existing employment sites to make a more efficient use of space and respond to modern business needs and support sustainable job growth (Policy 44 – Protecting Employment Uses);

- c) Supporting improvements to the Borough's digital communications infrastructure (Policy 4 – Infrastructure and Environmental Mitigation to Support Development);
- d) New or enhanced educational and learning facilities to enable residents to secure higher skilled jobs (Policy 4 – Infrastructure and Environmental Mitigation to Support Development);
- e) Working with developers to secure training to improve the skills and qualifications of the Borough's residents (Policy 59 – Employment and Skills Plans);
- f) Enhancing and diversifying the mix of uses in the Borough's town centres (Policy 3 – Regeneration);
- g) Supporting an enhanced leisure offer on Hayling Island seafront (Policy 3 – Regeneration); and
- h) The provision of new and/or improved tourism and visitor attractions, accommodations and/or facilities.

How this policy will be implemented

- 2.147 There is a need to protect existing employment areas from encroachment to alternative uses and to provide future opportunities for redevelopment and intensification within these areas (Policy 44 – Protecting Employment Uses). Alongside this, the plan allocates sites which have the potential to deliver new high-quality employment floorspace to ensure sufficient choice and competition in the market.
- 2.148 Dunsbury Park is part of the Solent Freeport and is well placed to target investment in advanced manufacturing, including automotive and clean growth sectors. This plan continues to identify the site as being of a sub-regional significance, with the potential to deliver a large number of jobs in close proximity to Leigh Park. Langstone Park in Havant, alongside Waterloo Park in Waterlooville are also notable allocations, offering the ability to meet demand from companies that cannot find space within the existing built stock. Policy 7 sets out the amount of employment floorspace that is provided for through this plan.
- 2.149 There are, however, no specific sites being promoted for office development in Havant Borough. So, as well as including flexibility on these allocations to accommodate office use, there is a need to take a positive and proactive approach in ensuring that office floorspace has been maximised as part of the development mix when considering regeneration opportunities (see Policy 3 – Regeneration).
- 2.150 Employment and Skills Plans will provide the Borough's residents access training and qualifications so that they have the skills and education they need to succeed (Policy 59 – Employment and Skills Plans).
- 2.151 The policy encourages new and/or improved attractions, accommodation and/or facilities, subject to the other provisions in this plan. The Council recognises that flexibility is needed to respond to an evolving tourist and day visitor market. On Hayling Island seafront, activities that cater for all ages and encourage visitors to stay for longer will be supported. The regeneration of the town centres to include a greater range of uses also has the potential to complement the visitor, leisure and recreation offer in the Borough.

- 2.152 Hayling Island is surrounded by a variety of national and international nature conservation designations which contribute to the attractiveness of its environment. Any proposals which promote recreational uses in this environment will only be acceptable where they do not damage or disturb designated nature conservation sites and will need to comply with Policy 23 (Recreation Disturbance on International Sites).

Policy 11: Climate Change

Why the policy is needed

- 2.153 Climate change has the ability to completely reshape the built, historic and natural environment if not addressed. Predictions from the Environment Agency include more winter rainfall, less summer rainfall, higher peak river flows and a substantial increase in summer temperatures this century. The UK is facing higher flood risk, increased temperatures, greater frequency of storms and natural events and reductions in water supply. Due to this, the effects of climate change can have significant impacts on the physical and mental health of residents, the natural environment and infrastructure within the Borough.
- 2.154 The Government introduced the Climate Change Act in 2008 requiring the Country to be net zero carbon by 2050, the world's first legally binding requirement to decarbonise. The NPPF sets out how the planning system can support the transition to a low carbon future in a changing climate. This can be through shaping places in ways to contribute to radical reductions in emissions, minimise vulnerability and improving resilience. Therefore, before the end of the plan period there will need to be significant changes to:
- The way buildings – including homes – are designed, heated and powered;
 - The way everyone travels;
 - The way the economy operates and
 - How everyone uses and enjoys the local environment.
- 2.155 The changes to our climate, particularly within Havant Borough are unprecedented. National policy is leading the response to climate change but there are measures that can be taken through the Local Plan to incorporate climate impacts into local decision making that can radically reduce our contributions to greenhouse gas emissions and adapt development to enable communities and infrastructure to be more resilient to the consequences of climate change. Both reducing the impacts of and being less vulnerable to climate change is an essential part of delivering the environmental element of sustainable design.
- 2.156 Havant Borough Council's Climate Change Strategy and Action Plan sets out new and ambitious net zero targets for the Council and Borough. The Council is committed to implementing positive and proactive change when it comes to Climate Change, declaring both a Climate Change and Nature Emergency and working to embed these considerations within the decision-making processes within the authority.
- 2.157 Any development permitted under this plan should make the Borough a better place for residents, it should improve the environment and enhance it to be climate resilient with all three pillars of sustainable development (economic, environmental and social) implemented equally. This applies to every scale of development from a domestic extension to a significant allocation such as Southleigh.

Policy 11: Climate Change

The principles of climate change mitigation and adaptation must be embedded into new development, improving the resilience of land and buildings together with both existing and future communities to the impacts arising from climate change. All development should contribute towards Havant Borough becoming and staying carbon neutral. Depending on the nature and scale of proposals, development is expected to lead to high-quality, healthy, sustainable and environmentally sensitive places which positively affect the Borough's residents and its environment. Planning permission will be granted for development proposals that:

- a) Ensure development can withstand the predictable effects from climate change for its expected lifetime;
- b) Incorporate low and zero carbon energy technologies and innovations, including digital;
- c) Apply the energy hierarchy and achieve a high standard of energy efficiency in line with Policy 16 – Low Carbon Development;
- d) Generate and supply renewable, low and zero carbon energy for its own use or local distribution networks in accordance with Policy 16 – Low Carbon Development and Policy 58 – Renewable Energy Infrastructure;
- e) Provide for sustainable forms of vehicular and personal transport to and from the site and reduce car use in accordance with Policy 53 - Accessibility, Transport and Parking;
- f) Enable recycling and waste reduction both during construction and occupation;
- g) Manage and conserve adequate water resources and avoid harming water quality and improve where possible;
- h) Demonstrate that flood risk from all sources can be avoided or managed in line with Policy 27 – Flood Risk, Policy 28 – Drainage and Policy 29 – Development on the Coast;
- i) Use Sustainable Drainage Systems (SuDS) in accordance with Policy 28 - Drainage;
- j) Provide for green/blue infrastructure and open spaces within the layout for climate resilience and health and wellbeing; cooling and removing surface water run-off; absorbing greenhouse gas emissions and use of nature-based solutions in accordance with Policy 5 – Green and Blue Infrastructure and Policy 17 – Preventing Overheating;
- k) Improve wildlife habitat and species conservation and connectivity to allow for movement in response to climate change in accordance with The Natural Environment Policies 20 - 26;
- l) Improve the environmental performance of heritage assets without compromising their significance in accordance with the Heritage Policies 32 - 37. This necessitates taking a whole building approach informed by heritage expertise; and
- m) Take appropriate opportunities to use or reuse buildings, materials and land efficiently, minimising waste and promoting a circular economy.

How the policy will be implemented

Designing for a changing climate

- 2.158 Sustainability must be considered within all future decision making. Only when this is done can the natural environment be protected and enhanced, can development be built for longevity, can greenhouse gas emissions be reduced and the Borough be protected against the impacts caused by climate change. The Council's Building a Better Future Local Plan is a key strategic document which can support and direct where sustainability can be incorporated to ensure the Borough developing long term sustainable growth.
- 2.159 Consideration of climate change starts with the question of whether development is necessary or whether existing buildings and structures on the site can be adapted to an alternative use if their existing use is no longer needed or appropriate. Re-using or adapting existing buildings will always be less carbon intensive than demolishing and rebuilding. Also, it connects with and supports the conservation of historic buildings, adapting them in a way that is sensitive to their significance. Designing and constructing developments using low carbon technologies and principles are supported by Policy 16 (Low Carbon Development), Policy 17 (Preventing Overheating) and Policy 18 (Sustainable Construction Methods, Materials and Waste), to ensure that energy consumption, overheating and the Borough's carbon footprint are reduced. These requirements can reduce the overall running cost to an occupant, reduce the need for retrofitting at a later stage and can also help work alongside the Government's Clean Growth Strategy (2017) to ensure that all homes are of an Energy Performance Certificate B and C standard by 2035.
- 2.160 It is vital that development, along with the associated facilities and infrastructure that supports it, is designed specifically to remove/reduce carbon and to be resilient for its anticipated lifecycle, not just the short term. A key consideration will be accounting for the implications of the changing climate but designs need to consider flexibility for changing needs through installing low carbon technologies, adopting fabric first principles and following the energy hierarchy to support long term sustainable development. Waste, materials and cooling hierarchies must also be considered in order to design low carbon development.
- 2.161 The transport sector is the largest source of the carbon dioxide emissions in the Borough. The planning system has a role in promoting more sustainable travel, including through the location of new development and the infrastructure that is secured to support it. Therefore, it is also critical to recognise this within the strategic approach to climate change. The Government has made announcements about the timing of phasing out petrol and diesel vehicles, however there is also a need to reduce travel overall and increase the share of journeys undertaken by walking, cycling and public transport.
- 2.162 The location of development, the way developments are planned (including the mix of uses proposed), laid out and designed, and the infrastructure that supports them, all have the potential to affect travel and other related emissions. This includes through the patterns of development that enable the prioritisation and encouragement of walking, cycling and the use of public and/or community transport; ensuring appropriate connectivity within and beyond sites; and seeking to minimise the need for unnecessary travel by private vehicles.
- 2.163 Green infrastructure (see also Policy 5) can deliver multiple functions, including storing carbon, providing cooling and shading (through green walls and roofs), helping manage flood risk (including through sustainable urban drainage systems and rain gardens), conserving and enhancing

biodiversity and supporting opportunities for improvement to health and wellbeing. In considering green infrastructure and how it integrates into new development, regard should be had to its extent, quality, the level of connection to the network, and the functions it is delivering. Where possible, nature based solutions should be utilised and prioritised, including in relation to water management. Policy 28 (Drainage) covers the requirements for on-site surface water management including SuDS.

- 2.164 Ecological networks form part of the green infrastructure network but also need to be considered in their own right. Such networks are important to help conserve biodiversity, enable migration and dispersal of species, and potentially play a role in enabling habitats and species to respond to a changing climate. Factors that will need to be considered in seeking to conserve and enhance coherent and resilient ecological networks, include scale, quality and connectivity.

Policy 12: Health

Why the policy is needed

- 2.165 The link between planning and health is recognised in the NPPF and is fundamental to the social role of planning for sustainable development. The planning system can help promote public health by promoting environments, facilities and initiatives which enable people to live a healthy lifestyle and improve their health and wellbeing. Through the creation of healthy and diverse places, spaces, homes and environments, there is the opportunity to influence the wider determinants of health and reduce mental and physical ill health within communities.
- 2.166 Addressing health inequalities and improving the health and wellbeing of the local population, both physical and mental, are key priorities for Havant Borough Council together with Hampshire County Council as the Public Health authority. Havant Borough is one of the most deprived areas in Hampshire with the areas of focus in the Borough being Eastoke, Leigh Park and Wecock. The Havant Health Profile 2024 establishes several notable health issues that are prevalent within the Borough, and local priorities include: increasing physical activity, reducing obesity, improving mental health and wellbeing and addressing the requirements of an ageing population.
- 2.167 Health and wellbeing are influenced by many local factors including transport and movement, open space, housing, employment, food and environmental quality. Global and national influences such as pandemics, climate change, and the cost of living crisis also have an impact on public health at a local level, which can put populations that are already vulnerable at greater risk.
- 2.168 The impact of climate change specifically can have significant negative impacts on physical and mental health and degrade the environmental and social determinants of health. Aspects of health can be impacted through the effects of extreme weather, for example heatwaves and flooding, causing impacts such as food shortages, which in turn can cause social issues such as rising prices of food and fuel, as well as increasing pressure on health and care services.
- 2.169 Through the provision of accessible and appropriate facilities in well-designed communities, opportunities for people to live healthier lives will be enhanced. Walkable neighbourhoods encourage people to walk and cycle more and drive less, making the healthy choice the easier choice. This will enable residents in new development to take choices from the start, to positively shape their own health and wellbeing.

Policy 12: Health

Healthy and inclusive communities will be achieved through:

- a) Enabling active lifestyles and social interaction by:

- Improving the Borough's network of good quality, accessible, well connected and safe open, outdoor sports, recreation and play spaces in line with Policy 56 - Provision of Public Open Space in New Development, Policy 55 Protecting Open Space and Policy 31 Trees, Hedgerows and Woodland;
 - Promoting and enhancing physical activity through sport and recreation in line with Policy 57 - Sport and Recreation Facilities
 - Enhancing the public realm and street network with inclusive design proposals, high-quality surface treatments, landscaping, signage and street furniture that is accessible to all through good urban design in line with Policy 13 - High-quality Design
- b) Enhancing existing and facilitating new opportunities for active travel in line with Policy 53 - Accessibility, Transport and Parking by:
- Providing co-location of facilities or improving access to existing facilities by active travel and
 - Creating and improving pedestrian and cycle route linkages within the Borough, and to and from surrounding areas;
- c) Facilitating opportunities to high-quality education and employment in line with Policy 44 - Protecting Employment Uses and Policy 59 - Employment and Skills Plans;
- d) Promoting healthy food, drink and entertainment environments in line with Policy 47 - Food, Drink and Entertainment Uses and Policy 56 - Provision of Public Open Spaces in New Development;
- e) Providing access to high-quality housing, including an appropriate mix and tenure to meet identified needs in line with Policy 15 - High-quality New Homes, Policy 38 - Affordable Housing, Policy 39 - Housing Mix and Policy 40 - Retirement and Specialist Housing;
- f) Designing development and spaces to be resilient to the effects of climate change to ensure a high quality of life in line with Policy 13 - High-quality Design and Policy 17 - Preventing Overheating; and
- g) Preventing negative impacts on residential amenity and wider public safety from pollution, contamination, and air quality in line with Policy 49 – Amenity and Pollution, Policy 50 – Air Quality and Policy 52 – Contaminated Land.

Health Impact Assessments

Development proposals for residential developments of 100 or more dwellings (gross), non-residential development over 1000sqm (gross), and development proposals that will have a significant impact on health will be required to submit a Health Impact Assessment (HIA) as part of their planning application. Commercial development less than 1000 sqm and development proposals that may have an impact on health should

confirm whether a HIA is required through the pre-application or application process. The HIA must demonstrate how positive impacts from the development have been maximised in line with the criteria above, and how negative impacts have been reduced or mitigated.

How the policy will be implemented

- 2.170 Development proposals must demonstrate early and proportionate consideration of health outcomes at the concept, design and planning stages. Applicants should show how the layout, form and function of neighbourhoods, streets and buildings have been informed by an integrated design approach that promotes physical, mental and social wellbeing. By embedding health-promoting features from the outset developments can avoid inefficient retrofitting and ensure that health benefits are maximised for existing and future communities.

Healthy Neighbourhood Design

- 2.171 Development should contribute to building healthy communities through the creation of an inclusive built, natural and historic environment. Inclusive design means providing for all people regardless of age, ability or general health. Creating healthy environments for communities will help to address the challenges that society faces, including being adaptable to the needs of an increasingly older population and those with sensory or mobility impairments. The Council will continue to work with Hampshire County Council as Public Health Authority to improve the design of the built environment in new developments
- 2.172 To accomplish the above, development is expected to promote and facilitate active and healthy lifestyles through the pattern of development, good urban design and good access to local services and facilities. The Government has published an evidence resource for planning and designing healthier places⁴¹ and the Town and Country Planning Association's (TCPA) guidance on Planning Healthy Weight Environments⁴² and Sport England's Active Design Guidance⁴³ are excellent resources when considering the design and layout of a development scheme. More specifically, the latter builds on the original objectives of improving accessibility, enhancing amenity and increasing awareness and sets out 10 principles of active design.

Natural Environments and Climate Change

- 2.173 Due to the changing climate, it is vital that buildings are designed sustainably and to be resilient to a range of climatic impacts, which can have a significant impact on the health of populations. Through the design of buildings considering climate change, negative implications on physical and mental health can be reduced. Design policies within the plan have regard to a range of factors including thermal comfort, ventilation measures, green infrastructure and sufficient light.

⁴¹ <https://www.gov.uk/government/publications/spatial-planning-for-health-evidence-review>

⁴² <https://www.tcpa.org.uk/resources/planning-healthy-weight-environments/>

⁴³ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>

- 2.174 Access to the natural environment can provide local communities with recreational opportunities such as walking, dog-walking, cycling, horse-riding, outdoor education and orienteering, swimming and boating on their doorstep. This can be achieved through the creation of, as well as connection and upgrade of existing walking and cycling routes. It is important that the creation, connection and upgrade of such routes is also suitable for wheelchairs and pushchairs to ensure that all residents and visitors can enjoy the natural environment and remain active. Hampshire's Countryside Access Plan 2025-35⁴⁴ provides the statutory document for shaping countryside access in Hampshire
- 2.175 In creating and improving routes, opportunities should be taken for additional tree planting to help expand the Borough's green infrastructure network. When considering how access to nature can be achieved, it is essential that applicants are aware of the ecology of natural areas. More specifically, access must not impact on protected species (see Policy 25 – Protected and Notable Species) but instead should be used to encourage residents and visitors away from protected roost and feeding habitats; in particular, Bechstein's bat maternity roosts in woodland and the bird populations linked to the Chichester and Langstone Harbours Special Protection Area (SPA). New interpretation boards and signage can also be used to raise awareness of the Borough's ecology.

Healthy Transport and Movement

- 2.176 Active travel (such as walking and cycling) should be prioritised over other modes of transport as it provides the greatest opportunity for people to be physically active in their day to day lives, while at the same time, reducing air pollution. The distance to facilities as well as a route's quality and security all influence how likely people are to choose to walk or cycle. As such, new developments must be permeable incorporating walking and cycling routes that are safe, well lit, overlooked, welcoming and link up to existing pathways and cycle routes wherever possible. Enhancements should be particularly focussed along stream corridors, along the coast, into woodland and into the countryside.

Healthy Food and Drink Environment

- 2.177 Food, drink and entertainment uses provide spaces to work and socialise; however, they can cause negative effects to local communities such as disturbance and environmental and health problems. They can also often provide an outlet for unhealthy consumption of food and alcohol. The detailed implications for development proposals of food, drink and entertainment uses are considered specifically in Policy 47 – Food, Drink and Entertainment Uses.
- 2.178 Community food growing (such as allotments and community orchards/gardens) can have many positive physical and mental health related outcomes due to increased opportunities for physical activity, social interaction and connectivity, as well as fruit and vegetable consumption. Policy 55 – Protecting Open Space aims to protect existing allotments and community gardens, whilst Policy 56 – Provision of Public Open Space in New Development sets out the requirements for provision of these spaces in new development.

⁴⁴ <https://www.hants.gov.uk/landplanningandenvironment/countryside/accessplan>

Health Impact Assessments

- 2.179 Health Impact Assessments (HIA) put residents at the heart of the planning process. They require developers to take a proactive approach by incorporating measures to improve health and wellbeing outcomes, through influencing the wider determinants of health within developments for residents at the planning and design stage. This allows developers to demonstrate how health and wellbeing impacts have been fully considered, identifying and taking action to mitigate any negative impacts.
- 2.180 The HIA process should begin as early as possible, and it is encouraged that it is initiated at pre-application stage to ensure that development can be influenced to reach its full potential. The Council consider that the use of HIAs will help developers to avoid negative impacts from development and achieve development which will help facilitate a healthy lifestyle. The HIA should address the issues in points a-g above.
- 2.181 An appropriate type of HIA⁴⁵ proportionate to the scale, scope, focus, type and location of the development will be required to be submitted. The health assessment can be submitted as a stand-alone assessment or as an explicit part of a supporting document such as a Planning Statement or a Design and Access Statement.

⁴⁵ <https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning>

SECTION 3:

DEVELOPMENT

ALLOCATIONS

Context and Approach to Development Allocations

- 3.1 The Local Plan is at the heart of the planning system and is the starting point in deciding planning applications. Development allocations are needed to meet the aims and objectives of the development strategy as set out in Policy 1.
- 3.2 This section of the document sets out policies for the allocation of development sites for both housing and employment within the five areas of the Borough.
- Emsworth
 - Havant and Bedhampton
 - Hayling Island
 - Leigh Park
 - Waterlooville
- 3.3 All allocations in this plan are set as 'about' rather than minimums or maximums, though the indicative yield seeks to ensure that developments make optimal use of the potential use of each site. Depending on the form of development proposed through a planning application, it could be that different numbers of homes are achieved.
- 3.4 In order for a site to be allocated it needs to go through several robust assessments.
- 3.5 The Strategic Housing and Economic Land Availability Assessment (SHELAA) performs a high-level analysis of available land assessing its potential suitability and deliverability. It is an important element of the evidence base for the Local Plan. It identifies and assesses land which has been submitted for review by landowners and agents as well as some sites which the Council has identified as areas of search for development. The SHELAA itself does not allocate sites; it assesses a site's development potential and yield. Critically, it only considers the site itself, not how it fits into a wider development strategy or matters outside of the site boundary.
- 3.6 Sites which are deemed suitable, achievable and available for development in the SHELAA are then taken and assessed in the Sustainability Appraisal.
- 3.7 The Sustainability Appraisal is a systematic and iterative assessment of the sites which eventually concludes whether the site would constitute sustainable development. This is then used to determine whether that site should be allocated in the Local Plan. It makes sure that that the plan will help achieve environmental, economic, and social objectives, including in the wider context of the development strategy.

- 3.8 In allocating sites for development, the Council also undertakes a Habitat Regulations Assessment and an Integrated Impact Assessment to ensure that the allocation would meet the requirements of the Habitats Regulation and the Equalities Act.
- 3.9 Where an allocation site may require mitigation land this is set out and the land is safeguarded within Policy 4 (Infrastructure and Environmental Mitigation to Support Development). This covers land which is necessary either for specific allocated sites to proceed or to deliver the wider development of this plan.
- 3.10 The allocation or safeguarding policy itself provides site specific requirements, opportunities and constraints which should be met or mitigated for the site to be developed which are specific to that site. Notwithstanding each individual allocation, when a planning application is submitted, development on any site (whether allocated or not) should meet the policies of this plan taken as a whole.
- 3.11 The site allocations in this plan include some sites with current planning permission where development has not yet commenced. The general approach taken is that such sites are included as allocations in order to establish the principle of development (particularly sites outside of the settlement boundary), in the event that the planning permission is not subsequently built out.

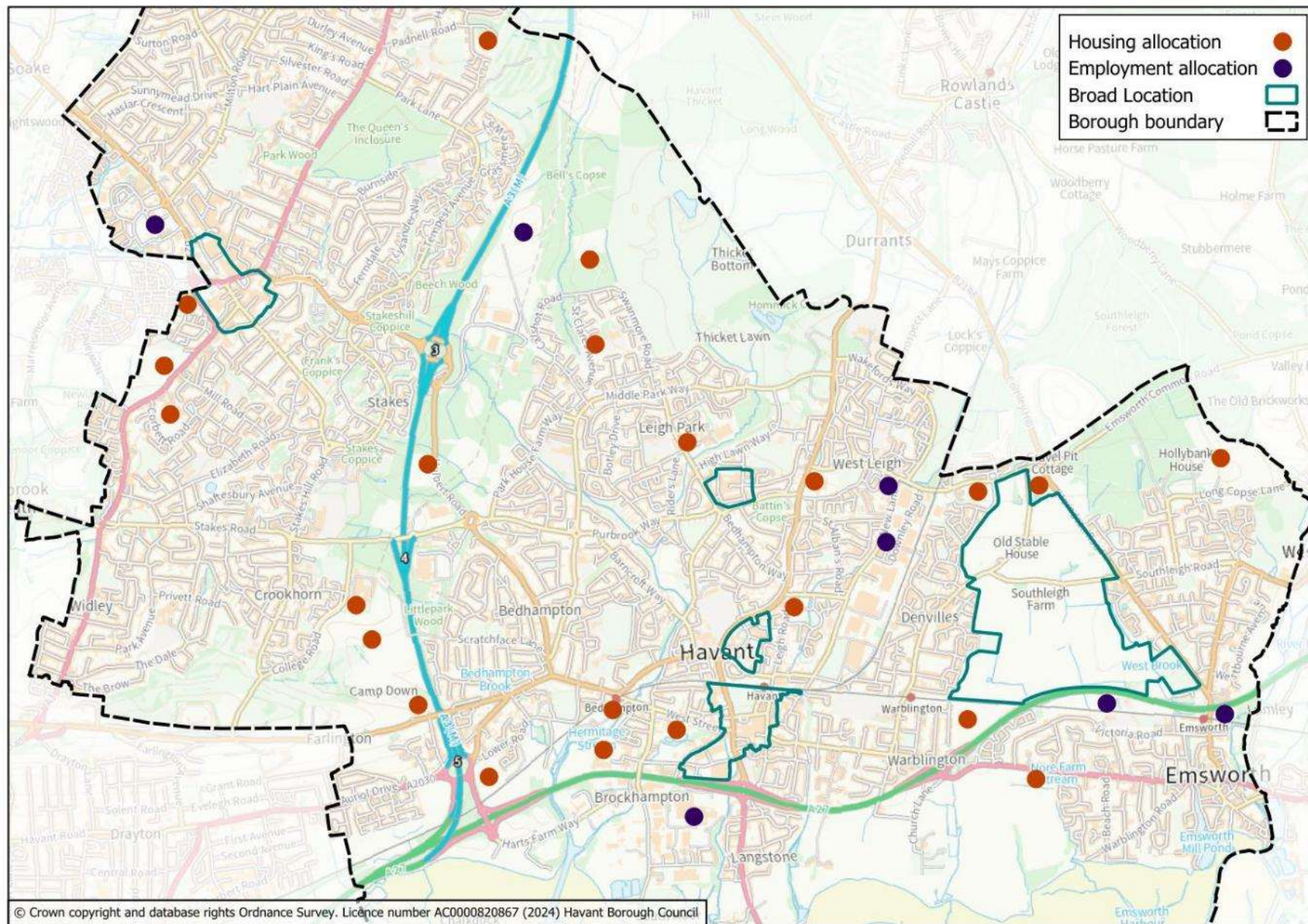
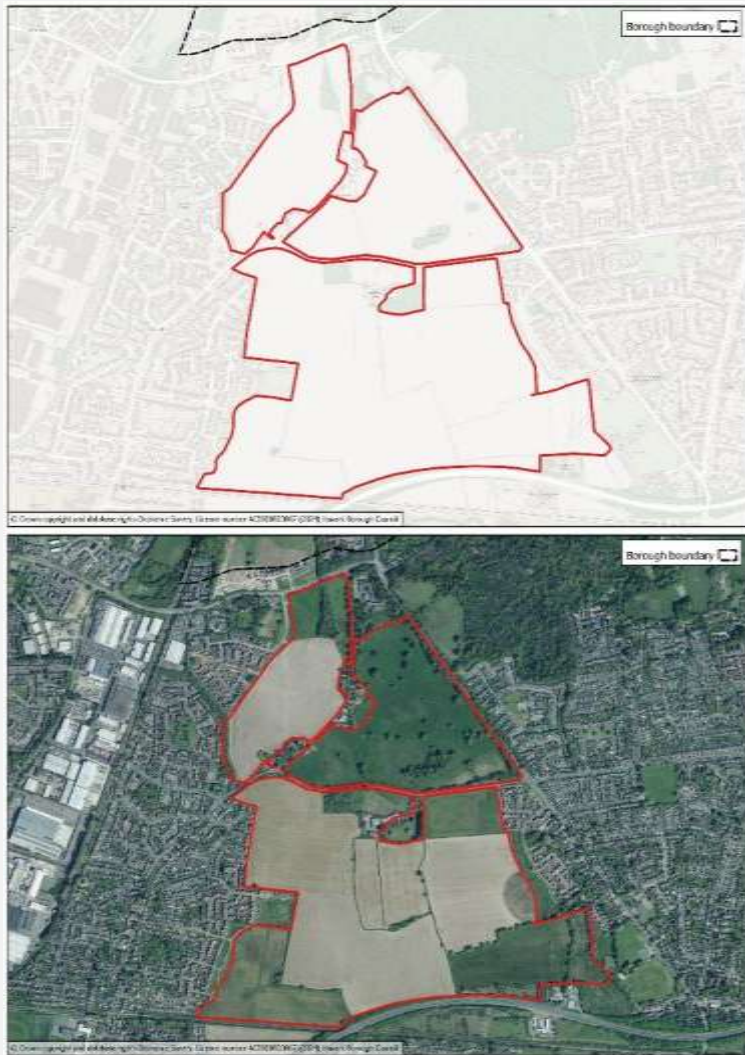


Figure 10 – Development allocations in the Building a Better Future Plan

HOUSING ALLOCATIONS

Allocation 1: Southleigh

- 3.12 The site has an area of 146ha, by far the largest in this plan and represents an opportunity to develop a new community with its own identity.
- 3.13 The Council developed a masterplan for the site in 2017 with input from statutory consultees and extensive input and engagement with local communities. The Masterplan served as an early vision for the future development of the site.
- 3.14 The site is identified as being capable of providing 2,100 dwellings. However, in line with Policy 14 - Housing Density the Council expects the site promoter to maximise the delivery of homes on this key site. Nonetheless, due to the lead in timescales to plan, obtain consents and build the scheme, it is not expected to be complete before the end of the plan period and so the remaining homes will come forward after 2043.
- 3.15 Given the scale of the development proposed, significant infrastructure improvements will need to be delivered to make the new community sustainable and to successfully integrate with existing communities. To achieve this, the new community must be planned comprehensively, together with the required infrastructure.

SHELAA Reference: BL05	Use: Housing
Size (ha): 146.32 ha	Indicative Yield (net): 2100 (of which 1,500 in the plan period)
Site Description The site is in predominantly agricultural use. The site lies within the setting of the south of the South Downs National Park and currently forms the remaining gap between Denvilles in Havant and Emsworth. Residential development in these two areas abuts the east and west, with the historic Southleigh Park House situated to the north. The historic parkland of that house forms the north-eastern section of the Southleigh site. There are a number of existing dwellings on Eastleigh Road, which runs north-south through the middle of the northern part of the site and commercial and residential towards the centre of the site on Southleigh Road. The existing residential and commercial uses are outside of the allocated site. The site slopes gently from north to south. The Havant to Brighton railway line and the A27 run along the southern boundary of the site. The vast majority of the site is in a single ownership, but a number of other parties have interests in parts of the site. The site should be planned and delivered comprehensively or if this is not possible, the development of one part of the site does not prejudice the development (and associated infrastructure) of the other part(s). Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Large Strategic Site	 The top map is a street map showing the site boundary in red. The bottom map is an aerial photograph showing the site boundary in red, with surrounding urban and agricultural areas.

- Greenfield Site in Agricultural Use
- Established well defined communities in Denvilles to the West and Emsworth to the East, as well as a small community on Eastleigh and Southleigh Roads within the site
- Grade II Listed buildings (1 and 2 Eastleigh Road) on site and immediately to the north of the site (Southleigh Park House); Woodbine Cottage, while not listed is of Local Historic Interest.
- There are a number of Tree Preservation Orders on the site, and notably, there are a number of mature trees in the north-eastern part of the site, which stand in the currently inaccessible parkland formerly associated with Southleigh Park House
- Priority Habitat woodland in north of site, and substantial woodland in surrounding area
- Potential for protected species including (but not limited to) Bechstein's bat
- Parts of site included within Local Nature Recovery Strategy (LNRS) Measures map as offering potential for creation/restoration of certain habitats including wood pasture, grassland, watercourse buffers, and hedgerows
- Inherent archaeological potential - likelihood of unrecorded archaeological remains
- Parts of the site are in Fluvial Flood Zone 2 & 3
- Risk of surface water flooding
- Catchment Management Plan Drainage Priority Area
- Source Protection Zone 1/1c
- Existing Public Right of Way Havant Footpath 71 runs through the south eastern corner of the site
- There is an opportunity to achieve higher densities around the local centre
- Sewerage infrastructure located within the northern part of the site
- Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA)

Development Requirements

The site is allocated for a mixed-use development including around 2,100 dwellings and associated infrastructure. Planning permission will be granted where proposals:

Principles of development:

- a) Provide an inclusive and sustainable community that incorporates high standards of design, energy efficiency and is resilient to climate change;
- b) Provide a well-designed development at a range of densities and building heights to create a series of attractive areas with different and distinctive characters and that contribute overall to the creation of a varied but cohesive new community with a strong sense of place;
- c) Create a liveable and walkable neighbourhood;
- d) Layout includes a connected network of open spaces and recreational facilities that respects and enhances the landscape qualities of the area and meets the needs of the new community;
- e) Provide a design statement for the overall development and for individual areas which proposes different approaches to different areas making use of existing settings and features;

Infrastructure (Community):

- f) Provide a local centre with a mix of uses which supports the new community;
- g) Provide open space within the parkland of Southleigh Park House;
- h) Provide a primary school to serve the development;
- i) Provide early years provision to serve the development;
- j) Provide a community centre or extend an existing facility to serve the development;

Infrastructure (Transport):

- k) Provide a comprehensive access and movement strategy focussed on sustainable transport options. This should include, but is not limited to:
 - i) Creating a walkable neighbourhood and providing excellent active travel accessibility to all parts of the site;
 - ii) Protecting and enhancing the existing Public Rights of Way (PROW) network;
 - iii) Providing a new walking, cycling and public transport bridge over the railway to connect the site directly with the Emsworth Road/A27 Warblington junction (see also safeguarding under Policy 4);
 - iv) Providing pedestrian connections to the A259 via the National Cycle Network Route 2 underpass and to Emsworth via the Washington Road underpass;
 - v) Proposals for how the site is to be accessed by vehicles, including consideration of the constrained nature of the local highway network;
 - vi) Providing improvement to Local Cycling and Walking Infrastructure Plan (LCWIP) routes within the site and connections outside of the site;

- vii) Providing a bus route to serve the site, as part of future South East Hampshire Rapid Transport extension from Havant town centre;
- viii) Avoiding or mitigating negative impacts on the operational safety of the Warblington Station level crossing;
- ix) Providing suitable fencing to minimise risk of trespass on the railway line;
- x) Mitigating noise disturbance from the adjacent railway line and A27;

Natural Environment:

- l) Maintain and enhance the green corridor linking from north to south between Southleigh Forest environs, the A27, and the undeveloped coast to the south to Warblington;
- m) Retain the extensive areas of semi-natural habitat, especially wood pasture, in the north;
- n) Retain and enhance habitat linkages through the site and with the surrounding landscape;
- o) Pursue opportunities for habitat protection, creation and enhancement in accordance with the Local Nature Recovery Strategy;
- p) Provide an ecologically sensitive lighting strategy;
- q) Embed biodiversity enhancements within new structures;
- r) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- s) Include surface water management systems which restrict runoff to greenfield runoff rates;
- t) Avoid risks to the protected aquifer underlying the site;
- u) Provide appropriate recreational disturbance mitigation within the site;

Heritage and Landscape:

- v) Retain and integrate protected and notable trees on site;
- w) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- x) Incorporate the setting of Southleigh Forest and its woodland character;
- y) Conserve and where possible, enhance the setting of Southleigh Park House and its curtilage buildings;
- z) Sensitively incorporate, retain and where possible enhance the parkland to the south of Southleigh Park House;
- aa) Retain buildings with historic interest (notably Southleigh Farm) and provide appropriate uses for them in order to create a sense of place and link to the area's agricultural heritage;
- bb) Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site;

Homes for all:

- cc) Explore the opportunity to provide specialist accommodation for older people;
- dd) Provide a density analysis to show that the level of housing has been maximised in the confines of sustainable development;

Utilities

- ee) Allow for the occupation of development to be phased to align with the delivery of sewerage infrastructure and
- ff) Ensure future maintenance access to existing underground infrastructure.

Delivery

- 3.16 The Council is committed to the delivery of a comprehensive sustainable development on this key site and expects a single outline planning application covering the entirety of the site. Piecemeal development of this site is not considered appropriate, although it is acknowledged that such a large site is likely to come forward in phases. We would expect this to be done in a masterplan approach in addition to the requirements set out in the allocation.
- 3.17 The outline planning application (and any further or subsequent planning applications) will need to be informed by the applicant's own detailed technical assessment of the impact of the site and its infrastructure needs. In terms of transport infrastructure specifically, Policy 4 n) specifically safeguards land for "a new walking, cycling and public transport bridge over the railway connecting Southleigh (Allocation 1) directly with the Emsworth Road/A27 Warblington junction". The site promoter will need to prepare a site-specific Transport Assessment in collaboration with the strategic and local highway authorities and agree a suitable transport mitigation package. This should include full consideration of reducing the need to travel and facilitating active and sustainable transport modes but accepting that vehicular access to Southleigh will be necessary alongside this which ensures that there is not an unacceptable impact on the existing highway network.

Allocation 2: Long Copse Lane

SHELAA Reference: EM01a & EM01b and EM02a & EM02b	Use: Housing
Size (ha): 18.9	Indicative Yield (net):325
Site Description The site is located north of Long Copse Lane in north Emsworth close to the boundary with West Sussex. There is existing residential development to the south of the site, while Southleigh Forest extends to the north and beyond to the west. The site is predominantly open fields, surrounded by trees and hedgerows, and is currently used as grazing land and horse paddocks.Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Tree Preservation Order (TPO) woodland bounds part of the northern boundary and extends into the north west of the site. A further area of TPO woodland wraps around the south western corner of the site • Underlain by sand and gravel and brick clay and in the Minerals Safeguarding Area (MSA) • Potential for protected species including (but not limited to) Bechstein's bat • The site lies close to existing Public Right of Way Havant Footpaths 66a, 66b and 67 • Adjacent Grade II listed buildings (Hollybank House and the Creamery in the Grounds of Hollybank House) to the north of the western part of the site • Non-designated heritage asset (Hollybank Farm Cottage) list within the site	 

- Within the setting of the South Downs National Park
- Mature boundary vegetation screening the site from Long Copse Lane
- Southleigh Forest Site of Importance for Nature Conservation (SINC) adjacent
- Northern site boundary included within Local Nature Recovery Strategy (LNRS) Measures map with opportunities for watercourse buffer habitat
- Risk of surface water flooding
- Catchment Management Plan Drainage Priority Area
- Radon class 4 area
- Sewerage infrastructure located within the southern part of the site
- Secondary aquifer on site

Development Requirements

The site is allocated for residential development including around 325 dwellings. Planning permission will be granted where proposals:

- Demonstrate that development will be delivered in a comprehensive manner, or if this is not possible, the development of one part of the site does not prejudice the development (and associated infrastructure) of the other part(s);
- Positively respond to local landscape character and visual and special qualities of the area, while being sensitively located and designed to avoid or minimise any adverse impacts on the South Downs National Park;
- Provide a sensitive lighting strategy which demonstrates how development will conserve and enhance the intrinsic quality of the South Downs Dark Night Skies Reserve;
- Provide access measures in line with Hampshire County Council's Emsworth Station Interchange Improvement Plan;
- Explore opportunities to enhance bus service provision to the Southleigh Road area;
- Establish an appropriate means of access, and associated improvements to the satisfaction of the Highway Authority;
- Provide radon protection measures;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Protect and enhance green and blue infrastructure on and around the site to safeguard green and blue connections between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape;
- Retain and enhance boundary vegetation along Long Copse Lane;

- l) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- m) Provide an ecological and landscape buffer to mitigate the impact of protected species and Southleigh Forest SINC;
- n) Pursue opportunities for habitat creation and enhancement in accordance with the Local Nature Recovery Strategy;
- o) Retain and integrate the woodland, and protected and notable trees on site;
- p) Protect and enhance the existing elements of the Public Rights of Way (PRoW) network, including the provision of a footway/cycleway running east-west through the site linking Hollybank Lane with Redlands Lane PRoW (Havant Footpath 67);
- q) Explore opportunities to connect to existing PRoW linking north to Southleigh Forest and the South Downs National Park (Havant Footpaths 66a and 66b);
- r) Ensure that views from these PRoWs are screened by vegetation to retain the character of the area;
- s) Maximise opportunities to provide continuous cycle routes into Emsworth (LCWIP routes 373 (New Brighton Road), 277 (along Southleigh Road)) and 270 (Havant Road to Emsworth town centre);
- t) Conserve and where possible enhance the significance of Hollybank House which includes two Grade II listed buildings and Hollybank Farm Cottage which is a non-designated heritage asset;
- u) Ensure future access to existing underground infrastructure and
- v) Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site.

Allocation 3: Land south of Havant Road (Horse's Field)

SHELAA Reference: EM08a	Use: Housing
Size (ha): 3.55 ha	Indicative Yield (net): 85
Site Description The site comprises fields which are currently in equestrian use, with stables located in the south-west corner. Existing residential development is located adjacent to the site to both the north and east. The A259 runs along the north boundary. The site was previously known as 'EM39 Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part)' in the Council's previous SHLAA. Key features: The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Pockets of flood zones 2 and 3 • Risk of surface water flooding • Within Chichester Harbour National Landscape • Solent Wader and Brent Goose Strategy sites adjacent to the site • Brook Farm SINC and Conigar Point Meadows SINC adjacent to the south • Tree Preservation Orders (TPOs) within and near the site • Site boundaries within Estuary (20m) buffer • Listed buildings/scheduled ancient monument/conservation area nearby • High archaeological potential for presence of peripheral elements of the Warblington Villa complex located immediately to the west	 Aerial photograph showing the site location south of Havant Road. The site is outlined in red. The map shows surrounding residential areas and the A259 road. The site is located west of Emsworth, opposite the Brookfield Hotel.

- Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA) Southern Water sewer lines

Development Requirements

The site is allocated for residential development including around 90 dwellings. Planning permission will be granted where proposals:

- Retain and integrate existing trees and hedgerows;
- Appropriate form of development must include adequate landscape buffer(s) and/or other forms of mitigation in order to conserve and/or enhance the natural beauty of the National Landscape;
- Provide vehicular access onto the site which avoids harm to or loss of protected and important trees and retains verdant character of the street frontage;
- Provide suitable mitigation for the impacts on the Solent Wader and Brent Goose Strategy sites in accordance with their classification as set out in the Strategy;
- Provide an ecological and landscape buffer to mitigate the impact on the Brook Farm SINC adjacent to the site;
- Take into consideration the close proximity to Warblington Conservation Area and associated listed buildings and scheduled ancient monuments;
- Provide archaeological mitigation of any impacts on the Warblington Villa complex located immediately to the west;
- Respect the urban edge location through graded density with looser development and lower height buildings located on the western and southern edges of the site;
- Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- Include surface water management systems which restrict runoff to greenfield runoff rates and



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| <ul style="list-style-type: none">• Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site. | |
|---|--|

Allocation 4: Helmsley House

SHELAA Reference: HA02	Use: Housing
Size (ha): 2.16	Indicative Yield (net): 30 dwellings
Site Description The site consists of a large house and outbuildings in substantial grounds. The site is located on the south side of Bartons Road and is in close proximity to Eastleigh House and the Southleigh strategic site. It is envisaged that the site will be delivered in phases. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Part greenfield and part brownfield • Tree Preservation Orders (TPOs) on-site • There is a group of notable trees on the northern boundary and a notable group of mature trees to the south of the house. In addition, there is a notable tree on the eastern site boundary • The site lies adjacent to the Grade II listed Eastleigh House • Potential for protected species including (but not limited to) Bechstein's bat • Risk of surface water flooding • Sewer line within the site. • Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA) Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site • Radon class 4 area	

- Sewerage infrastructure located within the south western part of the site

Development Requirements

The site is allocated for residential development including around 30 dwellings. Planning permission will be granted where proposals:

- Provide a sensitive lighting strategy;
- Provide improvements to Bartons Road cycle corridor;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow (PDL part) and restrict runoff to greenfield runoff rates (greenfield part);
- Avoid risks to the protected aquifer underlying the site;
- Explore the feasibility of incidental minerals extraction and use of the material on site;
- Provide radon protection measures;
- Provide an ecological buffer to mitigate the impact on protected species;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and enhance boundary screening along Bartons Road;
- Retain and incorporate the notable and mature trees within the site;
- Conserve and where possible enhance the significance of Eastleigh House which is a Grade II listed building adjacent to the site; and
- Ensure future access to existing underground infrastructure.

Allocation 5: Southleigh Park House

SHELAA Reference: HA03	Use: Housing
Size (ha): 3.22 ha	Indicative Yield (net): 61
Site Description The site is bounded on three sides by Eastleigh Road, Bartons Road and Horndean Road. Immediately to the west and the south of the site is the Southleigh strategic site (Allocation 1), part of which historically formed the parkland associated with Southleigh Park House. The site, including the listed main house, is currently in use as office accommodation. Surrounding the buildings are car parking areas and to the south a substantial parkland garden, with views over the parkland and agricultural land to the south. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for ecology assets and protected species including (but not limited to) Bechstein's bat • Rich landscape components with mature vegetation, large pond and woodland • Rural character on Eastleigh Road • Tree Preservation Order (TPO) area and TPO protected trees on-site • The site is adjacent to Southleigh Forest Site of Importance for Nature Conservation (SINC) • Site is included in the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for creation/enhancement of wood pasture habitat.	

- Existing Grade II listed buildings and curtilage buildings on-site (main house, clock tower and lodge)
- Risk of surface water flooding
- Access from Eastleigh Road
- Sensitive water body present on/and or near the site
- Secondary aquifer on site
- Source Protection Zone 1c on site
- Radon class 4 area
- Sewerage infrastructure located within the south eastern part of the site

Development Requirements

The site is allocated for residential development including around 61 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to below the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Provide radon protection measures;
- Provide an ecological buffer to mitigate the impact on protected species;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and enhance boundary vegetation around the site;
- Retain and integrate the protected and notable trees;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- Conserve and where possible enhance the significance of Southleigh Park House and curtilage buildings which are Grade II listed buildings;
- Provide a Heritage Impact Assessment;
- Provide pedestrian and cycle links through the allocation and connecting to Southleigh and north to Bartons Road cycle corridor and
- Ensure future access to existing underground infrastructure.

Allocation 6: Land East of Castle Avenue

SHELAA Reference: HA06	Use: Housing
Size (ha): 5.40 ha	Indicative Yield (net): 184
Site Description The site is currently used for agriculture. The site is bounded to the north by the Havant to Brighton railway line, to the south east by the A27 and to the west by residential properties. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Potential for protected species • The site is identified in the Solent Wader and Brent Goose Strategy as a candidate site (H19) • Site included in the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for grassland creation/enhancement. • Close proximity to the A27 and railway line • Existing landscape buffer to A27 of mature trees • Designated heritage asset located south of Emsworth Road • A Roman road runs across the southern edge of the site • Land to the south is needed for access arrangements for the Southleigh Strategic Site (see Allocation 1 and Policy 4) • Risk of surface water flooding • Secondary aquifer on site • Source Protection Zone 1c on site • Radon class 4 area	 The top map is a street map showing the site's location. The site is a triangular area bounded by the Havant to Brighton railway line to the north, the A27 to the east, and residential properties to the west. The site is outlined in red. The bottom map is an aerial photograph of the same area, showing the site's current agricultural use and its proximity to the railway line and residential areas. The site is outlined in red.

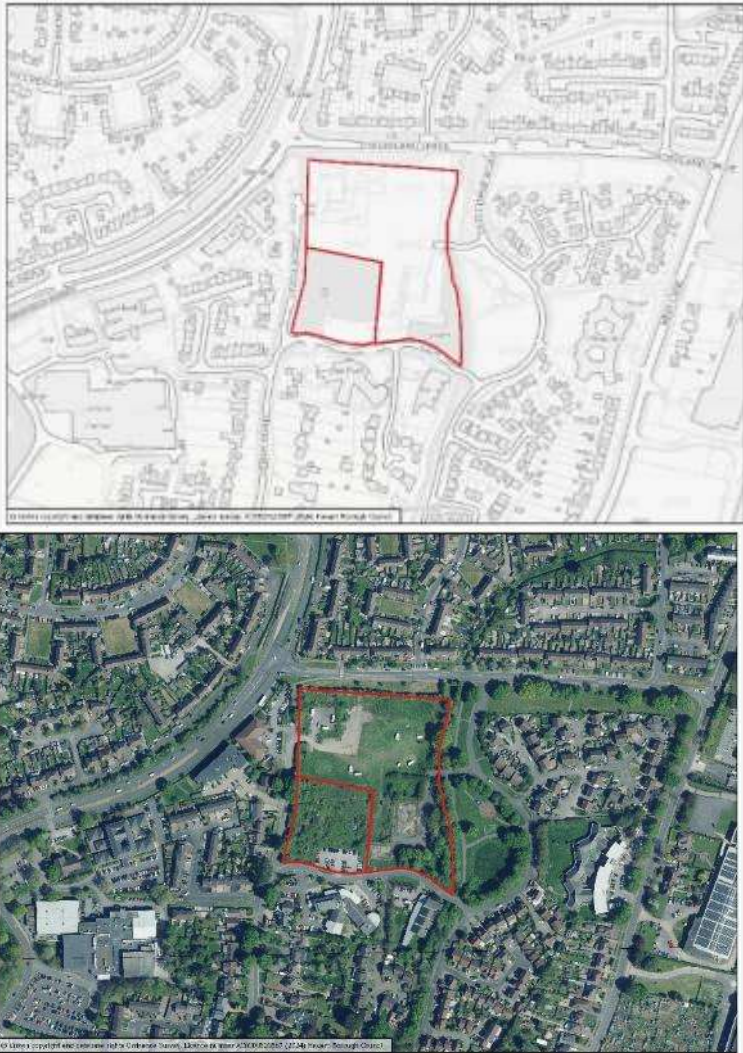
- Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA) Sewerage infrastructure crossing the site
- The site lies to the north west of the Havant Local Cycling and Walking Infrastructure Plan (LCWIP) route 275.3 along Emsworth Road.

Development Requirements

The site is allocated for residential development including around 184 dwellings. Planning permission will be granted where proposals:

- Provide suitable mitigation for the loss of a Solent Wader and Brent Goose Strategy site;
- Provide an ecologically sensitive lighting strategy;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site;
- Avoid risk to the protected aquifer underlying the site;
- Provide radon protection measures;
- Provide suitable fencing to minimise risk of trespass on the railway line;
- Avoid or mitigate negative impacts on the operational safety of the Warblington Station level crossing;
- Mitigate noise disturbance from the adjacent railway line and A27;
- Allow for the occupation of development to be phased to align with the delivery of sewerage infrastructure;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Provide landscape buffers to offset development from the motorway and railway line;
- Take into consideration the designated heritage asset to the South of the site;
- Do not prejudice the access arrangements for Southleigh Strategic Site (Allocation 1); land to the south of the site is safeguarded for this purpose through Policy 4;
- Provide connectivity and integration with the surrounding area, in particular
 - Pedestrian and cycle access to Warblington School
 - Pedestrian and cycle access to Emsworth Road
 - Bus, pedestrian and cycle connections to the A259 and Emsworth Common Road including Havant Local Cycling and Walking Infrastructure Plan (LCWIP) route 275.3 along Emsworth Road;
- Avoid unacceptable harm to the amenity of existing properties on the east side of Castle Avenue through loss of privacy, noise, outlook and overlooking and
- Ensure future access to existing underground infrastructure.

Allocation 7: Former Oak Park School

SHELAA Reference: HA09 & HA10	Use: Older Persons Residential Institution and Housing
Size (ha): 2.62	Indicative Yield (net): 90 bed care home, 21 homes
Site Description The site a vacant site, formerly occupied by Oak Park Secondary School. The site is now mainly open in character with grass and low scrub. Oak Park Community Clinic lies opposite the site on the south side of Lavant Drive. Health and community services are located to the south and east of the site. The River Lavant runs along the eastern side of the site. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Comprises two ownerships • The river Lavant runs along the eastern side of the site • On-site vegetation provides screening and semi-natural habitat • Northern and eastern site boundaries included within Local Nature Recovery Strategy (LNRS) measures map, with opportunities for watercourse buffer habitat • Several mature trees on west of the site add to the verdant character of Leigh Road • Potential for protected species • Parts of the site are in fluvial Flood Zone 2/3, and the accesses on Old Copse Road and Leigh Road may also be at risk • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area	

- Potential for contaminated land
- Secondary aquifer on site
- Radon class 4 area.
- Part of the site is allocated for a care home. However, should there not be a reasonable prospect of an application coming forward for this use, the site is suitable for an equivalent quantum of Class C3 housing
- Sewerage infrastructure located at the northern site boundary

Development Requirements

The site is allocated for a mixed-use development including around 21 dwellings and a 90 bed care home (or equivalent⁴⁶). Planning permission will be granted where proposals:

- Are planned comprehensively / coordinated across the two ownerships to achieve best outcomes for the wider site;
- Provide an ecologically sensitive lighting strategy;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Provide radon protection measures;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and enhance the mature trees and scrub along the boundary of the site and
- Ensure future access to existing underground infrastructure.

⁴⁶ A development of 53 dwellings would be equivalent to 100 dwellings based on a conversion ratio of 1.9 outlined in the [Housing Delivery Test's Measurement Technical Note \(2023\)](#) and [Planning Practice Guidance – Housing for older and disabled people](#) (Paragraph: 016a Reference ID: 63-016a-20190626)

Allocation 8: Palk Road

SHELAA Reference: HA14	Use: Housing
Size (ha): 1.17 ha	Indicative Yield (net): 83
Site Description The site is vacant scrubland and used for storage of materials. The site is adjacent to the railway line to the north and to the east of the site is West Street, to the south is the Hermitage Stream and to the west is open land, solar panels and a water treatment works. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Former commercial use • Close to Bedhampton Station and main bus route • Railway to the north of the site • Within walking distance to Havant Town Centre • Adjacent to the Hermitage Stream • Parts of site included within Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for groundwater source protection and watercourse buffer habitat • Part of the site lies in fluvial flood zone 2/3 • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • The site can be seen from Public Right of Way Havant footpath 34 • Located on Havant Local Cycling and Walking Infrastructure Plan (LCWIP) Primary Cycle Route 275	

- The access road (Palk Road) is unadopted
- The nearby highway network is strongly affected by the operation of the Bedhampton level crossing and vice versa
- Principal and Secondary aquifer on site
- Source Protection Zone 1/1c on site
- Radon class 4 area
- Potential for noise and vibration associated with the proximity of the railway line
- Sewerage infrastructure located at the north and east of the site boundary

Development Requirements

The site is allocated for residential development including around 83 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Ensure that Palk Road is brought up to adoptable standards;
- Avoid or mitigate negative impacts on the operational safety of the Palk Road/West Street highway junction and the Bedhampton Station level crossing;
- Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Provide radon protection measures;
- Provide suitable fencing to minimise risk of trespass on the railway line;
- Mitigate noise disturbance from the adjacent railway line;
- Provide an ecological and landscape buffer to the Hermitage Stream;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Incorporate landscape buffers within the west of the site in order to retain and enhance the character of the Public Right of Way;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- Secure an appropriate relationship with adjoining residential properties and their residential amenities in terms of loss of privacy, outlook and overshadowing;
- Provide links to Havant footpath 34, as well as the Primary Cycle LCWIP route 275 and
- Ensure future access to existing underground infrastructure.

Allocation 9: Belmont Castle Rest Home, 18-20 Portsdown Hill Road

SHELAA Reference: HA15	Use: Housing
Size (ha): 1.09 ha	Indicative Yield (net): 27 (48 bed care homes)
Site Description Belmont Castle is a Grade II Listed Building sited on Portsdown Hill in Bedhampton. The property is occupied as a nursing home for 40 residents and stands in spacious grounds with mature landscaping and trees. Parking is located to the front and side. Although in spacious grounds, with open countryside beyond to the north, there are residential properties to the east and west. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for protected species • Site is adjacent to Solent Wader and Brent Goose Site H02A and H02B • Northern part of site included within Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for groundwater source protection • Tree Preservation Order (TPO) area including trees and group on-site • Existing Grade II Listed Building on-site (The Towers of Belmont Castle) • Rural character with an elevated location • Within the setting and view line of two Scheduled Monuments (Bevis Grave and Camp Down Roman Villa)	 

- Close proximity to A3(M)
- Potential for contaminated land
- Underlain by brick clay and in the Minerals Safeguarding Area (MSA)
- Principal aquifer on site
- Catchment Management Plan Drainage Priority Area
- Located on the Wayfarers Walk (Denmead – Emsworth)

Development Requirements

The site is allocated for the development including a care home extension of around 48 bedrooms. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Provide suitable mitigation for the impacts on the Solent Wader and Brent Goose Strategy sites in accordance with their classification as set out in the Strategy;
- Conserve and where possible enhance the significance of the Towers (which is a Grade II listed buildings) and the two Scheduled Monuments (Bevis Grace and the Camp Down Roman villa) through the provision of a heritage impact assessment;
- Demonstrate that development will not increase flood risk off site;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Explore the feasibility of incidental minerals extraction and use of the material on site;
- Retain a landscape buffer around the site boundary for the conservation area;
- Retain and integrate the protected trees on site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy and
- Building height must be sympathetic to elevate location of the site.

Allocation 10: Land south of Lower Road (Phase 2)

SHELAA Reference: HA18	Use: Housing
Size (ha): 4.07 ha	Indicative Yield (net): 43
Site Description The site comprises an arable agricultural field. The site is situated in the south-west of Bedhampton. The site adjoins a piece of land to the east which has been granted planning permission for 50 dwellings. The site is bounded to the south by a railway cutting and the A27 Havant Bypass, to the west by the A3(M), to the north by a storage building and residential enclave Old Manor Farm. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Potential for ecological assets and protected species • The site is of a rural character with proximity to Old Bedhampton Conservation Area to the east (Character Area 5) • Tree Preservation Order (TPO) group on-site • Close Proximity to A27/ Bedhampton road to the west • Close proximity Bidbury Mead Stream and Hermitage Stream • Potential for future fluvial flood risk • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • Potential for contaminated land • Principal and Secondary aquifer on site	 

- Plans for the Hampshire Water Transfer and Water Recycling Project (HWTWRP) Nationally Significant Infrastructure (NSIP) project includes tunnelling under this site
- Proposed Local Cycling and Walking Infrastructure Plan (LCWIP) Primary Cycle Route 270 to the west of the site

Development Requirements

The site is allocated for residential development including around 43 dwellings. Planning permission will be granted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Conserve and where possible enhance the character and appearance of the adjacent Old Bedhampton Conservation Area;
- c) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- d) Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- e) Explore opportunities to connect to the LCWIP Primary Cycle Route 270;
- f) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- g) Retain and incorporate the protected trees on the site and
- h) Provide a landscape buffer to the conservation area.

Allocation 11: Kingscroft Farm

SHELAA Reference: HA20	Use: Housing
Size (ha): 3.03 ha	Indicative Yield (net): 120
Site Description The site is located to the south of the Abrams Place housing development which lies off Ranelagh Road to the north. It is located immediately to the west of the industrial area on Marples Way. It is largely made up of open fields/paddocks. Along the eastern boundary of the site runs the Hermitage Stream. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Adjacent to the Hermitage Stream • Flood risk on this site is likely to be both tidal and fluvial • Part of the site to the west is located in flood zones 2/3 with risk expected to increase in the future; • Risk of surface water flooding; • Catchment Management Plan Drainage Priority Area • Potential for protected species • Site included within the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for creation/enhancement of grassland and watercourse buffer habitat. • Public Right of Way Havant footpath 35 and the Solent Road Cycle Route run through the site • Close to Old Bedhampton and Brockhampton Conservation Areas	

- Close proximity to Bedhampton Springs (Hamanfunta – Hama’s Spring).
- Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA)
- Principal and Secondary aquifer on site
- Source Protection Zone 1 on site
- Sewerage infrastructure running across the site

Development Requirements

The site is allocated for residential development including around 120 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Conserve and where possible enhance the character and appearance of the adjacent Old Bedhampton and Brockhampton Conservation Areas;
- Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Avoid risks to the protected aquifer underlying the site;
- Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and enhance trees and scrub along the site boundary;
- Provide an ecological and landscape buffer to the Hermitage Stream;
- Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- Protect and enhance Havant footpath 35 and the Solent Road Cycle Route;
- Provide cycle access to Mill Lane as part of the Bidbury to Havant cycle route;
- Incorporate the springs and the origin of Havant into the development physically or intellectually and
- Ensure future access to existing underground infrastructure.

Allocation 12: Portsmouth Water Headquarters

SHELAA Reference: HA21	Use: Housing
Size (ha): 3.22	Indicative Yield (net): 120
Site Description The site is currently the headquarter offices of the Portsmouth Water Company who intends to relocate their offices. The site lies to the south of West Street in a predominantly residential area. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Within walking distance of Havant Town Centre. • Potential for protected species. • Part of the site is within Solent Wader and Brent Goose Strategy Candidate site (H11). • Parts of site included within the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for habitat/enhancement of grassland/wet grassland and for protecting groundwater sources. • Brockhampton Spring within site (Hamanfunta – Hama's Spring). • The south-eastern part of the site lies in fluvial FZs 2&3 of the Lavant Stream • Risk of surface water flooding. • Catchment Management Plan Drainage Priority Area • Tree Preservation Order (TPO) trees on site.	 

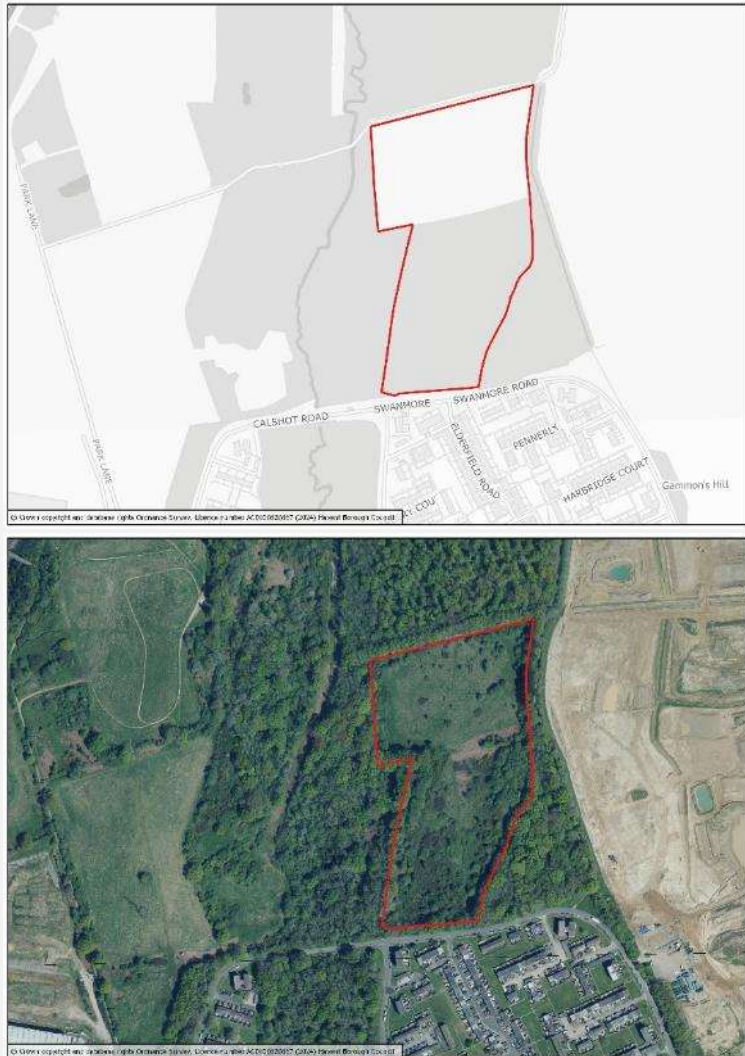
- The site is located within Brockhampton Conservation Area and includes locally listed buildings. It is adjacent to a listed building 'The Old Manor House'.
- The site lies immediately to the south of a Roman road.
- Source Protection Zone 1 on site.
- The site is considered to have good accessibility to town centre services and facilities and to public transport options.
- Proposed Local Cycling and Walking Infrastructure Plan (LCWIP) Secondary Cycle Route 275 runs along West Street
- Potential for contaminated land.
- Principal and Secondary Aquifer on site
- Radon class 4 area

Development Requirements

The site is allocated for residential development including around 120 dwellings. Planning permission will be granted where proposals:

- a) Provide suitable mitigation for the loss of a Solent Wader and Brent Goose Strategy site;
- b) Provide an ecologically sensitive lighting strategy;
- c) Pursue opportunities for habitat creation/enhancement in accordance with the Local Nature Recovery Strategy;
- d) Conserve and where possible enhance the character and appearance of the Brockhampton Conservation Area, and the significance of the listed buildings and locally listed buildings within it;
- e) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- f) Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- g) Avoid risks to the protected aquifer underlying the site;
- h) Provide radon protection areas;
- i) Explore opportunities to connect the site to the LCWIP Secondary Cycle Route 275.
- j) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- k) Provide an ecological buffer for protected species;
- l) Retain and enhance boundary vegetation on the site;
- m) Retain and integrate the protected trees on the site and
- n) Incorporate the springs and the origin of Havant into the development physically or intellectually.

Allocation 13: Cabbagefield Row

SHELAA Reference: LP01	Use: Housing
Size (ha): 7.40	Indicative Yield (net): 150
Site Description It is a greenfield site to the north of Swanmore Road and the existing built-up area of Leigh Park. The area to the east is being developed for the Havant Thicket Reservoir and Park Lane Stream runs parallel to the west. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Rural character north of Swanmore Road • The north of the site and land adjacent to the site are designated Sites of Importance for Nature Conservation (SINC) • Adjacent Ancient Woodland to the west • Potential for protected species including (but not limited to) Bechstein's bat • Northern half of site included within the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for restoration of grassland habitat • The site is in close proximity to Sir George Staunton Country Park Conservation Area • Secondary aquifer on site • Source Protection Zone 1c on site	

Development Requirements

The site is allocated for residential development including around 150 dwellings. Planning permission will be granted where proposals:

- a) Provide mitigation for protected species;
- b) Conserve and where possible enhance the character and appearance of the Sir George Staunton Country Park Conservation Area;
- c) Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- d) Avoid risks to the protected aquifer underlying the site;
- e) Provide an ecological and landscape buffer for adjacent SINC and Public Right of Way;
- f) Provide an ecological and landscape buffer for ancient woodland in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it;
- g) Retain and integrate existing trees and hedgerows;
- h) Pursue opportunities for habitat restoration in accordance with the Local Nature Recovery Strategy;
- i) Avoid areas at risk of flooding for development;
- j) Provide access south onto Swanmore Road;
- k) Provide a safe and convenient multi-user (non-motorised) link to Havant Bridleway 121 and Calshot Road; and
- l) Make a proportional contribution to active travel measures to make the development acceptable in planning terms.

Allocation 14: Strouden Court

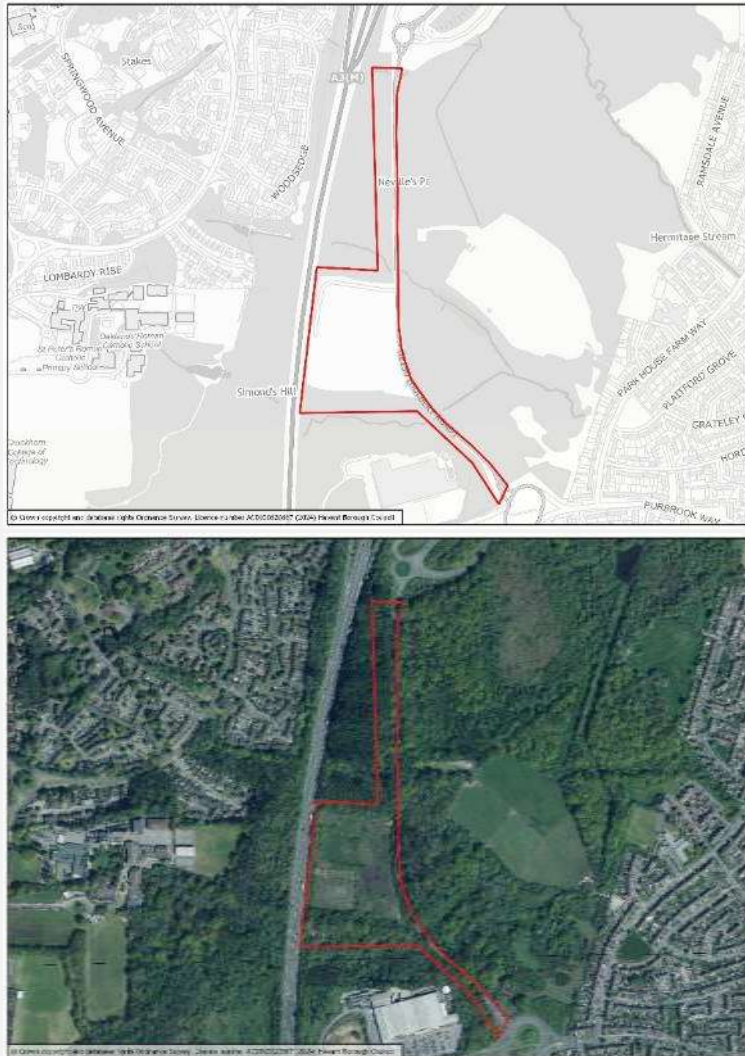
SHELAA Reference: LP02	Use: Housing
Size (ha): 5.7	Indicative Yield (net): 81
Site Description The site comprises the Strouden Court precinct, the garage and green space adjacent to Dummer Court as well as some of the residential 'H' blocks. The site is surrounded by the Warren Park Primary Schools to the east, St Clare's Open Space to the west and residential development to the north and south. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for protected species • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site • Sewerage infrastructure running across the site	 

Development Requirements

The site is allocated for residential development including around 81 dwellings. Planning permission will be granted where proposals:

- a) Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- b) Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- c) Avoid risks to the protected aquifer underlying the site;
- d) Maintain pedestrian and cycle links through the site and provide a link to St Clare's Avenue;
- e) Safeguard and contribute towards a 5 metre site frontage for a future cycle route;
- f) Re-provide the existing bus stop, community and retail uses on site with sufficient vehicle and cycle parking and
- g) Ensure future access to existing underground infrastructure.

Allocation 15: Land West of Hulbert Road

SHELAA Reference: LP03	Use: Housing
Size (ha): 7.25 ha	Indicative Yield (net): 100 dwellings
Site Description The site is an area of grassland located between Waterloooville, Bedhampton and Leigh Park. To the south of the site are superstores and to the north is the employment area Dunsbury Park. The site is surrounded by woodland directly to the north and south. To the west of the site is the A3(M) and to the east is Hulbert Road. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Surrounding woodland is designated as a Site of Importance for Nature Conservation (SINC) • Potential for protected species including (but not limited to) Bechstein's bat • Parts of site included within the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for restoration / enhancement of scrub, woodland and watercourse buffer habitat • Tree Preservation Order (TPO) woodland exists to the north, whilst a number of individual TPOs lie to the south of the site • Ancient and semi ancient woodland lies to the northwest of the site. • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • Potential for contaminated land	

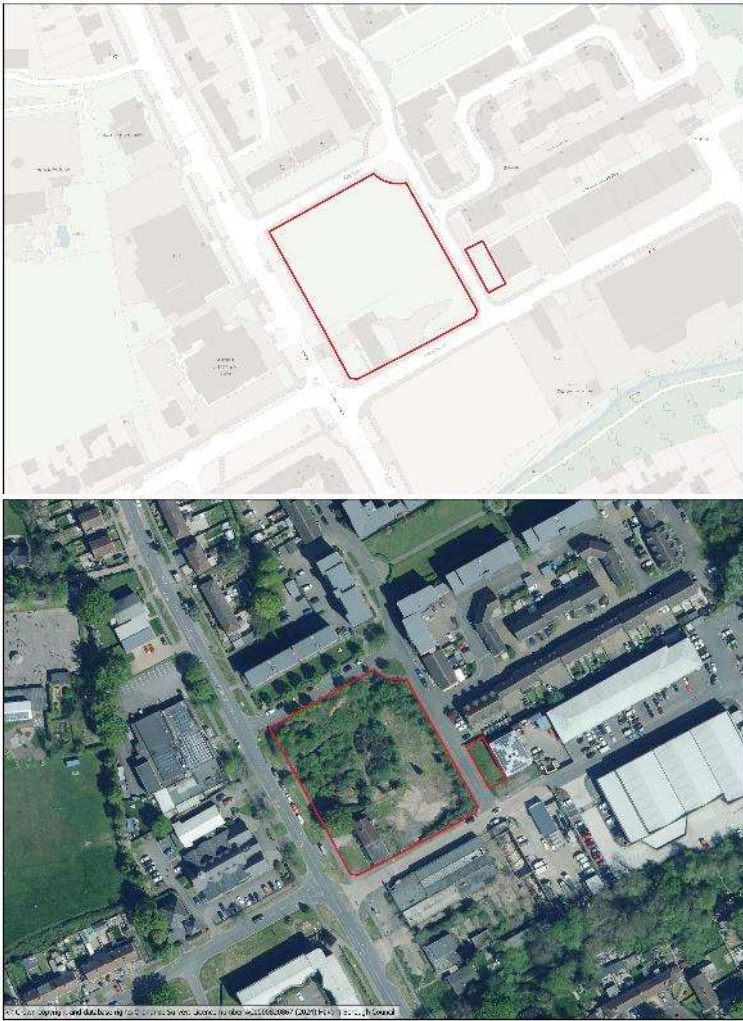
- Close proximity to the A3(M)
- Source Protection Zone 1c on site
- Sewerage infrastructure located to the east of the site

Development Requirements

The site is allocated for residential development including around 100 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Avoid risks to the protected aquifer underlying the site;
- Mitigate noise disturbance from the adjacent railway line;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Provide an ecological and landscape buffer for adjacent woodland and SINC;
- Retain and enhance habitat linkages through the site;
- Retain and integrate the protected trees on site;
- Pursue opportunities for creation, restoration/enhancement of habitats in accordance with the Local Nature Recovery Strategy;
- Provide landscape screening to the east of the site along Hulbert Road;
- Secure appropriate separation between development and the high voltage powerlines which cross the site;
- Ensure that the building line is a minimum of 30 meters away from the A3(M) carriageway;
- Ensure future access to existing underground infrastructure and
- Identify and provide walking and cycling routes to join with the existing facilities at Dunsbury Park and the Purbrook Way roundabout.

Allocation 16: Dunsbury Way

SHELAA Reference: LP05	Use: Housing
Size (ha): 0.57 ha	Indicative Yield (net): 70 extra care units
Site Description The site is a vacant former industrial site. There is existing residential development surrounding the site to the north and east, industrial units to the south and community buildings to the west. The site has road access on all boundaries, with Dunsbury Way being the primary road through Leigh Park. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for protected species. • There are notable trees on the northern boundary and a further notable tree within the south west of the site • Close proximity to Sir George Staunton Country Park Conservation Area • Adjacent to housing and industrial units • Source Protection Zone 1c on site • Walking proximity to Leigh Park District Centre. • Good accessibility to town centre services and facilities and to public transport options. • Close proximity to Riders Lane Stream • Potential for contaminated land • Secondary aquifer on site • Catchment Management Plan Drainage Priority Area	

- Located on the Proposed Local Cycling and Walking Infrastructure Plan (LWCIP) Secondary Cycle Route 364
- There is an opportunity to provide specialist accommodation for older people.

Development Requirements

The site is allocated for residential development including around 70 extra care dwellings (or equivalent). Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Conserve and where possible enhance the character and appearance of the Sir George Staunton Country Park Conservation Area;
- Demonstrate that development will not increase flood risk off site;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and integrate the notable trees found on the site and
- Explore opportunities to connect to the LCWIP Secondary Cycle Route 364.

Allocation 17: Former Electricity Board, Bartons Road

SHELAA Reference: LP07	Use: Housing
Size (ha): 1.66	Indicative Yield (Net): 90
Site Description This site was formerly occupied by the Electricity Board which included a large three storey office building. The site was cleared following the demolition under prior approval (reference APP/16/00940) in 2016. The site is located in a prominent position on the corner of Petersfield Road and Bartons Road and to the west of Havant and Waterlooville Football Club. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • There are several boundary trees on the site. • Potential for protected species • Risk of flooding from surface water • Catchment Management Plan Drainage Priority Area • Good accessibility to town centre services and facilities and public transport • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site • Potential radon class 4 area • Sewerage infrastructure located to the west of the site • Located on the Local Cycling and Walking Infrastructure Plan (LCWIP) Primary Cycle Route 370.	 The top image is a street map showing the site's location at the corner of Petersfield Road and Bartons Road. The site is highlighted with a red outline. The bottom image is an aerial photograph of the same area, showing the site's proximity to the Havant and Waterlooville Football Club and surrounding residential areas. The site is also highlighted with a red outline.

Development Requirements

The site is allocated for residential development including around 90 dwellings. Planning permission will be granted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Provide improvements to nearest bus stops;
- c) Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- d) Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- e) Avoid risks to the protected aquifer underlying the site;
- f) Provide radon mitigation measures if required;
- g) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- h) Protect and enhance the open mosaic habitat on site;
- i) Agree a soft boundary treatment with the Council's Arboriculturist, at the west of the site, to enhance the verdant character of Petersfield Road;
- j) Improve pedestrian and cycle routes across Petersfield Road to Leigh Park Town Centre;
- k) Provide a cycle route from the site along Bartons Road (Petersfield Road to Martins Road section) as part of proposed LCWIP Primary Cycle Route 370;
- l) Safeguard the amenity of occupants having particular regard to noise from Petersfield Road and the adjacent football stadium;
- m) Retain and integrate the boundary trees on site and
- n) Ensure future access to existing underground infrastructure.

Allocation 18: Padnell Grange

SHELAA Reference: WA03	Use: Housing
Size (ha): 2.64 ha	Indicative Yield (net): 83
Site Description The site is situated on the edge of Cowplain. The site is currently occupied by a historic house and associated buildings, known as Padnell Grange, last used as offices. To the west and south are residential properties along Cherry Tree Avenue, immediately to the north lies Padnell Cuts Wood with Waterlooville Golf Course to the east. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Close proximity to commercial site • The existing grange and barn on site have some local historic value • Tree Preservation Order (TPO) trees and groups on site • Adjacent to Site of Importance for Nature Conservation (SINC) and Tree Preservation Order Woodland • Potential for protected species including (but not limited to) Bechstein's bat • Existing Public Right of Way /Havant footpath 127 runs through the site, and Havant Bridleway 22 in the northeast corner of the site • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • Secondary aquifer on site • Source Protection Zone 1c on site	

- Potential for contaminated land.

Development Requirements

The site is allocated for residential development including around 83 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow (PDL part) and restrict the rate of flow to greenfield rates (greenfield part);
- Avoid risks to the protected aquifer underlying the site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain and incorporate protected trees and hedgerows on site;
- Retain Public Right of Way or off-road use;
- Set development back from the western boundary and includes a strong landscape buffer to the golf course;
- Retain a footpath link to Cherry Tree Avenue;
- Protect and enhance Havant Footpath 127 and Havant Bridleway 222, including the upgrade of the existing footpath to bridleway enabling continuity for a range of users and
- Explores the retention of the main Padnell Grange house and the barn and incorporates them into a locally distinctive scheme.

Allocation 19: Blue Star

SHELAA Reference: WA06	Use: Housing
Size (ha): 1.91 ha	Indicative Yield (net): 69
Site Description The site is adjacent to but separated from Waterloooville Town Centre by Maurepas Way (A3), with a pedestrian crossing linking the site to the town centre. This site lies to the south-west of the Asda supermarket. The site sits directly adjacent to the Berewood development, with existing residential development to the south. The site is currently an open field with mature trees to the boundaries. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Located between Berewood development and Waterloooville Town Centre • Site has shared footpath links to Waterloooville high street from Waterloooville MDA • Potential for protected species • Western boundary included within Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for watercourse buffer habitat • Source Protection Zone 1c on site • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area	 The top map is a street map showing the site's location relative to surrounding roads and buildings. The site is outlined in red. The bottom map is an aerial photograph showing the site's location relative to surrounding greenery and buildings. The site is outlined in red. A legend in the bottom right corner of the aerial map indicates the borough boundary.

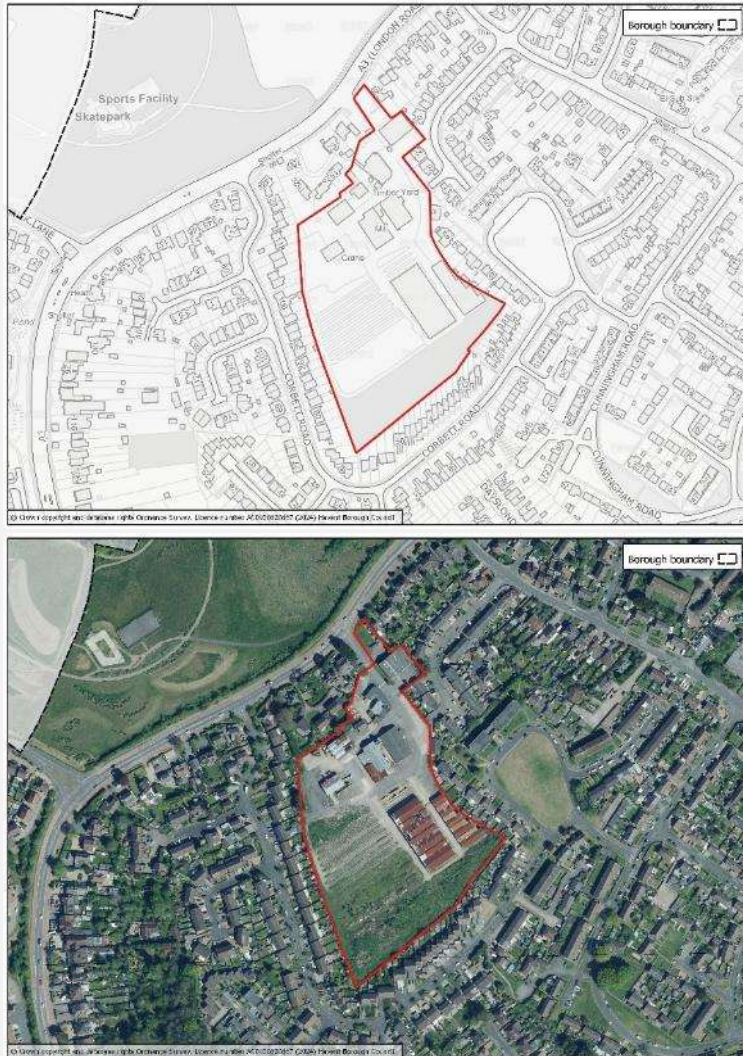
- Good accessibility to town centre services and facilities and to public transport options
- Potential for contaminated land
- Sewerage infrastructure located to the east of the site
- Existing Public Right of Way Havant Footpath 11 runs through the site and around the southern eastern corner of the site.

Development Requirements

The site is allocated for residential development including around 69 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Avoid risks to the protected aquifer underlying the site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain mature trees to the east of the site to act as landscape buffer from A3;
- Pursue opportunities for habitat restoration/creation in accordance with the Local Nature Recovery Strategy;
- Maximise opportunities for pedestrian and cyclist routes throughout the site and connections with existing infrastructure and the Town Centre;
- Retain and integrate the protected trees as appropriate according to their quality and value;
- Ensure future access to existing underground infrastructure and
- Protect and enhance Havant Footpath 11 that runs through the site.

Allocation 20: Goodwillies Timber Yard

SHELAA Reference: WA09	Use: Housing
Size (ha): 3.4	Indicative Yield (net): 96
Site Description The site comprises an existing local timber business. The site is accessed via London Road (A3) and is mainly hardstanding with various buildings associated with its previous commercial use, with areas of unmanaged grassland/scrub. The site is surrounded by existing residential properties. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for protected species • Tree Preservation Order (TPO) area on the north eastern boundary • Potential for contaminated land • Secondary aquifer on site • Catchment Management Plan Drainage Priority Area • Source Protection Zone 1c on site • Archaeological potential - significant prehistoric and Roman settlement identified on adjacent site	

Development Requirements

The site is allocated for residential development including around 96 dwellings. Planning permission will be granted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Demonstrate that development will not increase flood risk off site;
- c) Incorporate surface water management systems which restrict runoff to below the pre-development rate of flow;
- d) Avoid risks to the protected aquifer underlying the site;
- e) Provide an archaeological survey ahead of development;
- f) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- g) Provide a cycle connection to Berewood Town Park cycle route via a new toucan crossing on London Road;
- h) Retain and integrate the protected trees found on the boundary of the site;
- i) Secure an appropriate relationship between the development and the rear of residential properties along Corbett Road, Gordon Road and London Road and their residential amenity in terms of loss of privacy, outlook and overshadowing and
- j) Ensure that the building line is a minimum of 10 meters from the carriageway of the A3.

Allocation 21: West of Waterlooville Major Development Area (Phases 4 and 8)

SHELAA Reference: WA11	Use: Housing
Size (ha): 26.4 ha	Indicative Yield (net): 190
Site Description The West of Waterlooville Major Development Area (MDA) straddles both Winchester City Council and Havant Borough Council. Phase 8 is wholly within Havant Borough and has the potential to deliver about 185 dwellings. Only a small part of Phase 4 is within Havant Borough and has the potential to deliver about 5 dwellings. Both phases are located on the eastern edge of the MDA. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Sites of Importance for Nature Conservation (SINC) located within the site • Potential for protected species including (but not limited to) Bechstein's bat • Tree Preservation Order (TPO) trees and TPO woodland within the site • Existing Public Rights of Way Havant Footpath 19 runs along the northern edge of Phase 4, whilst Havant Bridleway 15 runs along the northern edge of Phase 8. • Located on the Local Walking and Cycling Infrastructure Plan (LCWIP) Proposed Primary Cycle Route 360	

- Phase 4 is in close proximity to St John's Conservation Area.
- 3 no. listed buildings lie to the north of Phase 4
- Secondary aquifer on site
- Source Protection Zone 1c on site
- Potential radon class 4 area
- Evidence of a prehistoric settlement was found on the site

Development Requirements

The site is allocated for residential development including around 190 dwellings. Planning permission will be granted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Demonstrate that development will not increase flood risk off site;
- Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- Avoid risks to the protected aquifer underlying the site;
- Provide radon mitigation measures if required;
- Provide an active travel link between the site (Phase 8) and Town Park and connecting into the existing Public Right of Way;
- Protect and enhance the Havant Footpath 19 and Havant Bridleway 15;
- Explore opportunities to connect the site to the Proposed LCWIP Primary Cycle Route 360;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Provide a landscape and ecological buffer for the SINC and conservation area;
- Retain and integrate the protected trees and woodland on site and
- Conserve and where possible enhance the character and appearance of the St John's Conservation Area and the significance of the listed buildings to the east and south east of site.

Allocation 22: South Downs College Car Park

SHELAA Reference: WA14	Use: Housing
Size (ha): 2.27 ha	Indicative Yield (net): 85 dwellings
Site Description The site currently sits within the confines of Havant and South Downs College Campus and comprises a large surface car park, and some buildings within the northern portion of the site. The site is located to the south of the main college campus, with open fields to the south and east, with the A3(M) beyond to the east is the A3(M). College Road bounds the site to the west, with a residential area beyond. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Mature trees envelope the site and filter views of the site from College Road • Gundymoor Wood Site of Importance for Nature Conservation and Tree Preservation Order Woodland lies to the north and north east of the site • Potential for protected species including (but not limited to) Bechstein's bat • Solent Wader and Brent Goose Strategy sites lie to the south of the site • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area	 

- A buried Roman villa and road which are designated as Scheduled Monuments lie to the east of the site
- Fort Purbrook Scheduled Monument lies to the south west
- The line of the Roman road crosses the site
- Potential for contaminated land
- Secondary aquifer on site
- Source Protection Zone 1c on site

Development Requirements

The site is allocated for residential development including around 85 dwellings. Planning permission will be granted where proposals:

- Provide suitable mitigation for the loss of a Solent Wader and Brent Goose Strategy site;
- Provide an ecologically sensitive lighting strategy;
- Demonstrate that development will not increase flood risk off site;
- Incorporate surface water management systems which restrict runoff to below the pre-development rate of flow;
- Avoid risks to the protected aquifer underlying the site;
- Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain the boundary of the site so that any development continues to be screened from the open landscape which makes an important contribution to the setting of the Roman villa and road;
- Retain and integrate the mature trees on the site;
- Demonstrate that the impact of new built massing on the Roman Villa and road is taken into consideration;
- Reflect the line of the Roman road which crosses the site through suitable access measures such as a road or path;
- Provide a pedestrian and cycle route into the adjacent Campdown site;
- Contribute to improved pedestrian and cycle infrastructure on College Road;
- Provide an appropriate street frontage and
- Retain and integrate the protected trees found on and adjacent to the site.

Allocation 23: Campdown

SHELAA Reference: WA15	Use: Housing
Size (ha): 53.1 ha	Indicative Yield (net): 590 dwellings
Site Description Campdown is located on the northern slope of Portsdown Hill as it slopes down towards Crookhorn. It is also immediately south of the South Downs Campus of Havant and South Downs College (HSDC) and adjacent to the A3(M). Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Extensive archaeological remains which constrains the amount of developable land but also provide an opportunity for locally distinctive place-shaping. The Roman villa Scheduled Monument and the remains of a roman road lie within the north of the site, with the Long Barrow Scheduled Monument to the south of the site. Fort Purbrook Scheduled Monument lies in close proximity to the site • The entire site includes high tide feeding and/or roosting sites which are identified in the Solent Waders and Brent Goose Strategy (H02A, H106, H113, H125 and H02B) • Site is of particular importance to Curlew • The provision of suitable off-site compensatory habitat for Solent Waders and Brent Geese species is fundamental to the site's delivery • Site includes Camp Down Grassland Remnants Site of Importance for Nature Conservation (SINC) and Field East of Farlington Redoubt	 

(North) SINC. Ancient woodland SINC also lies immediately to the north of the site • Large mature trees present within the site • Potential for protected species including (but not limited to) Bechstein's bat • Site included within Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for grassland restoration and watercourse buffer habitat creation • Underlain by brick clay and in the Minerals Safeguarding Area (MSA) Potential for contaminated land • Close proximity to the A3(M) • Risk of surface water and fluvial flooding • Secondary aquifer on site • Source Protection Zone 1c on site and potential for Source Protection Zone 1 • Catchment Management Plan Drainage Priority Area • Sewerage infrastructure running across the site	
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Development Requirements

The site is allocated for residential development including around 590 dwellings. Planning permission will be granted where proposals:

- Provide suitable mitigation for the loss of the Solent Wader and Brent Goose Strategy sites in accordance with their classification as set out in the Strategy;
- Provide an ecologically sensitive lighting strategy;
- Retain and integrate the mature trees on site;
- Provide an ecological and landscape buffer for veteran/ancient trees in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it;
- Pursue opportunities for habitat creation/restoration in accordance with the Local Nature Recovery Strategy;
- Demonstrate that the impact of new built massing does not adversely affect the quality of views from key vantage points, especially from the north end of the site through accompanying site sections and visual representations;
- Identify areas of potential archaeological interest through non-invasive geophysical surveys of the site, as per a Written Scheme of Investigation (WSI) to be approved in consultation with the Council's Archaeologist;
- Determine the nature and significance of any suspected archaeological remains through a targeted archaeological evaluation;

- i) Incorporate 'secure by design' measures to protect the scheduled monument(s) from accidental or deliberate damage, including any proposed new planting or postholes as part of a landscape strategy, informed by early engagement with Historic England;
- j) Provide a transport strategy for internal movements including pedestrian and cycle connectivity through the site and into neighbouring areas which maximises opportunities for integrating the site with the neighbouring areas through appropriate sustainable transport infrastructure provision and improvements, including but not limited to cycling, pedestrian and bus service;
- k) Improve bus stop infrastructure on College Road and Crookhorn Lane;
- l) Improve bus connectivity for all routes serving the site directly;
- m) Provide a pedestrian and cycle route into the adjacent South Downs College car park site allocation and beyond, including Havant;
- n) Provide a local convenience store which is easily accessible by walking and cycling;
- o) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- p) Incorporate surface water management systems which restrict runoff to greenfield runoff rates;
- q) Avoid risks to the protected aquifer underlying the site;
- r) Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site;
- s) Do not prejudice the development of the adjacent housing allocation;
- t) Use design codes, parameter plans, concept plans and/or a masterplan to demonstrate how urban design principles informed the layout, movement framework, land use and design of buildings and spaces;
- u) Provide a development phasing strategy that is informed by on-site and off-site infrastructure delivery;
- v) Provide enhancements to the Scheduled Monument relating to its management, interpretation and appreciation;
- w) Maximise opportunities for the Roman villa Scheduled Monument and the remains of a roman road to inform the design of the development to create a locally distinctive place;
- x) Provide an Acoustic Design Statement demonstrating how adverse noise impacts from A3(M) have been designed out through appropriate layout, orientation, natural screening and detailed design of buildings and amenity areas;
- y) Incorporate a generous open corridor which retains the integrity of the historic views southwards from the villa plateau, including a visual link with the Long Barrow Scheduled Monument. Relevant interpretation should help to create a sense of place and enable residents to understand and appreciate the villa complex;
- z) Ensure that all new built form is located to the south of the Roman road and is sited at a suitable distance down from the inline so the outlook from the villa plateau has a clear sight over the roofline of the new development, thus helping to conserve the villa's significance (by avoiding and minimising harm to its setting);
- aa) Maintain or enhance vegetation screening between the site and the listed buildings to the south and south-west;
- bb) Maintain the sense of openness within the wider setting of Fort Purbrook, potentially through a reduced density in the south-west of corner of the site;
- cc) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- dd) Retain trees and screening along College Road;
- ee) Provide a landscape buffer to the east of the site;

- ff) Provide a pedestrian and cycle route into the adjacent South Downs College car park site allocation and
- gg) Ensure future access to existing underground infrastructure.

EMPLOYMENT ALLOCATIONS

Allocation 24: Waterloo Park

SHELAA Reference: ED01	Use: Employment
Size (ha): 5.02	Indicative Yield (net): 12,000 sqm
Site Description The site is bounded by Elettra Avenue, Hambledon Road and Silverthorne Way. It sits within the Brambles Farm Industrial Estate, west of Waterloo Town Centre which is accessed via a roundabout on Elettra Avenue. The northern part of the site comprises a Lidl food store and McDonalds 'drive thru'. There are industrial units to the south and west with offices and industry to the north. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Potential for protected species • Open mosaic habitat • Small section of site included within Local Nature Recovery Strategy (LNRS) Measures map, identifying opportunity for watercourse buffer habitat. • Risk of controlled waters from soil on site • Risk of fluvial and surface water flooding • Good accessibility to town centre services, facilities and public transport. • Mature trees, hedging and a grass verge lines • Source Protection Zone 1c on site • Catchment Management Plan Drainage Priority Area	

- Sewerage infrastructure crossing the site
- Wastewater Pumping Station adjacent to the site
- Located within the Waterloo Core Walking Zone identified by the Local Cycling and Walking Infrastructure Plan (LCWIP)

Development Requirements

The site is allocated for employment development including around 12,000 sqm of floorspace. Planning permission will be granted where proposals:

- a) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- b) Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow;
- c) Allow for the occupation of development to be phased to align with the delivery of sewerage infrastructure;
- d) Protect and enhance the open mosaic habitat on site;
- e) Pursue opportunities for habitat creation/restoration in accordance with the Local Nature Recovery Strategy;
- f) Avoid risks to the protected aquifer underlying the site;
- g) Retain and enhance the landscape buffer to Hambledon Road frontage;
- h) Retain the character of Hambledon Road;
- i) Ensure future access to existing underground infrastructure and
- j) Provide a 15 metre gap between the Wastewater Pumping Station and the development to mitigate the impact of the Wastewater Pumping Station.

Allocation 25: Dunsbury Park

SHELAA Reference: ED03 & ED04	Use: Employment
Size (ha): 41.4	Indicative Yield (net): 42,600 metres
Site Description Dunsbury Park is a strategic employment site located in the north of the Borough between Leigh Park and Waterloooville, easily accessible from junction 3 of the A3(M). A large part of Phase 1 is now built out, with Phases 2 and 3 yet to be developed: • Phase 1 - 17,100 sqm (in addition to 26,100 sqm already built out) • Phase 2 - 11,550 sqm • Phase 3 - 13,950 sqm The site was designated as a Freeport Tax site (as part of the Solent Freeport) in December 2022, with a focus on advanced manufacturing development. It is a key employment site which will provide a centre of excellence for specialised industry and technology companies, accommodation for startup businesses and a large number of jobs in close proximity to Leigh Park. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Existing Public Rights of Way Havant footpath 14e and Havant Bridleways 120 and 123 run through the site • Site of Importance for Nature Conservations present on site • Existing business uses on site	

- Elevated topography of the site increases its visibility and means cut and fill is needed to facilitate level development plots
- Potential for protected species
- Extensive semi-natural woodland, much of which is ancient woodland
- Large parts of site included within the Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for creation/restoration of grassland, scrub, woodland and watercourse buffer habitat
- Risk of fluvial and surface water flooding
- Secondary aquifer on site
- Source Protection Zone 1c on site
- Catchment Management Plan Drainage Priority Area
- Potential landfill
- Evidence of an enclosed Iron Age settlement and associated pit and poles which may be of regional significance

Development Requirements

The site is allocated for employment development including around 42,600 sqm of floorspace. Planning permission will be granted where proposals:

- Provide a comprehensive biodiversity strategy for the overall site;
- Provide an ecologically sensitive lighting strategy;
- Pursue opportunities for habitat creation/restoration in accordance with the Local Nature Recovery Strategy;
- Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of run-off flow (Phase 1 and 2) and which restrict the run-off rate to the greenfield run-off rate (Phase 3);
- Avoid risks to the protected aquifer underlying the site;
- Provide infrastructure improvements to the site's accessibility by all modes;
- Allow for the occupation of development to be phased to align with the delivery of sewerage infrastructure;
- Avoid the loss and fragmentation of habitats;
- Enhance habitat connections wherever possible;
- Avoid and/or minimise loss of grassland habitat;
- Provide native-led landscaping taking into account local distinctiveness and conservation priorities;
- Protect and enhance Havant footpath 14e and bridleways 120 and 123 and explore opportunities to upgrade footpath 14e to enable continuity of users and
- Provide landscape buffers to offset development from the Public Right of Way and the adjacent ancient woodland.

Allocation 26: Former Colt Site

SHELAA Reference: ED05	Use: Employment
Size (ha): 3.13	Indicative Yield (net): 2,860 sqm
Site Description This site is the former Colt International industrial premises and lies to the west of New Lane, south of Bartons Road and east of Martin Road. Until recently the tall buildings fronted New Lane including offices for the business with extensive lower industrial buildings to the rear. There is a car park area to the Martin Road frontage of the site. The site is relatively flat within the area of the buildings and car park, however, there is a drop in levels between the western car park and the former site of the buildings and from Bartons Road to the site. This is a cleared brownfield site located to the north of New Lane at the junction with Bartons Road. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Open mosaic habitat • Potential for protected species • Potential contamination • Residential units adjacent • Risk of surface water flooding • Close to Lavant Stream • Secondary aquifer on site • Catchment Management Plan Drainage Priority Area • Source Protection Zone 1c on site • Radon class 4 area	

- Located on Local Cycling and Walking Infrastructure Plan (LCWIP) Secondary Cycle Route 371.

Development Requirements

The site is allocated for employment development including around 2,860 sqm of floorspace. Planning permission will be granted where proposals:

- a) Protect and enhance the open mosaic habitat on site including open water habitats;
- b) Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- c) Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of run-off flow;
- d) Provide infrastructure improvements for the site's accessibility by all modes;
- e) Explore opportunities to connect the site to LCWIP Secondary Cycle Route 371;
- f) Provide access from the north via Bartons Road;
- g) Off set development from the highway boundary to retain character;
- h) Provide boundary vegetation along Bartons road to avoid views into rear gardens and
- i) Avoid risks to the protected aquifer underlying the site.

Allocation 27: Gas Holder Site, Downley Road, New Lane

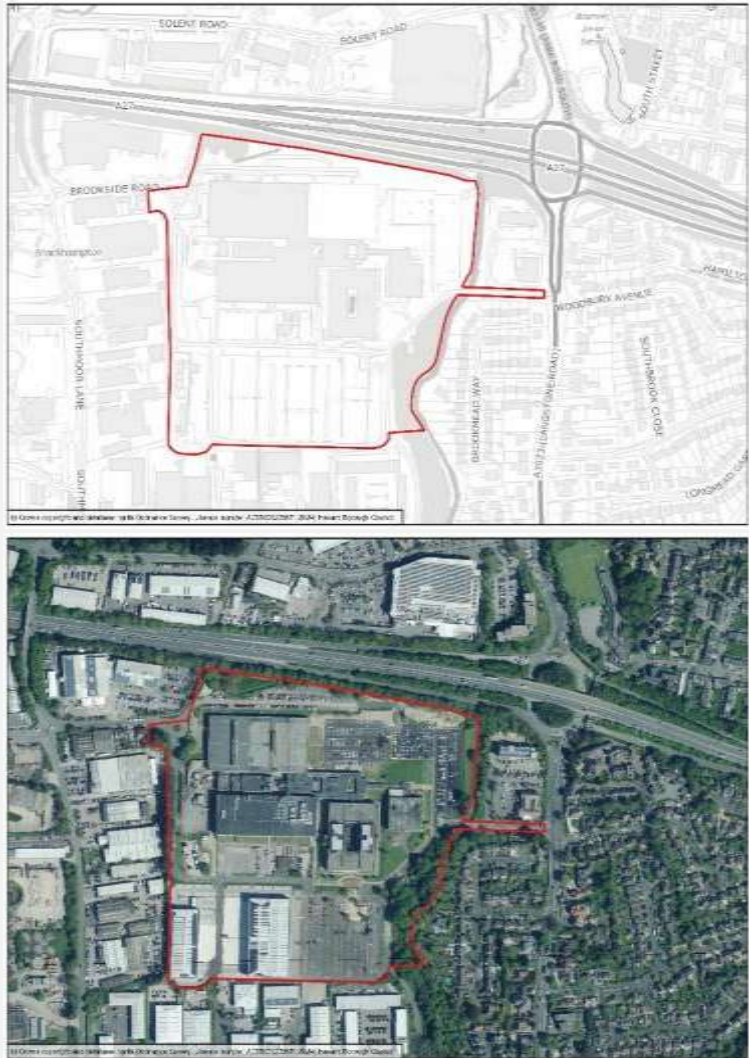
SHELAA Reference: ED07	Use: Employment
Size (ha): 0.9	Indicative Yield (net): 3,760 sqm
Site Description The site is brownfield site within existing industrial units and estates. To the East of the site is Downley Road and to the West is New Lane. The site has access via both roads. There are trees surrounding the site. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield Site • Within existing industrial unit/estate • Potential for protected species • Residential units adjacent • Risk of surface water flooding • Significant parts of New Lane are at risk from flooding • Secondary aquifer on site • Source Protection Zone 1c on site • Catchment Management Plan Drainage Priority Area • Radon class 4 area • Located on Local Cycling and Walking Infrastructure Plan (LCWIP) Secondary Cycle Route 371	 

Development Requirements

The site is allocated for employment development including around 3,760 sqm of floorspace. Planning permission will be granted where proposals:

- a) Include surface water management systems which produce a 50% betterment on the pre-development rate of run-off flow;
- b) Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- c) Provide infrastructure improvements for the site's accessibility by all modes;
- d) Explore opportunities to connect the site to LCWIP Secondary Cycle Route 371;
- e) Provide native-led landscaping taking into account local distinctiveness and conservation priorities and
- f) Avoid risks to the protected aquifer underlying the site.

Allocation 28: Langstone Park

SHELAA Reference: ED17	Use: Employment
Size (ha): 15.83	Indicative Yield (net): 50,420 sqm
Site Description Langstone Park is located to the south of the A27 dual carriageway, to the west of the A3023 Langstone Road and to the East of Brookside Road and the Southmoor Lane Industrial Estate. The site is accessed from Langstone Road to the east and Brookside Road to the west. The site has a 'campus' appearance having originally been developed as an IBM business park with extensive buildings developed in the 1970's with substantial footprints and comprises a mix of age and quality of units. The buildings are surrounded by extensive car parking and landscaping. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Brownfield site • Immediately adjacent to the A27 • Potential for protected species • Hermitage stream to the east • Eastern boundary adjacent to area highlighted in Local Nature Recovery Strategy (LNRS) Measures map, identifying opportunities for watercourse buffer habitat • Tree Preservation Order (TPOs) on the western bank • Chichester Harbour National Landscape to the south west • St Faith's Conservation Area to the north east • Parts of the site are at risk from fluvial and from tidal flooding	

- Risk of surface water flooding
- Existing Public Rights of Way Havant footpaths 50 and 51 run along the northern and eastern edges of the site
- Good accessibility to Town Centre services, facilities and public transport
- Potential landfill on site
- Potential EIA development
- Principal and secondary aquifer on site
- Residential buildings along Brookside Road adjacent to the site
- Sewerage infrastructure crossing the north of the site

Development Requirements

The site is allocated for employment development including around 49,000 sqm of floorspace. Planning permission will be granted where proposals:

- a) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- b) Incorporate surface water management systems which restrict runoff to below the pre-development rate of flow;
- c) Allow for the occupation of development to be phased to align with the delivery of sewerage infrastructure;
- d) Provide a landscape buffer to the Lavant Stream corridor;
- e) Provide native-led landscaping taking into account local distinctiveness and conservation priorities;
- f) Pursue opportunities for habitat creation/retention in accordance with the Local Nature Recovery Strategy;
- g) Retain and integrate protected and notable trees on site;
- h) Provide a landscape buffer to retain the character of the Public Right of Way;
- i) Retain all mature trees on the site to screen development;
- j) Ensure future access to existing underground infrastructure and
- k) Protect and enhance Havant footpaths 50 and 51.

Allocation 29: Interbridges West

SHELAA Reference: ED19	Use: Employment
Size (ha): 6.91	Indicative Yield (net): 2,200 sqm
Site Description The site is bounded entirely by the A27, which curves gently around the northern boundary of the site, and the Havant to Brighton and London Victoria Railway line, which runs in a straight line along the southern boundary. Most of the site is greenfield, while a small part is occupied by a petrol filling station. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Potential for protected species • Site included within Local Nature Recovery Strategy (LNRS) Measures map, with opportunities for creation/restoration of grassland and watercourse buffer habitat. • Access to site is via the slip roads on the A27 • Eastern part of the site including the access road is in Flood Zone 2 and 3 • Risk of surface water flooding • Havant footpath 71 crosses the site • Two gas pipelines cross the site • Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA) • Secondary aquifer on site	

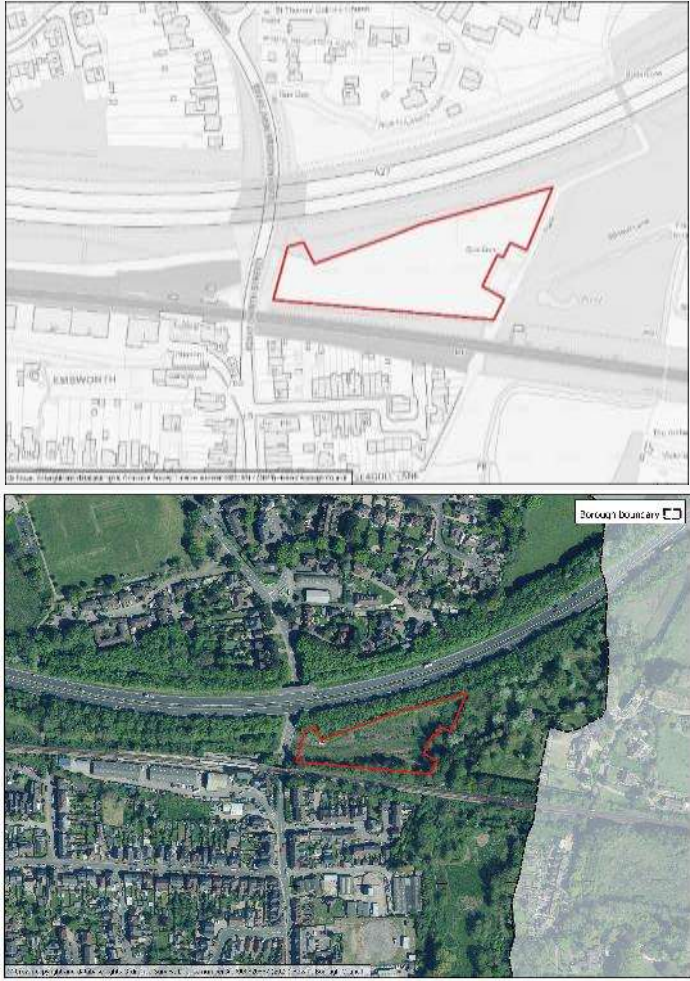
- Risk of surface water flooding
- Catchment Management Plan Drainage Priority Area
- Radon class 4 area
- Existing Public Right of Way Havant Footpath 71 lies at the eastern edge of the site

Development Requirements

The site is allocated for employment development including around 2,200 sqm of floorspace. Planning permission will be granted where proposals:

- Address the risk of surface water flooding on site without increasing flood risk elsewhere;
- Incorporate surface water management systems ensure that the post development rate of flow is restricted to the greenfield run-off rate;
- Provide infrastructure improvement for the site's accessibility by all modes;
- Provide and ecologically sensitive lighting strategy;
- Provide a Mineral Resource Assessment to explore the feasibility of prior extraction of minerals and use of the material on site;
- Retain and enhance the grassland and scrub habitats;
- Provide native-led landscaping taking into account local distinctiveness and conservation priorities;
- Pursue opportunities for habitat creation/restoration in accordance with the Local Nature Recovery Strategy;
- Retain and enhance landscape buffer from the A27;
- Protect and enhance Havant footpath 71 by offsetting development from the Public Right of Way to retain the character and
- Provide suitable fencing to minimise risk of trespass on the railway line.

Allocation 30: Interbridges East

Allocation 37	SHELAA Reference: ED20
Site Name: Interbridges East	Use: Employment
Size (ha): 6.91	Indicative Yield (net): 2,300 sqm
Site Description The site is located on the east side of New Brighton Road, north of the main coast railway line and south of the A27(M). Access to the site, is off New Brighton Road between the existing bridges. The site has historically been used as a paddock for the grazing of horses. Key Features The Council has identified the following key features on and around the site. Others may be present and prospective developers must undertake their own comprehensive site analysis and must satisfactorily address all opportunities and constraints in developing their proposals. • Greenfield site • Potential for protected species • Risk of surface water flooding • Northern part of the site lies in Flood Zone 2 • Risk of surface water flooding • Catchment Management Plan Drainage Priority Area • Underlain by sand and gravel and in the Minerals Safeguarding Area (MSA)A27 to the north • Railway line to the south • Existing Public Rights of Way Havant footpaths 72 and 73 to the east of the site • Sewerage infrastructure crossing the site	 The top map is a street map showing the site's location relative to New Brighton Road, the A27(M), and the coast railway line. The site is outlined in red. The bottom map is an aerial photograph showing the site's location relative to the coast railway line, the A27(M), and the Havant footpaths 72 and 73. The site is outlined in red.

Development Requirements

The site is allocated for employment development including around 2,300 sqm of floorspace. Planning permission will be granted where proposals:

- a) Provide and ecologically sensitive lighting strategy;
- b) Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere;
- c) Incorporate surface water management systems which ensure that the post development rate of flow is restricted to the greenfield run-off rate;
- d) Provide infrastructure improvement for the site's accessibility by all modes;
- e) Explore the feasibility of incidental minerals extraction and use of the material on site;
- f) Retain and enhance grassland, woodland and scrub habitats on the site;
- g) Provide a habitat corridor linking north to south;
- h) Provide native-led landscaping taking into account local distinctiveness and conservation priorities;
- i) Retain and enhance the mature landscape buffer to the A27;
- j) Protect and enhance Havant footpaths 72 and 73 by offsetting development from the Public Rights of Way to retain the character;
- k) Ensure future access to existing underground infrastructure and
- l) Provide suitable fencing to minimise risk of trespass on the railway line.

SECTION 4:

DELIVERING SUSTAINABLE

DEVELOPMENT IN HAVANT

BOROUGH

- 4.1 This section of the plan sets out policies which guide the determination of planning applications for development of all types and scales. As is set out in the introduction, the Local Plan should be read as a whole. Whilst individual allocations set out individual site requirements, the policies in this section will also apply. These policies also set out the approach to development, which is not specifically allocated, broken down by the following sections:
- High-quality Sustainable Development
 - Climate Change
 - The Natural Environment
 - Flood Risk and the Coast
 - Heritage and Landscape
 - Homes for All
 - The Borough's Economy and Town Centres
 - Amenity and Pollution
 - Infrastructure

HIGH-QUALITY SUSTAINABLE DEVELOPMENT

Context and Approach to High-quality Sustainable Development

- 4.2 Achieving high-quality, well-designed and attractive buildings and places in the Borough is a priority of the Building a Better Future Plan. Due to the limited availability of undeveloped land within the Borough, it is essential that development makes efficient use of land, whilst considering factors such as local context, design, transport and infrastructure. Through high-quality development, places and buildings can be created which also promote health and wellbeing outcomes.
- 4.3 The NPPF states that the creation of high-quality and sustainable buildings is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development, creating better places to live and work. The NPPF also highlights that places should be created which promote health and wellbeing through their design.
- 4.4 A range of evidence⁴⁷ has been used to inform the policies within this section. Poor quality homes are associated with a variety of health risks and implications and is explored in The Healthy Borough Assessment. The Borough's Housing Needs Analysis demonstrates the importance for homes to be built and designed in a way which is accessible to residents, to support safe and independent lives. The Residential Density Evidence Paper has been prepared analysing the Borough's housing density requirements, alongside identifying opportunity areas.
- 4.5 It should be noted that many policies in other sections of this plan also have a design element. For example, the design of development can help to reduce carbon emissions through sustainable design features, can help to avoid flood risk, can achieve better outcomes for biodiversity and can avoid undesirable amenity impacts.
- 4.6 The policies in this section should be read alongside the Havant Borough Design Guide.

Policies in this section

- Policy 13: High-quality Design
- Policy 14: Housing Density
- Policy 15: High-quality New Homes

⁴⁷ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

Policy 13: High-quality Design

Why the policy is needed

- 4.7 The NPPF places a strong emphasis on creating well-designed, healthy, inclusive and sustainable places, supported by clear local expectations and appropriate tools and processes, including design guides, design codes, masterplans and design review. This policy sets out the Borough's expectations in achieving high-quality design, enhancing connections between people and places and integrating new developments within the Borough's diverse and high-quality natural, built and historic environments. The Council recognises the importance of good design and place-making, having a vital effect on the environmental, economic and social factors influencing people's lives. Substantial weight will be given to compliance with this policy and relevant local design policies, guides/codes and masterplans when assessing design quality.
- 4.8 The Council has ambitious targets for the Borough to be net zero by 2045. Incorporating sustainable, low carbon and high-quality design into proposals is a key mechanism in achieving this goal. The way in which buildings are designed and constructed all have a significant impact on carbon emissions. It is therefore crucial that sustainable energy options are fully assessed as part of the design process and that proposals adhere to the Council's fabric first and energy efficiency approach in order to reduce or eliminate the amount of greenhouse gas emissions typically created by new developments. Proposals need to demonstrate climate change adaptation and resilience through building layout, orientation, massing, landscaping and materials, in a positive and integrated way.

Policy 13: High-quality Design

Development will be supported where it:

- a) Is designed to a high sustainable standard which proactively responds to climate change and contributes to the creation of well-designed places where people enjoy living, working and visiting and which are healthy, inclusive and sustainable over their lifetime;
- b) Is designed to improve/achieve thermal comfort, reduce greenhouse gas emissions and incorporate low carbon technologies and methods;
- c) Demonstrates to the Local Planning Authority's satisfaction that the proposal is well designed and responds to the key principles⁴⁸ for well-designed places, and that it:
 - i. Respects and positively relates to its local character, distinctiveness and appropriately integrates with the site and its surroundings;

⁴⁸ In line with the National Design Guide, the National Model Design Code and the Design Process and Tools Planning Practice Guidance (PPG)

- ii. Considers the features of the surrounding area or the main building to which the proposal relates, including density, heights, scale, massing, landscaping, existing building lines, setbacks, plot widths, depth and proportion in addition to external design characteristics such as roofs, windows, doors, external materials and architectural detailing;
 - iii. Conserves and/or enhances the character of the area and appearance of the street scene, through appropriate design, scale and materials, and contributes to a harmonious overall relationship with the existing built form and spaces;
 - iv. Conserves and where possible enhances the significance of heritage assets on and in the vicinity of the site;
 - v. Uses high-quality resilient materials with consideration of building materials and the immediate surroundings and contributes to a coherent palette of materials, design features and planting;
 - vi. Is designed at a scale so as not to be overbearing and not to cause unacceptable harm to the amenity of neighbours through overshadowing, overlooking, loss of daylight, loss of privacy, loss of outlook, and/or through odour, noise, light pollution or other disturbance;
 - vii. Reinforces a sense of safety and encourages inclusive communities by reducing opportunities for crime and anti-social behaviour and making provision for the management and maintenance of the development and supports natural surveillance;
 - viii. Uses high-quality landscaping to integrate with the local landscape and townscape and any natural features and characteristics of the area;
 - ix. Effectively integrates environmental mitigation and biodiversity features into the design of the buildings and landscaping; and
 - x. Integrates with the existing topography.
- d) Ensures a high quality of life inside the buildings by ensuring that new and existing habitable rooms have an acceptable level of ventilation, follow the cooling hierarchy and prevents overheating where possible;
 - e) Provides high-quality liveable space, inside and outside the buildings by maximising the levels of daylight to habitable rooms and amenity spaces within the development;
 - f) Provides car parking that is appropriately integrated within the site, does not compromise the character and quality of streets, spaces and buildings and avoids car-dominated layouts;
 - g) Has any advertisements, signage, lighting and other security features that are fit for purpose, fully integrated with the design, and do not adversely impact the visual amenity of the street scene or the amenity of neighbours; and
 - h) Within the Chichester Harbour National Landscape or its setting, the development accords with the guidance set out in the Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document⁴⁹.

⁴⁹ Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document. Available at: <https://www.chichester.gov.uk/article/29757/Supplementary-planning-documents-and-policy-guidance>

Additionally, and where appropriate to the scale and nature of the development, all non-householder developments which will create new floorspace are expected to:

- i) Adequately reflect urban design principles;
- j) Provide a variety of design styles and types to create interest and a sense of place;
- k) Plan for well-connected and legible spaces, streets and buildings ensuring easy, safe and convenient movement within the site and with/to the surrounding areas, including services and facilities;
- l) Ensure the layout is appropriate in density, mix, scale, and appearance, and provides safe and convenient access for all users;
- m) Plan for well-designed, resilient and consistent landscaping and public realm that is attractive, accessible, safe and encourages social interactions;
- n) Ensure that provision for cycle storage as well as refuse and recycling facilities is conveniently located for users and integrated well within the overall design;
- o) Where relevant, demonstrate compliance with adopted local design guides, design codes and/or masterplans covering the site or area, including proportionate evidence of how the proposal has been assessed against them; and
- p) For major development or development that is likely to generate significant movement, demonstrate how the proposal has had regard to Sport England's Active Design⁵⁰ guidance and its ten principles for planning and designing healthy and active places and spaces.

Coordination of development:

Development proposals that undermine the future potential of sites allocated for development or safeguarded in this plan will be refused planning permission.

How the policy will be implemented

4.9 The policy principles under criteria a) h) of this policy will generally apply to all types of development, including:

- Extensions
- Dormer windows and other alterations to the roof
- Conversions and change of use

⁵⁰ Sport England's Active Design guidance is available at: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>.

- Outbuildings, garages, car ports, shelter/shed and greenhouses
 - Boundary walls, fences and gates
 - Porches
 - Shopfronts
 - Signage
 - Satellite dishes and radio aerials
 - Lighting
- 4.10 In addition to the above, new developments which include the creation of one dwellinghouse or more and any new non-domestic floorspace should comply with the criteria i) p).
- 4.11 Criteria d) and e) will be a planning consideration in minor and major development where applicable. The Council encourages developers and designers to take account of the function of the proposed spaces as well as their design.
- 4.12 Constructive pre-application advice is a valuable tool in guiding and progressing development proposals, prior to their submission. The Council's procedure for pre-application advice is set out on the Council's website. Where appropriate, the Council will also consult the Design Review Panel on development proposals. In line with the NPPF, design quality is expected to be considered throughout the evolution, assessment and delivery of proposals, including through proportionate pre-application engagement and the appropriate use of design review and other design processes. Where a local design guide and/or masterplan applies, applicants should include a proportionate "design compliance" summary.
- 4.13 New development proposals will be expected to demonstrate through an appropriate design statement or Design and Access Statement how the scheme has been informed by the NPPF and national design guidance, including the National Design Guide, the National Model Design Code and the Design Process and Tools Planning Practice Guidance (PPG), in delivering well-designed spaces, legible layouts, appropriate scale and massing, high-quality materials, accessible homes and buildings, and measures that support biodiversity, climate resilience and sustainable growth.
- 4.14 The Borough Design Guide SPD complements this policy and provides detailed guidance to raise the standard of design across the Borough. The SPD sets out what developers are expected to deliver in terms of the design of new development, and how the distinctive character and qualities of the Borough could be enhanced through development. Designated conservation areas within the Borough also have Character Appraisals and Management Plans, which provide detailed information on these areas which should be given regard to when proposing development, in line with Policy 32 (The Historic Environment) and Policy 33 (Conservation Areas).
- 4.15 In line with national policy, any development that does not adhere to the principles of high-quality design as established above and fails to enhance the character, quality, and functionality of an area will be refused permission. Where appropriate, the Council will use planning conditions to secure

design quality through clear and accurate approved plans/drawings (including materials where relevant) and is unlikely to support changes post-permission that would materially diminish the quality of the approved development between permission and completion.

- 4.16 Good and appropriate design should respond to and enhance the natural assets and existing attractive built features. Further to studies and data collected across the Borough, Havant and Waterlooville Town Centres and Hayling Island Seafront, have been identified as primary areas in need of regeneration, due to declining economic gain and activities (although with the availability of retail floorspace), lack of diversity in commercial and retail uses, and poor connections to the surrounding areas. Visions for Havant and Waterlooville Town Centres and Hayling Island Seafront regeneration are being put forward as part of the Borough's development strategy.
- 4.17 Developments are required to be 'human-scaled' with consideration to the health and well-being of the local residents, the local distinctiveness and character as well as being suitable for the future. Safe and convenient connections for walking and cycling within and around development can also help people to take responsibility for their own health and wellbeing. Having regard to Sport England's Active Design guidance, development proposals should, where proportionate to their scale and nature, demonstrate how opportunities for everyday physical activity have been considered from the earliest stages of design, including through walkable layouts, connected walking, wheeling and cycling routes, co-located facilities, high-quality streets and spaces, multi-functional open spaces, active buildings, appropriate activity infrastructure, and long-term management and maintenance. Policy 12 (Health) and indicates how appropriate supporting infrastructure can be integrated in both design and layouts, as part of the new development, to support physical activity and meet the needs of different users. Policy 15 (High Quality New Homes) also sets out how new dwellings will be expected to contribute towards improved health and wellbeing of occupants by setting internal space and accessibility standards.
- 4.18 Given the heavily constrained nature of the Borough, it is essential that land is developed in an efficient way. Part of this consideration is the necessity for development not to compromise the potential of future sites to deliver development.
- 4.19 Development proposals should not prevent future access to potential development sites or prejudice the delivery of future infrastructure schemes. Development will not be granted planning permission if it prejudices the potential for the satisfactory development of another site.
- 4.20 New developments need to address the potential environmental mitigation measures that could be implemented, both in relation to biodiversity and climate change. The Council's fabric first approach, incorporating Passivhaus principles and climate change mitigation through a low carbon design approach need to be incorporated within all new design, to ensure developments are reducing their greenhouse gas emissions and contributing to the Borough becoming net zero by 2045, as outlined in the Council's Climate Change and Environment Strategy. Developments need to be designed with sustainability and climate resilience in mind, to ensure that they are built to withstand a changing climate.
- 4.21 The Council is supportive of new technologies and construction methods integrated as part of new development, such as Passivhaus design principles in line with Policy 16 (Low Carbon Development), Policy 17 (Preventing Overheating) and Policy 18 (Sustainable Construction Methods, Materials and Waste). The sustainability and resource efficiency will be taken into account in the overall design and layout of schemes, ensuring that, where appropriate, the proposals maximise solar gain and provide sufficient ventilation while minimising the need for energy use for heating and cooling.

- 4.22 The Council recognises that it is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider street scene. Signs must also be of an appropriate size and scale for the building and its surroundings. Security shutters, high front boundary walls and other features can also create significant visual intrusions in the street scene. It is important that proposals are fit-for-purpose and are fully integrated within the design.
- 4.23 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour National Landscape, can detract from the overall appearance of a building or area. Signage in or close to the National Landscape should also have regard to the Policy 30 (Nationally Protected Landscapes), Chichester Harbour Management Plan and the Chichester Harbour AONB Supplementary Planning Document (SPD) (July 2017).

Policy 14: Housing Density

Why the policy is needed

- 4.24 Following the NPPF, the Council will support in principle developments that make optimal use of each site. The Council will refuse applications which are considered to fail to make efficient use of land. Considering the NPPF emphasis on the importance of providing sustainable 'sufficient housing' and development, and aiming to make the most efficient use of land and buildings while reflecting the limited availability of undeveloped land in the Borough, the Council recognises that it is fundamental to identify a range of densities that reflect the accessibility and potential of different areas, including town centres and other locations that are well-served by public transport. However, while density is important, it should not be the sole driver of developments. Other factors such as local context, design, transport accessibility, and infrastructure must also be considered in the early stages and throughout the planning development process.

Policy 14: Housing Density

Any residential development must maximise its contribution to addressing housing need.

Planning permission for residential development resulting in a net gain of 5 or more dwellings will be granted where:

- a) Development within Havant, Waterlooville and Leigh Park Town Centres achieves a minimum of 80 dwellings per hectare (dph) across the net development area (NDA);
- b) Development within the defined opportunity areas achieves a minimum of 55 dph net development area; and
- c) Development elsewhere in the Borough achieves a minimum of 40 dph net development area.

Residential development resulting in the net gain of 5 or more dwellings that does not achieve the minimum density set out in this policy will be required to justify the proposed density.

Residential developments providing an artificially lowered density will be refused.

How the policy will be implemented

- 4.25 For the purposes of this policy, residential density is taken as net dwellings per hectare across the developable area. Density standards are necessary to make sure that new development optimises the use of a finite amount of land in a full and sustainable manner. The table below explains the differences between Net and Gross residential densities:

Net development area (NDA)	Refers to the portion of a site that is available for construction and development activities, excluding non-developable areas such as road, public right-of-way and spaces designated for infrastructure, public amenities, and other non-developable uses. It generally includes land that can be built on but may contain areas reserved for landscaping and incidental amenity spaces.
Gross site area (GSA)	Refers to the total land area of a site, including all elements within the property boundaries. This includes all parts of the site, like the buildable areas, roads, open spaces, and any other designated areas, before any deductions for public infrastructure or other non-developable portions. Site Area differs from Gross Site as the former might be adjusted for context to exclude certain portions of land like roads, public right-of-way and other non-developable areas.

- 4.26 Although this policy sets out local density standards, site-specific constraints and local character may justify a different approach having regard to the context of the site. The density of development will vary across the Local Plan area, with higher densities being more suitable for town centres and other locations well-served by public transport and active transport routes, both current and future, reflecting their sustainability. However, the scale, mass, and positioning of any new buildings within the application site and the immediate setting must align with the local character or any established masterplan for the area to ensure harmony with the surroundings. In such cases, pre-application discussions are encouraged to determine whether there is a robust design justification which warrants a deviation from the density standard. In these circumstances, a detailed Design and Access Statement must fully explain the rationale to the proposed approach to the overall design and layout of the scheme.
- 4.27 Aligning with this policy, opportunity areas with potential for increased residential density have been identified in the Council's Residential Density Evidence Paper (May 2024). These areas have been classified with consideration to accessibility to services, and public transport provision. In these locations, the Council will require a significant uplift in the average density of residential development, unless there are strong reasons why this would be inappropriate.
- 4.28 A density study statement document should be submitted as part of the planning application only where the proposal does not meet the minimum density figures set out in this policy due to site constraints or other reasonable factors (including but not limited to accessibility, viability, conservation, heritage, harm to quality of life and/or character). The purpose of the statement is to demonstrate the proposed development contribution to making efficient use of the site and achieving the density target to justify the proposed density. The density study statement should be proportionate to the scale of the development and taking into consideration the characteristics of the site and the surrounding area. Where there are constraints preventing the achievement of the required density, as set out by the policy, the density study statement should demonstrate through different options to propose an optimal achievable residential density figure along with an explanation of the factors contributing to it and preventing meeting the required target.
- 4.29 In assessing development proposals, approaches that artificially lower residential density, for example by including non-developable land within the density calculation, relying on oversized dwellings or excessive car parking provision or buffer zones, or by adopting an inefficient layout not making sufficient use of the available land, these developments will be resisted. Where schemes fall below the minimum density figures set out in this policy,

applicants must demonstrate through a Density Statement, as explained in the previous paragraph, that the site has been optimised for housing delivery, with illustrative or/and descriptive explanations of the factors constraining higher densities.

- 4.30 Where proposals for higher residential densities would result in increased buildings heights, applicants are expected to demonstrate that the development contributes positively to its townscape and landscape context. In such cases, a Townscape/ Landscape Visual Impact Assessment, or where relevant a Tall Building Design Statement, should be submitted as part of the planning application. The content and details of the assessment/ statement should be proportionate to the scale and nature of the development and should illustrate how the scheme will affect key views, the character of the surrounding area and the relationship between the existing and proposed built form. This will ensure that higher density development delivers high-quality and integrated design while making efficient use of land, especially in identified opportunity areas.
- 4.31 Applicants should use high-quality materials and fenestration to provide articulation and a distinctive character in line with the design principles outlined by Policy 13 (High-quality Design). The management of high-density schemes is also important and should be considered in the overall design of the scheme.

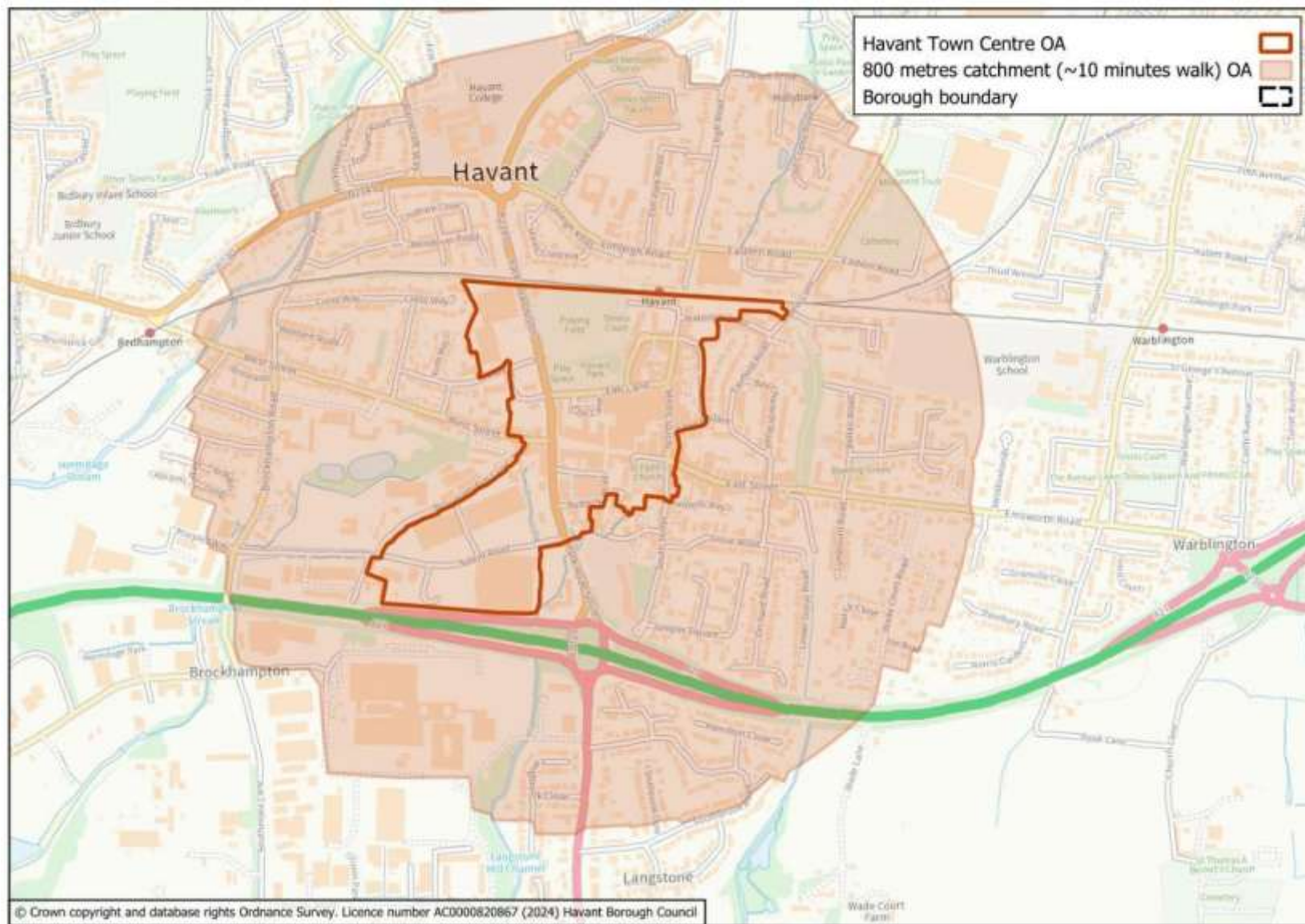


Figure 11 - Havant Town Centre Opportunity Area

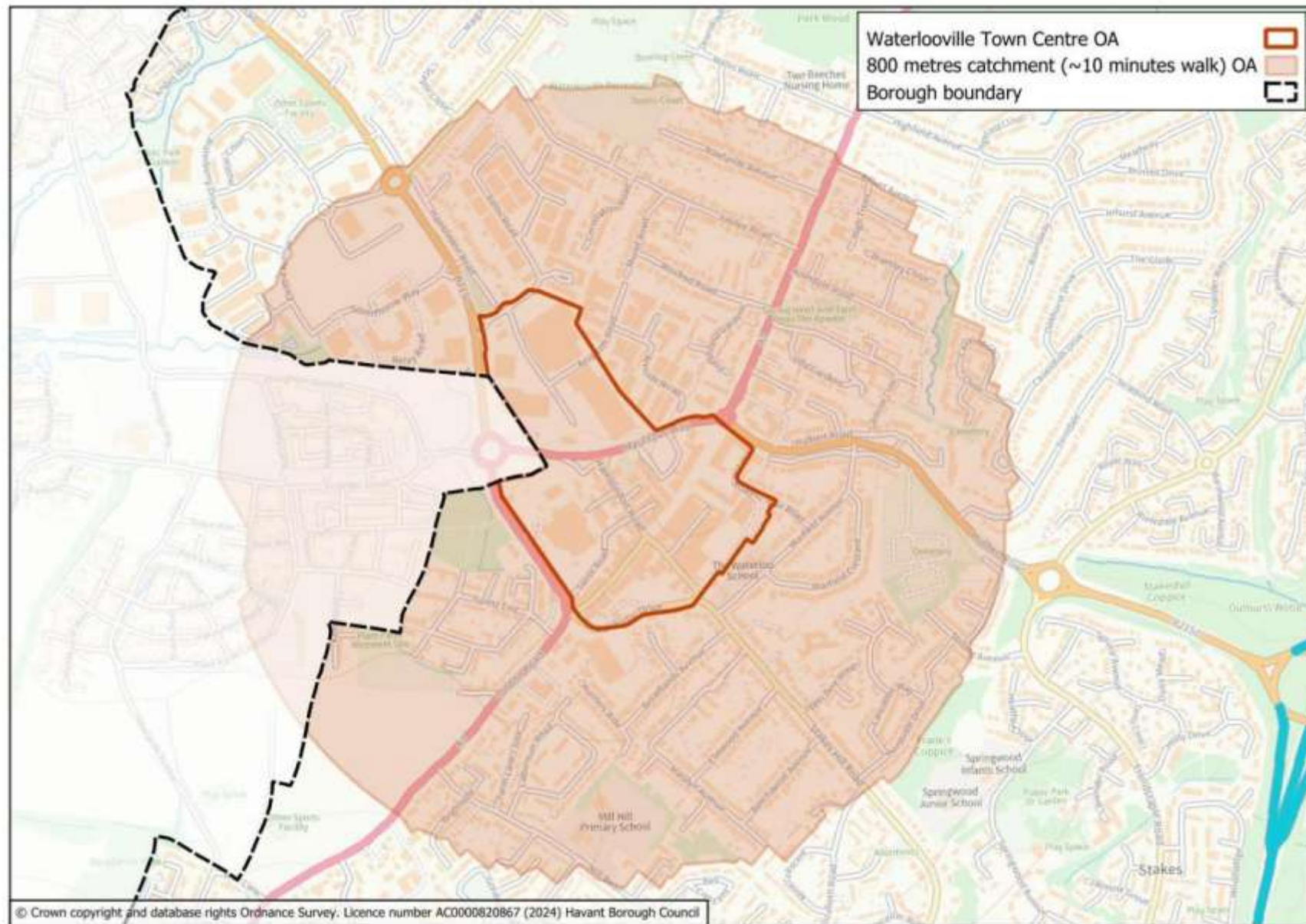


Figure 12 - Waterlooille Town Centre Opportunity Area

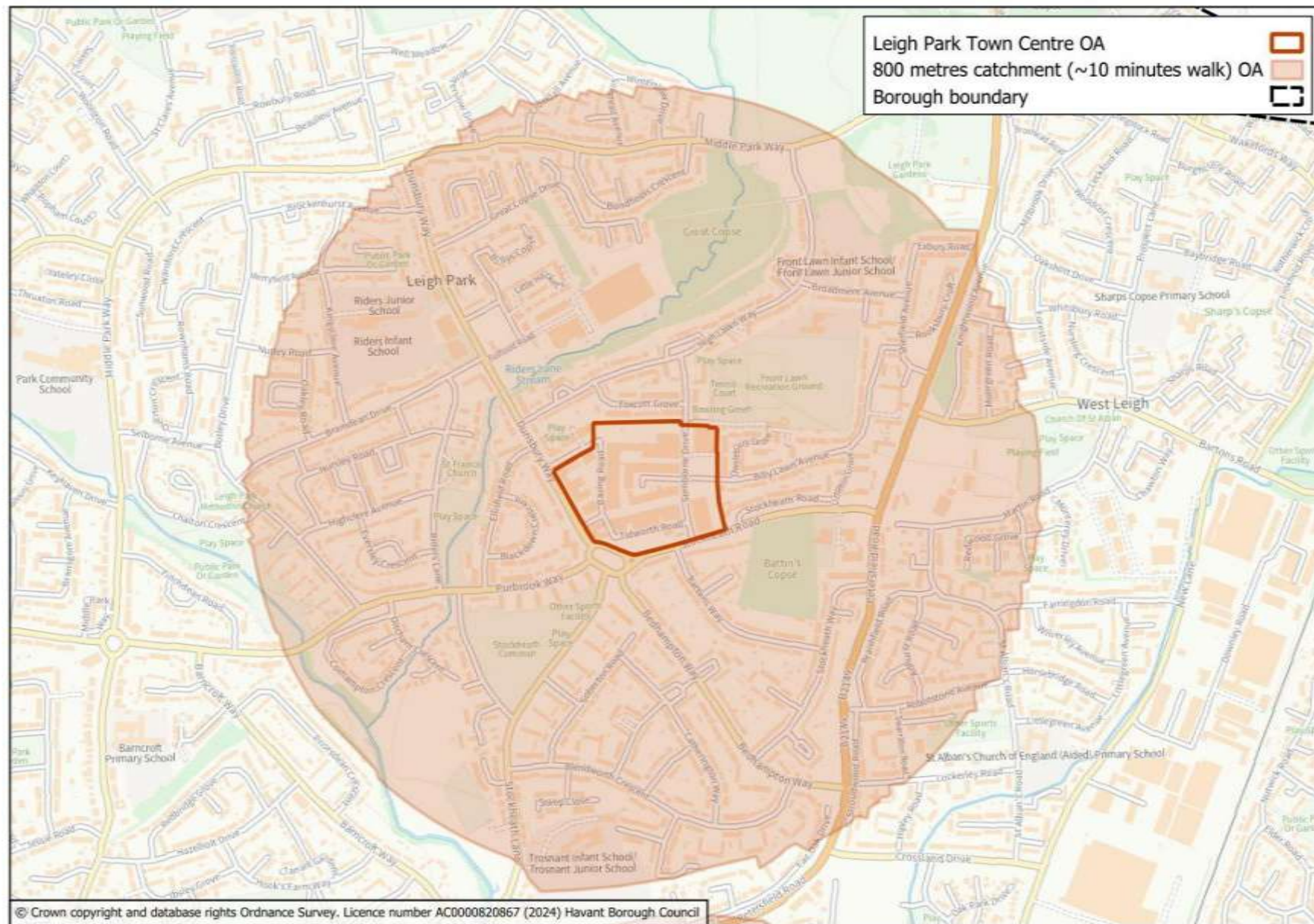


Figure 13 - Leigh Park Town Centre Opportunity Area

Policy 15: High-quality New Homes

Why the policy is needed

- 4.32 The NPPF highlights that creating better places to live which promote health and wellbeing, with a high standard of amenity for existing and future users is fundamental to what the planning and development process should achieve.
- 4.33 The Healthy Borough Assessment indicates that homes with an adequate internal size can provide flexibility for changing family circumstances, as well as the needs of individuals who may be older or who may have a disability and/or long-term illness. Outdoor amenity space is identified as being of importance for mental health and wellbeing given the urban character of the Borough. Residential gardens are recognised for their importance to a range of habitats and biodiversity, enabling people to engage with nature and bringing tangible health and wellbeing benefits.
- 4.34 The Borough's Housing Needs Analysis and associated Addendum⁵¹ sets out there will be an increasing number of the Borough's population is limited to some extent by a long-term illness and/or disability. It is therefore important that some new homes are built to be accessible from the outset, enabling residents to live safe and independent lives for as long as possible.

Policy 15: High-quality New Homes

Residential development is expected to include the provision of:

- a) New homes which meet the Nationally Described Space Standards⁵² (or future equivalent); and
- b) Private and/or communal outdoor amenity space; and
- c) 25% of all dwellings should be designed to meet the M4(2) standard for accessible and adaptable dwellings with an equal proportion across market and affordable housing on new build developments of 10 dwellings or more (gross); and
- d) In addition to c), at least 2% of all dwellings should be designed to meet the Part M4(3) wheelchair accessible standard on new build developments of 50 dwellings or more (gross). These dwellings should be provided as part of the affordable housing provision.

Outdoor amenity space should be:

- e) Of a sufficient size and functional location and layout to meet the needs of the likely number of occupants of each dwelling; and

⁵¹ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

⁵² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

- f) Designed to provide a good level of amenity by maintaining a reasonable degree of separation between the new dwellings and the surrounding properties.

How the policy will be implemented

Housing Space Standards

- 4.35 Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The Council will therefore require all residential development to meet the nationally described space standard (NDSS) (or future equivalent).
- 4.36 In order to demonstrate that all new dwellings meet the NDSS, development proposals should be accompanied by a table setting out for every dwelling:
- In The gross internal space;
 - The extent of built-in storage (sqm).
- 4.37 The Council's starting point will be for all new homes, including subdivisions of larger properties and conversions, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to a building earmarked for conversion.
- 4.38 Developments should provide housing choice and variety in accordance with Policy 39: Housing Mix. Specifically, two-bedroom homes should be provided in a combination of 3 and 4 person two-bedroom homes as defined in the Nationally Described Space Standard. These should be evenly spread across the site and integrated with the rest of development to create mixed and balanced communities.

Accessible and adaptable homes

- 4.39 Housing should offer functional and adaptable spaces for different groups including families, children, older people and disabled people.
- 4.40 For major housing schemes, developers should submit a schedule of accommodation which identifies the specific standard under M4 of the Building Regulations that each home in the proposed development will meet. New dwellings designed to the enhanced accessibility and adaptability standards should be evenly distributed across all tenure types, and where possible, and integrated with the rest of the development in line with Policy 13 (High-quality Design).
- 4.41 On new build housing developments of 10 dwellings or more, 25% of new dwellings will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants.

- 4.42 The Council expects 2% of the overall housing provision on larger housing developments (50 dwellings or more) to be designed to meet the wheelchair accessible homes standard. Nonetheless, wheelchair accessible homes must only be provided as part of the affordable housing provision where the local authority is able to allocate or nominate a person to live in that dwelling. This should be discussed with the Council as part of the pre-application process.
- 4.43 In some cases, it is recognised there may be site specific considerations which mean the provision of homes designed to meet the enhanced accessible and/or wheelchair accessible standards are not feasible. In such cases, applicants are advised to seek pre-application advice in order to ascertain whether additional information is likely to be required as part of their application submission.
- 4.44 To ensure compliance with the specific standards, the Council expects to be provided with plans certified for compliance and/or written confirmation from an appointed building control body that the specifications for each dwelling meet the relevant standard. Where necessary, this will be secured through a performance-based condition prior to occupation.

Outdoor amenity space

- 4.45 All new homes should benefit from outdoor amenity space solely for the use of the occupants of a sufficient size and functional location and layout to support physical and mental health and wellbeing. It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties in line with Policy 13 (High-quality Design) and Policy 49 (Amenity and Pollution) which is particularly relevant where balconies are provided for apartments.
- 4.46 In terms of function, any gardens should be of a sufficient size to accommodate a storage shed (including a cycle store if needed), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the number of occupants, an area for children to play in, and circulation space. The location of gardens should take into account the orientation of the sun at different times of the year. Car parking or turning areas, cycle storage and refuse and recycling facilities should not form part of the external private amenity or communal space.
- 4.47 For flatted developments, a minimum of 1 m² per bedroom of outdoor space should be provided. The Council's Healthy Borough Assessment recommends quantitative standards which will be set out in the Borough's Design Guide. It may be possible to provide a reduced amount of balcony space where there is easy access to public open space or communal amenity space. Outdoor defensible private amenity space and/or community amenity space should be provided in place of ground floor balconies.
- 4.48 In addition to the above, the Council expects that occupiers will be able to enjoy a reasonable degree of amenity and privacy in their gardens by maintaining reasonable relationship with neighbouring properties. The Design Guide includes guidance on the depths considered appropriate to preserve the amenity and privacy of residents.

CLIMATE CHANGE

Context and Approach to Climate Change

- 4.49 Our climate is changing. The impacts of these changes can have detrimental effects on the built, historic and natural environment, as well as human physical health. Some of the issues we are faced with include; higher temperatures, increased risk of flooding due to increased rainfall and storm events, increased coastal flooding due to sea level rise and risks to water supplies.
- 4.50 Havant Borough is particularly vulnerable to the effects of climate change due to its coastal location. However, by reducing greenhouse gas emissions, protecting and enhancing open spaces, using renewable energies, enforcing BNG, implementing green and blue infrastructure and achieving low carbon design, the impacts of climate change can be reduced.
- 4.51 It is therefore vital that any development over the lifetime of the plan is designed and planned to mitigate, adapt and be resilient to the effects of climate change. The policies within this section of the plan should be read alongside the policies which relate to the natural environment, Policy 13 which relates to high-quality design, Policy 11 which relates to climate change, Policy 12 which relates to health, Policies 53 and 54 which relate to transport and Policies 49-52 which relate to pollution.
- 4.52 Sustainability and reducing our carbon impact are integral to high-quality place-making and need to be at the forefront of developers' objectives. As such the Local Plan requires applicants to follow the Councils 'fabric first' approach and demonstrate how carbon and climate change issues have been fully considered and incorporated into the design process. Development needs to be ready for net zero and reduce the need for retrofitting to achieve this. This relates to new development, the infrastructure that serves it and the wider environment (including the effective use of land and resources).
- 4.53 Havant's 'fabric first' approach incorporates an energy hierarchy which is a classification of energy options, prioritised to focus and embed sustainable options at the start of the design process. This means that before considering renewable and/or low carbon energy sources, energy (including for heating, lighting and cooling) demand must first be reduced by maximising performance of the components which make up the building fabric (i.e. consider the materials and design of the environment) before considering renewables. Fabric first can also make an important contribution to addressing fuel poverty and improving social equity. Opportunities should also be explored to manage peak energy loads. The energy hierarchy should inform the design, construction and operation of new development. Offsetting any residual emissions should be a last resort.
- 4.54 Taking the fabric first approach will help reduce the amount of greenhouse gas emissions produced and reduce the impact of climate change whilst hopefully encouraging a competitive market to invest in the green economy. It is also equally important that opportunities are explored as part of the design process to maximise the natural processes that can take carbon out of the atmosphere, known as 'carbon sequestration'. For example, the provision of green and blue infrastructure is as important as new development and needs to be designed in a way to help to mitigate the impacts of high temperatures and overheating, reduce flood risk through use of sustainable urban drainage schemes and increase Biodiversity Net Gain.

- 4.55 Climate change is regarded as one of the most significant threats of our times and increasing focus is being paid to mitigating and adapting for the future. Actions on climate change are being taken at all levels from international agreements and national targets to local planning commitments and strategies for individual developments.
- 4.56 The Climate Change Act 2008, amended in 2019, provides the basis for climate action in the UK. It commits the UK to a 100% reduction in greenhouse gas emissions by 2050, known as the Net Zero commitment. In line with the international treaty on climate change, the Paris Agreement, the UK committed to an interim target of a 68% reduction in economy wide greenhouse gas emissions by 2030, from 1990 levels. The Climate Change Act also commits the UK to adapting to potential impacts of climate change, such as flooding, high temperatures and drought.
- 4.57 In pursuing delivery of its targets relating to Climate Change legislation, the UK Government continues to review and update its view across the policy landscape.
- 4.58 In June 2022, significant changes in the Building Regulations came into effect for new homes, extensions, existing buildings and non-domestic buildings. New homes and buildings in England will have to produce significantly less carbon dioxide (CO₂) under new rules. Under the new Regulations of part F, L and S, CO₂ emissions from new build homes must be 31% lower than current standards and emissions from other new buildings, including offices and shops, must be reduced by 27%.
- 4.59 These updates mark a stepping stone towards the introduction of the Future Homes Standard and Future Buildings Standard in 2025, which will introduce more stringent changes to Parts L and F.
- 4.60 The NPPF states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- 4.61 This underlines the fact that it is only with an inclusive approach, where everyone is involved in taking actions, that a net zero future can be achieved. An important element of that influencing role is in development of the Local Plan and associated local policies that support national targets while also being sympathetic to local requirements.
- 4.62 The Council has a duty to help meet the requirements of the Climate Change Act 2008 through the Local Plan. Policies must be designed to secure that any development and use of land contribute to the mitigation of, and adaption to climate change.
- 4.63 The overarching aim of the Local Plan is to ensure that Havant Borough is resilient to the predicted impacts of climate change and to ensure that policies reduce greenhouse gas emissions within the Borough. The Building a Better Future Plan supports a fabric first approach to development, the use of clean energy, carbon neutrality, sustainable construction, materials and waste methods in order to achieve this.

- 4.64 The Council's adopted Climate Change Strategy and Action Plan⁵³ provides a clear statement of the Council's climate change and environment objectives and identifies priorities that will drive action and promote accountability. It also provides a direction in how and where greenhouse gas emissions can be reduced in order to support the latest net zero targets set by the authority for HBC and the Borough.
- 4.65 The Council has made a commitment to respond proactively towards climate change and reduce the amount greenhouse gas emissions to achieve its net zero goals outlined within the strategy. Due to the severity of the impact caused by climate change there is a responsibility on not only the Council but also the residents of the Borough to rethink how we plan, design, construct and occupy our homes and the places that we work. The Local Plan is a key mechanism in supporting the transition of the Borough away from fossil fuels and instead using, supporting, promoting and investing in sustainability.
- 4.66 It is therefore vitally important that planning for carbon neutrality and mitigating and adapting for climate change are fully considered as part of development schemes at the design stage of a proposal. The fabric first approach and adopting the energy hierarchy can help guide and support all development that is being planned in the Borough ensuring that we are striving for net zero and that development is fit for purpose in the longer term without the need for retrofitting.
- 4.67 Future development must make a positive contribution to tackling climate change through enhanced levels of energy efficiency. New homes will be located to minimise flood risk and adopt a sustainable approach to drainage to ensure that flood risk is not increased elsewhere, particularly taking account of the effects of climate change.
- 4.68 Whilst this section of the Local Plan includes a number of policies to address carbon neutrality and low carbon infrastructure, climate change crosses over with a number of other policies/topics which is why it is important that the plan is read as a whole. The relevant policies can be seen below.

Policies in this section

- Policy 16: Low Carbon Development
- Policy 17: Preventing Overheating
- Policy 18: Sustainable Construction Methods, Materials and Waste
- Policy 19: Water Efficiency

⁵³ [Havant Climate Change Strategy and Action Plan 2024–2030](#)

Policy 16: Low Carbon Development

Why the policy is needed

- 4.69 Paragraph 157 of the NPPF makes it clear that mitigating and adapting to climate change, including moving to a low carbon economy is a core planning objective. It requires plans to adopt proactive strategies in line with the Climate Change Act 2008. In line with national planning policy, development should deliver radical reductions in carbon emissions to bring all greenhouse gas emissions to net zero by 2050.
- 4.70 It is important that the Local Plan addresses the future environmental impact of new residential development in terms of how developments are designed and the amount of carbon emissions that are created as a result, notably CO₂ emissions. This is important as CO₂ emissions are one of the main greenhouse gases that contribute to climate change. As a result of this, Part L of the Building Regulations has been introduced and updated to ensure buildings have higher energy efficiency standards.
- 4.71 The Planning and Energy Act 2008 gives LPAs the power to set local energy efficiency standards that exceed building regulations in their Local Plans. Having a focus on outcomes gives greater flexibility as innovations in technologies and solutions for reducing emissions are on the increase and it is recognised that different options are available for most specific proposals.
- 4.72 The aim of this policy is that all new dwellings are designed to minimise the energy demand for heating, lighting and cooling and to achieve a thermal comfort through following the Council's fabric first approach. This includes through the orientation of buildings, building form and fabrics and following the energy hierarchy, which can be seen in more detail across Policy 11 – Climate Change and Policy 13 – High-quality Design together with the Borough Design Guide.
- 4.73 Using the Low Energy Transformation Initiative (LETI) energy efficiency standards for residential development in the Local Plan is not only the most effective approach to address our climate emergency, but it will also assist the Borough to become net-zero by 2045. LETI has an added advantage of reducing the running costs of homes, which is becoming an increasingly important issue for all households, especially those people on lower incomes. Designing in energy efficiency measures when a residential dwelling is designed and constructed will ensure future retrofitting is not required, thus increasing the lifespan of the property in its original form. It can also be significantly cheaper than retrofitting energy efficiency improvement measures after a property has been completed.
- 4.74 LETI standards (which go above the standards outlined in part L of the Building Regulations) are considered to be the appropriate metric the Council should be using to measure the energy efficiency of new homes. This is a result of a Feasibility Study created and produced by WSP, with the findings supporting that LETI is the viable and achievable tool that Havant Borough Council should be using to measure carbon emissions for the Borough. BREEAM will be the mechanism and standard used to measure commercial and non-residential development.

Policy 16: Low Carbon Development

New residential and non-residential development must embed the energy hierarchy within the design of buildings by prioritising a fabric first approach, layout and landscaping in order to minimise energy demand for heating, lighting and cooling. New residential and non-residential development must take opportunities to reduce the embodied carbon content through the careful choice, use and sourcing of materials. A Sustainability Statement will be required to be submitted which demonstrates how these measures have been incorporated.

Development will be expected to achieve the relevant minimum standards set out below.

Residential development

Planning permission for new dwellings (including replacement dwellings) will be granted where:

- a) The principles of Passivhaus design (solar gain, natural ventilation or ventilation with heat recovery) and fabric performance have been incorporated into the layout and design;
- b) The predicted space heating demand of the homes is less than 30 kWh/m²/year;
- c) The total energy consumption of the building(s) is less than 40 kWh/m²/year; and
- d) Remaining energy demand is met through on-site renewable energy generation.
- e) For developments of 150 or more dwellings (gross), a whole life carbon assessment must be submitted which demonstrates how both operational and embodied emissions have been reduced compared to a 'do nothing' approach.

Commercial and non-residential development

- f) Planning permission for new commercial and non-residential development over 1000sqm (gross) will be granted where:
 - i. BREEAM 'Excellent' standard is achieved.
 - ii. For developments of 5,000 sqm or more (gross), a whole life carbon assessment must be submitted which demonstrates how both operational and embodied emissions have been reduced.

How the policy will be implemented

- 4.75 In relation to energy matters, proposals should first and foremost seek to meet the energy hierarchy.
- 4.76 For all new residential development, this policy draws on the approach established by the Low Energy Transformation Initiative (LETI). All development is encouraged to meet and exceed these standards.
- 4.77 A Sustainability Statement will need to be submitted in conjunction with relevant planning applications to indicate how the policy requirements will be achieved. The Council has a template to help and support providing this information on its website.
- 4.78 Where policy reasons (such as harm to heritage assets) prevent full policy compliance, the relevant evidence statement supporting the application must demonstrate why the policy criteria cannot be met in full and the degree to which each criterion is proposed to be met (which should be met as far as possible).

Energy Hierarchy
Minimise energy demand (‘Fabric First’ approach)
Maximise energy efficiency
Utilise renewable energy
Utilise low carbon energy
Offset
Utilise other energy sources (as a last resort)

- 4.79 Only where development is not able to incorporate and include the first four measures, or where exceptional circumstances apply, or it is not feasible for a scheme to include measures onsite, could planning obligations be used to potentially deliver the same carbon reduction off-site. This measure could consider carbon offsetting, which involves developers making a payment towards the lifetime emissions of the proposed development, which can be spent within the locality of the development to reduce the Borough’s greenhouse gas emissions. This must be agreed by the Council during the applications assessment.

Table 7: Energy Hierarchy

Residential Development - CO2 Reductions

- 4.80 For new homes, the assessment of compliance should be demonstrated via the submission of a Sustainability Statement with the application that is calculated using an appropriate methodology and modelling that is proven to accurately predict a building’s actual energy performance. This could include the Passivhaus Planning Package, or other recognised nationally independent accreditation scheme that is able to be used to demonstrate compliance with the policy requirements. An explanation should be given as to how figures have been calculated as part of the planning application. Delivery in accordance with the submitted details will be secured via condition.
- 4.81 The energy efficiency calculations should be carried out for the full application or detailed planning submission and be reconfirmed prior to commencement (to include pre-built estimates). Prior to occupation, applicants are encouraged to undertake an updated, accurate and verified ‘as built’ calculation of energy performance. This should also be provided to the first occupier. Applicants will need to confirm the metering, monitoring and reporting strategy as part of the detailed planning application.
- 4.82 For larger developments, the Council will require whole life carbon assessments to be submitted. Developers are expected to use an iterative whole life assessment to establish the operational and embodied baseline emissions from the development and take steps to lower the whole life emissions

of the development as a whole. This ensures that in complying with the operational energy efficiency standards, this is not done in a carbon intensive manner by utilising materials which are not already commonplace in the UK, for example requiring extensive shipping to use, with increased emissions as a result.

Non-residential, Commercial and multi-residential

- 4.83 In the case of non-residential, commercial and multi-residential development proposals, the design process will need to demonstrate that applicants have used the energy hierarchy (Table 7 above) and that they can meet the Building Research Establishment's Environmental Assessment Method (BREEAM) certificate 'Excellent' standard by an accredited assessor. This can be achieved by ensuring that the proposal has been designed to include the maximum amount of photovoltaic (PV) solar panels on the roof or it incorporates other suitable forms of renewable energy generation that are appropriate for the location and the setting.
- 4.84 Applicants must use the most up-to-date and relevant BREEAM Scheme when designing their development proposals to meet criterion f. It will be necessary to submit a pre-assessment estimator, the interim (design stage) and final (post completion stage) certificate for any planning applications proposing the construction of 1000 sqm or more of non-residential floorspace. Appropriate conditions will be used to secure the certificate rating issued at the pre-construction and post-occupation stages.
- 4.85 If the required BREEAM 'Excellent' standard is financially unviable or technically unfeasible, then this will need to be demonstrated with appropriate evidence alongside a planning application. In this instance, the applicant will be expected to meet the highest percentage BREEAM score that is viable.
- 4.86 BRE's briefing paper⁵⁴ offers more detail about how BREEAM supports climate change adaptation. The requirement to meet a certain BREEAM level applies to non-residential, commercial and other-residential development.
- 4.87 Proposals may come forward to improve the energy performance of existing buildings, to reduce energy consumption and associated energy costs. Many such proposals may not require a planning application. Where planning permission is required, in line with the NPPF, significant weight will be given to the need to support energy efficiency and low carbon heating improvements to existing buildings. For traditionally constructed buildings, it will be particularly important to take a whole building approach to proposals involving retrofit and they may need to be informed by heritage expertise. For schemes that require planning permission and have the potential to affect a heritage asset, Policy 37 – Improvements in Energy Performance of Historic Assets will be relevant. Historic England has published technical advice and guidance for retrofitting historic buildings to improve their energy efficiency.⁵⁵

⁵⁴ <https://bregroup.com/insights/breeam-creating-resilience-against-climate-change>

⁵⁵ [Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#)

Policy 17: Preventing Overheating

Why the policy is needed

- 4.88 With changes to the climate, there is a serious risk of overheating to the residents of the Borough, the natural environment and local ecosystems. Preventing overheating is therefore an important component that needs to be woven into the design process and set out within Local Plan policy.
- 4.89 The risk of overheating needs to be fully assessed and mitigated against through measures such as the incorporation of passive cooling techniques, ensuring that there is good ventilation to the site and using external shutters, vents, green roofs and green walls covered in vegetation. Following a cooling hierarchy can help direct and support the implementation of these measures and should be followed as part of any development.
- 4.90 The external environment also needs to be considered during the design process in terms of the types and scale of surfacing being used, the vegetation, tree planting and any habitats which are being created as part of the site. Trees have a significant role in terms of absorbing carbon dioxide from the atmosphere and creating habitats for wildlife, but they can also (with their canopy cover) mitigate the impacts of overheating a building and form a vital part of the designing out heat process.

Policy 17: Preventing Overheating

Development of one or more dwellings (gross) or 200sqm of new commercial floorspace will be permitted where:

- a) It has been designed to avoid overheating both now and in the future, demonstrated through a Sustainability Statement;
- b) Proposals remove reliance on air conditioning systems and demonstrate this in accordance with the cooling hierarchy set in Table 8; and
- c) Proposals maximise the potential for blue and green infrastructure and prioritise nature based cooling methods.

How the policy will be implemented

- 4.91 This policy requires new development proposals to demonstrate how the potential risk of overheating for the inhabitants and the surrounding ecosystems is reduced. By reducing the risk of overheating, the need for mechanical air conditioning systems in buildings is reduced. These are very resource intensive, increase carbon dioxide emissions and emit large amounts of heat into the surrounding area.
- 4.92 Developers will be expected to submit a Sustainability Statement at the validation stage of an application to provide information and evidence of how the proposed schemes layout and design has addressed criteria a) and b) within the policy and how the cooling hierarchy has been followed.

- 4.93 When designing proposals to avoid risks of overheating (indoor and outdoor), careful consideration will need to be given to the layout, orientation, and design of proposals; including the colour of a building, the materials used and where external shutters and insulation have been considered. Adding green infrastructure can support urban cooling and create an access to shady outdoor spaces. Increased tree planting, canopy coverage, green walls and roofs can provide further shading and where relevant, passive ventilation (and cooling) should be prioritised alongside minimising excess heat generation.
- 4.94 Following a cooling hierarchy ensures that internal heat generation is minimised through efficient design measures before considering mechanical and passive ventilation as well as active cooling systems.
- 4.95 The Chartered Institution of Building Services Engineers (CIBSE) design methodology for the assessment of overheating risk in homes (as amended)⁵⁶ provides best practice examples to reduce the impact of overheating. For schemes that have the potential to affect a heritage asset, Policy 37 – Improvements in Energy Performance of Historic Assets will be relevant. Historic England has published technical advice and guidance for retrofitting historic buildings to improve their energy efficiency.⁵⁷
- 4.96 A number of policies within the Local Plan are relevant to improving resilience and adapting to climate change, including but not restricted to those set out in this theme.

Cooling Hierarchy
Minimise internal heat generation through energy efficient design
Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration insulation and green roofs and walls
Manage the heat within a building through exposed internal thermal mass and high ceilings
Passive ventilation
Mechanical ventilation heat recovery (MVHR) systems/ Mechanical ventilation
Active cooling systems ensuring they are the lowest carbon options.

Table 8: Cooling Hierarchy

⁵⁶<https://www.cibse.org/knowledge-research/knowledge-portal/technical-memorandum-59-design-methodology-for-the-assessment-of-overheating-risk-in-homes>

⁵⁷ [Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#)

Policy 18: Sustainable Construction Methods, Materials and Waste

Why the policy is needed

- 4.97 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. This includes not only the type and location of development, but also the way it is constructed. The choices developers make with regard to construction methods, the materials they use and how they deal with their waste, can contribute significantly to how resource intensive a development is during construction, use and after the end of its life.
- 4.98 All new development should be designed to make it easier for future occupants to maximise levels of recycling and reduce waste being sent to landfill, which in turn will reduce the cost, waste and carbon produced. In order to do so, storage capacity for waste, both internal and external, should be an integral element of the design and construction of new development.
- 4.99 Sustainable waste management is guided by the 'waste hierarchy' as set out in UK law within the Waste (England and Wales) Regulations 2011⁵⁸. Any development should incorporate the waste hierarchy which requires development to: Reduce, Reuse, Recycle, Recover and only then, Dispose. Preventing waste is the preferred option and sending waste to landfill should be the last resort. The design of neighbourhoods and supporting services should encourage and enable communities to follow the waste hierarchy.
- 4.100 Modular build techniques provide a route to ensuring replicable performance of building fabric and air tightness. Modular and timber-frame houses are assembled using primary elements that are pre-manufactured off site. Assembly on site is then carried out on a prepared foundation. A modular approach also allows for future expansion, given the ability to interlink further sections or modules to the existing superstructure and it is feasible to construct a single house in 7 - 10 days if a full modular design is deployed.

Policy 18: Sustainable Construction Methods, Materials and Waste

All development should follow the construction methods, materials principles and waste hierarchy (as set out below) through the careful choice, use and sourcing of local and sustainable materials.

Development which increases the floorspace of the site will be permitted where it:

- a) Minimises the creation of waste to support a circular economy;
- b) Reuses or adapts existing buildings where applicable as part of the development whilst maintaining and enhancing local character, heritage and distinctiveness;

⁵⁸ <https://www.legislation.gov.uk/ukxi/2011/988/contents/made>

- c) Optimises the use of sustainable construction materials, green walls and roofs, rainwater harvesting systems and greywater recycling;
- d) Reuses and recycles appropriate materials that arise through demolition and refurbishment, including the reuse of non-contaminated excavated soil and hardcore within the site;
- e) Uses locally sourced and environmentally friendly materials wherever possible; and
- f) Submits a Sustainability Statement to demonstrate and outline how the requirements of this policy have been incorporated into the proposed development.

In addition to (a) to (f), development consisting of one or more dwellings, mixed use sites and communal living schemes will only be granted planning permission where:

- g) The development reduces the level of construction waste, minimise environmental pollution (e.g. microplastics) and enhance recycling of construction waste, demonstrated through a Construction Environmental Management Plan (CEMP); and
- h) The incorporation of modular construction techniques is considered.

How the policy will be implemented

- 4.101 The requirements set out in this policy are designed to be minimum standards, and developers are encouraged to aim higher. Applicants will be expected to submit a Sustainability Statement alongside their proposal to demonstrate and outline how the requirements of this policy have been incorporated into the proposed development. Conditions will then be applied to ensure the proposal is delivered in line with the evidence.
- 4.102 Development should contribute towards reducing and recycling construction waste in line with the waste hierarchy and work towards 'designing out waste' at all stages of a development's lifecycle. Circular economy principles should be applied in selecting materials, products and systems for a development.
- 4.103 When it comes to waste and recycling storage and management within development, these facilities should be accessible, suitable in size and location, discreet and designed for purpose. Sufficient dedicated space should be set out for current waste management and recycling needs.
- 4.104 The Council encourages all developers to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials. There are four principal considerations of the waste hierarchy that should influence the sourcing of materials:

- **Responsible sourcing** - sourcing materials from known legal and certified sources through the use of environmental management systems and chain of custody schemes including the sourcing of timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC);
 - **Secondary materials** - reclaiming and reusing material arising from the demolition of existing buildings and preparation of sites for development, as well as materials from other post-consumer waste streams;
 - **Embodied impact of materials** - the aim should be to maximise the specification of major building elements to achieve an area-weighted rating of A or B as defined in the Building Research Establishment (BRE) Green Guide to Specification. Consideration should also be given to locally sourced materials; and
 - **Healthy materials** - where possible developers should specify materials that represent a lower risk to the health of both construction workers and occupants. For example, selecting materials with zero or low volatile organic compound (VOC) levels to provide a healthy environment for residents.
- 4.105 The selection of materials should be informed by the scale of embodied carbon associated with their production. Examples of high embodied carbon materials include concrete and steel, which could be replaced with lower carbon alternatives like timber. Environmental Product Declarations (EPDs) and similar data available provide a third-party verified assessment of the relative GHG emissions (carbon impacts) of specific products.
- 4.107 Locally sourced materials which reduce the carbon impacts of development should be used where possible. Forestry Stewardship Council (FSC), Grown in Britain or the Programme for the Endorsement of Forest Certification (PEFC) should be used to demonstrate this as part of any sustainability assessment.
- 4.108 Re-use of a building itself is more environmentally friendly than demolition and re-building. Wherever possible, developers should be retaining and keeping any and all existing buildings and adapting these to meet the current needs of a proposal.
- 4.109 Re-use of building materials is more environmentally friendly than recycling. Developers should re-use materials from the development site and use reclaimed or recycled materials wherever possible. The demolition of buildings should be minimised as far as possible and materials derived from any demolition should be re-used, such as crushed concrete and hardcore as aggregate in the new foundations. The reuse of existing buildings is encouraged as this has many environmental benefits including reducing carbon emissions.
- 4.110 Consideration should also be given to whether the materials are resilient to expected changes in climate. Resilient building materials will minimise the need to renew or replace parts of the building, reducing embodied carbon and waste.
- 4.111 Applications for single dwellings or more, mixed use sites and communal living schemes should be accompanied by a Site Waste Management Plan (SWMP) that clearly sets out how waste produced during all stages of a development will be minimised, managed in a sustainable manner and follow the waste hierarchy. A SWMP should both contain target rates for recycling and define processes to manage different waste streams. The impacts

of the processes involved in the recycling or reuse of wastes on site will be considered when determining the acceptability of the proposed development. Designing out waste is a key element of good practice in the preparation of a SWMP. Some projects will require SWMPs in order to comply with BREEAM standards.

- 4.112 A number of tools have been developed to assist developers such as BRE's web-based tool SmartWaste⁵⁹ (which can be aligned to BREEAM). It can be used on all types of construction projects including new build and refurbishment, and suits both large and small construction projects, domestic or commercial.
- 4.113 In larger developments, or extensive retrofits, it is feasible to use pre-manufactured elements rather than for the whole building. This could include, for example, pre-manufactured bathroom and kitchen pods for blocks of flats or multiple dwellings, or use of pre-cast facades for low rise buildings or commercial premises.
- 4.114 Development consisting of one or more dwellings, mixed use sites and communal living schemes will be expected to submit a Construction Environmental Management Plan (CEMP) including but not limited to, details regarding materials management and demolition environmental management assessment.
- 4.115 While domestic properties will typically be of permanent modular construction (i.e. designed to be integrated on a development site permanently) it is also possible to build relocatable buildings. Relocatable buildings are designed to be reused or repurposed multiple times and transported to different building sites. The modular design process means these can be highly energy efficient and compliant with Building Regulation requirements.

⁵⁹ <https://www.bresmartsite.com/products/smartwaste/>

Policy 19: Water Efficiency

Why the policy is needed

- 4.116 The water environment in the Borough is important for its ecological value, its influence on the character and identity of the area, as a source of drinking water and its influence on the local economy, notably tourism. There are multiple pressures on the water environment and so the aim of this policy is to conserve and, where possible, enhance water resources and the quality of the water environment, and to ensure that development does not present a risk to water supplies.
- 4.117 There is a range of legislation relating to the water environment, including the Water Framework Directive Regulations, which set out a need to give full consideration to the quality and quantity of ground and surface water bodies in order to prevent deterioration and support the attainment of the relevant environmental objectives. River Basin Management Plans (RBMPs) provide more detail on the objectives and proposed actions - the Council needs to have regard to the relevant RBMPs, including in determining planning applications. The current classification of water bodies in the Borough presents a mixed picture. The Council has a role in supporting the delivery of these objectives. It is essential that development does not cause deterioration in the status of water bodies. Where possible, schemes to enhance the status of the water bodies should be undertaken.
- 4.118 The Borough lies within an area classed as seriously water stressed by the Environment Agency, and water efficiency is an important component of sustainable development. Therefore, it is particularly important to manage the use of water carefully, including through promoting the efficient use of water resources. Water quality in relation to development achieving nutrient neutrality is dealt with under Policy 24 – Water Quality Effects on International Sites.

Policy 19: Water Efficiency

Development should be designed to meet a higher level of water efficiency. Planning permission will be granted where:

- a) All proposals (including replacement dwellings, conversions and changes of use) which result in a net gain of overnight accommodation, include measures to achieve a water efficiency standard of future national standards per person per day or, no more than 110 litres per person per day, whichever is lower;
- b) All new build non-residential developments of 500sqm or more are designed and built to achieve at least one credit through the BREEAM criterion for water consumption (reference Wat 01).

How the policy will be implemented

- 4.119 The specific means of securing the water efficiency design standards are for individual housebuilders to develop, based on the design of the scheme in question. There are many means to achieve the standard in question, including efficient fixtures and fittings, rainwater harvesting or grey water recycling.

- 4.120 The requirements of the policy will be subject to the submission of a water use calculation as part of any application alongside a planning condition. This same approach will be used at implementation of a scheme to demonstrate compliance with the water efficiency standards under the Building Regulations⁶⁰. The Government, under the optional technical standards, allow Local Planning Authorities to have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water. Havant Borough Council operate within this framework and the standards are an expected requirement across a large area of the Country and particularly in the Solent due to nutrients.
- 4.121 For non-residential development, the BREEAM framework is used to assess water consumption design standards and compliance with this will be secured through a planning condition. Alternative approaches to securing the equivalent water efficiency designs standards will be considered by the Council, where supported by appropriate evidence.
- 4.122 Retrofitting with water efficiency measures is encouraged where this is compatible with other policy requirements.

⁶⁰ <https://www.gov.uk/guidance/housing-optional-technical-standards#water-efficiency-standards>

THE NATURAL ENVIRONMENT

Context and Approach to the Natural Environment

4.123 Having an extensive high-quality environment is a key part of the environmental pillar to ensure sustainable development. The conservation of the natural environment is essential for the Borough's future. There are a number of benefits when protecting and enhancing the natural environment these include but are not limited to:

- Improving people's quality of life
- Increasing environmental connectivity
- Providing a local identity for the Borough
- Delivering water resources such as ground water reserves, springs and rivers to the Borough's homes and businesses
- Providing vital amenity and recreational space for residents and supports health and well-being

4.124 Havant is situated in the south-east of Hampshire between the cities of Chichester and Portsmouth, and despite being one of the most densely populated areas in England, the Borough is incredibly important in terms of the habitats and biodiversity it supports. It contains significant areas of countryside and coast, including nearly 50km of internationally important coastline and parts of the Chichester Harbour National Landscape. Defining features include the surrounding harbours and coastline, the chalk streams and river valleys of the Ems and Westbourne, and the pastureland and woodland heritage associated with the Forest of Bere.

4.125 The natural environment is covered by a number of different legislative tools, national policy and guidance, which the Council is required to legally comply with and to address in the Local Plan. There are a number of environmental designations within the Borough:

Statutory Designations	Hierarchy	Name
Special Protection Area (SPA)	International	Chichester and Langstone Harbour
Special Area of Conservation (SAC)	International	Solent Maritime Singleton and Cocking Tunnels
Ramsar	International	Chichester and Langstone Harbour
Site of Special Scientific Interest (SSSI)	National	Chichester Harbour, Langstone Harbour, Sinah Common and Warblington Meadow
Local Nature Reserve	Local	Brook Meadow, Farlington Marshes, Gutner Point, Hayling Billy, Hazleton Common, Sandy Point, The Kench, West Hayling

Sites of Importance for Nature Conservation (SINCs)	Local	110 sites
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Table 9: International and National Designations Hierarchy

- 4.126 The Council is legally required to ensure that any land use plans are compliant with the Conservation of Habitats and Species Regulations 2017 (as amended). In England, it is also a mandatory requirement of the Environment Act 2021 to ensure that the natural environment is in a measurably better state than it was beforehand.
- 4.127 The NPPF sets out that planning policies and decisions should contribute to and enhance the environment by minimising impacts on biodiversity and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures. There is also a requirement for plans to identify, map and safeguard areas within the plan for local wildlife and habitats.
- 4.128 There are a number of locally led strategies which address the environmental issues some of these are but are not limited to:
- Solent Recreation and Mitigation Strategy
 - Solent Waders and Brent Goose Strategy
 - Position Statement and Mitigation Plan for Nutrient Neutral Development
 - Havant Borough Biodiversity Strategy
- 4.129 The Council's approach to the natural environment is to ensure that the natural environment is covered within individual policies but also taken into consideration in the plan as whole with other policies and allocations. The plan will be prepared in line with all environmental legislations and the mitigation hierarchy: avoid, mitigate, compensate.

Policies in this section

- Policy 20: Biodiversity Net Gain
- Policy 21: International and National Nature Conservation Sites
- Policy 22: The Local Ecological Network
- Policy 23: Recreation Disturbance on International Sites
- Policy 24: Water Quality Effects on International Sites
- Policy 25: Protected and Notable Species
- Policy 26: Solent Wader and Brent Goose Strategy Sites

Policy 20: Biodiversity Net Gain

Why the policy is needed

- 4.130 Biodiversity Net Gain (BNG) is an approach to development that aims to address historic declines in biodiversity and ensure that new significant developments leave the natural environment in a measurably better state than it was beforehand. BNG is a legal requirement in the Environment Act 2021 which introduced Schedule 7A of the Town and Country Planning Act 1990.
- 4.131 BNG is additional to existing biodiversity protections which are addressed through other policies in this plan. Legislation and policy relating to development impacts on the natural environment - including protected sites and species, and priority habitats and species - remain unaltered and apply equally to development which needs to provide BNG and that which does not.

Policy 20: Biodiversity Net Gain

Planning permission which is required to provide BNG under the Environment Act will be granted where:

- a) Development achieves a minimum of 10% Biodiversity Net Gain (BNG) (or any higher percentage mandated by national policy/legislation) over the pre-development site score as measured by the latest version of the DEFRA Biodiversity Metric (or Small Sites Metric as appropriate) or any subsequent Biodiversity Metric;
- b) Development proposals and BNG measures are guided by the Local Nature Recovery Strategy for Hampshire and the Local Ecological Network;
- c) Strategic Significance in the context of BNG is determined solely by the Local Nature Recovery Strategy;
- d) BNG habitats are secured and monitored for 30 years after the completion of the habitat enhancement or creation;
- e) Proposals adhere to the BNG hierarchy and incorporate the following:
 - i. BNG is provided through habitats functionally linked to the wider habitat network creating coherent ecological networks;
 - ii. Off-site delivery should prioritise contributing to nearby habitat recovery and creation strategies as identified within the Local Nature Recovery Strategy or other appropriate and agreed strategies;
 - iii. Statutory Credits should be used only as a last resort, and where it is agreed by the Council that no suitable alternatives exist, in such cases, BNG can be delivered through the purchase of statutory credits; and
 - iv. The receptor site for any biodiversity offsetting must be in a suitable location where local climatic conditions and existing habitats suit the type of offset habitat.

- f) In addition to the statutory minimum requirements, an application is accompanied by the additional information included on the local validation list to ensure confidence that the development's BNG requirement can be fulfilled and the development in question delivered.

How the policy will be implemented

- 4.132 Biodiversity Net Gain is a fundamental shift in the way that biodiversity is addressed in the planning system. It is incumbent upon applicants to ensure they are aware of and comprehend the BNG process and legal requirements. Similarly, Local Planning Authorities have a legal duty to ensure that BNG measures are secured through planning conditions or legal agreements and that those are monitored and enforced. The Council will follow the statutory framework and guidance, with policy being consistent with these minimum requirements.
- 4.133 The Council expects BNG to deliver tangible biodiversity benefits within Havant Borough, resulting in the protection and enhancement of habitat types appropriate to the local ecological network. BNG within Havant Borough will be guided by the Hampshire Local Nature Recovery Strategy (LNRS) and the Council wants BNG to deliver tangible nature recovery benefits that are suited to the Borough's rich and varied landscape. This means that BNG efforts should be focussed on enhancing the existing ecological network, recognising the importance of locally significant habitats, and ensuring that BNG is suited to local conditions, landscape character and conservation priorities.

Biodiversity Net Gain delivery

- 4.134 For all developments which need to provide BNG, developers will need to demonstrate how proposals will result a minimum 10% increase in biodiversity. The necessary habitat enhancements or creation must be paid for by the developer and be secured for 30 years via planning conditions, planning obligations or conservation covenants.
- 4.135 Unless meeting the criteria for exemption, every planning permission for the development of land in Havant Borough will be granted subject to the following statutory general biodiversity gain condition:
- “Development may not be begun unless:*
- a) a biodiversity gain plan has been submitted to the planning authority, and*
 - b) the planning authority has approved the plan.”*
- 4.136 Applicants will need to submit a Biodiversity Net Gain Plan prior to commencement of development to demonstrate how the application will achieve 10% BNG. BNG measures are additional to any other necessary biodiversity mitigation, compensation, or enhancement requirements. The plan will need to be approved in consultation with the Council's ecologist.
- 4.137 It is the responsibility of the applicant to ensure that all submitted BNG information is accurate and in accordance with the requirements of the applicable regulations, including Schedule 7a of the Town and Country Planning Act 1990.

- 4.138 It is expected that BNG in Havant Borough, whether on-site or off-site, is designed and delivered within the context of the local landscape and local conservation priorities. Havant Borough includes diverse local landscapes, each with their own distinctive character, habitats and species and BNG measures should reflect this. BNG delivery should be guided by the Local Nature Recovery Strategy, ensuring that measures are delivering identified priorities suited to local conditions. For example, new grassland creation should take account of local soils and locally distinctive habitat types rather than provide generic grassland types. New landscaping proposals should seek to reinforce local habitat types through the use of appropriate native species plantings/seedings using appropriate locally/UK sourced stock.
- 4.139 Strategic significance in the context of BNG must be determined by the Local Nature Recovery Strategy.
- 4.140 It is expected that successful and sustainable BNG design and delivery will involve specialist professionals from different disciplines within a design team e.g. ecology, landscape, arboriculture and drainage. BNG measures must be realistic, deliverable and locally appropriate. Guidance sources such as Natural England's Environmental Benefits from Nature tool can also be used to help design and delivery BNG and maximise multi-layered benefits for biodiversity and people.
- 4.141 Applicants are strongly encouraged to engage with pre-application discussions in order to ensure that BNG measures are likely to be acceptable and in accordance with Local Plan policy. Applicants are also strongly advised to provide the Council with full BNG calculations for existing baseline and proposed baseline for on-site and off-site areas: this will ensure that any BNG measures are agreeable.

Significant on-site BNG

- 4.142 Where a development proposal is required to provide BNG, a statement on the amount of on-site BNG considered to be 'significant' and why must be provided. The Council will review this information and may wish to consider alternatives following discussion with the applicant. Significant on-site BNG must be secured through condition or legal agreement. Significant on-site BNG will be considered to mean:
- Habitats of medium or higher distinctiveness in the biodiversity metric;
 - Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
 - Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;
 - Areas of habitat creation or enhancement which are significant in area relative to the size of the development;
 - Enhancements to habitat condition, for example from poor or moderate to good.

Habitat degradation

- 4.143 Where the biodiversity value of on-site habitat has been deliberately degraded prior to the submission of a planning application, but after 30 January 2020, the value of the habitat will be taken to be that at the date the unauthorised degradation took place. If there has been unauthorised degradation and there is insufficient evidence about the biodiversity value of the on-site habitat immediately before the degradation, the pre-development biodiversity value of the on-site habitat will be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it.

Policy 21: International and National Nature Conservation Sites

Why the policy is needed

- 4.144 Havant Borough has a rich and diverse natural environment which is protected by international and national designations. Development is expected to make a positive contribution to the existing natural environment. Development which does not contribute to its improvement will continue to cause a decline in biodiversity and would not therefore constitute sustainable development.
- 4.145 A breakdown of the international and national designations found within and adjacent to the Borough can be found in the table below. It is important to note that the international and national environmental designations in the Borough are not the entirety of the natural environment in Havant. The Borough also contains local designations, protected trees and woodland, and protected species.

Statutory Designations	Hierarchy	Name
Special Protection Area (SPA)	International	Chichester and Langstone Harbour Solent and Dorset
Special Area of Conservation (SAC)	International	Solent Maritime Singleton and Cocking Tunnels
Ramsar	International	Chichester and Langstone Harbour
Site of Special Scientific Interest (SSSI)	National	Chichester Harbour, Langstone Harbour, Sinah Common, Warblington Meadow
Local Nature Reserve	Local	Brook Meadow, Farlington Marshes, Gutner Point, Hayling Billy, Hazleton Common, Sandy Point, The Kench, West Hayling

Table 10: International and National Designations Hierarchy

Policy 21: International and National Nature Conservation Sites

Development must protect, conserve, and enhance the Borough's internationally and nationally designated sites, both individually and as a network. Planning permission will only be granted where:

- Development avoids or mitigates harm to all internationally and nationally designated sites; and
- The applicant has identified and assessed the extent of any harm to the value of the designated sites through adequate and proportionate information; and

- c) Any matters arising from an application are addressed through an avoidance or mitigation plan; and
- d) Any necessary mitigation plan includes provision for ongoing management and maintenance and
- e) Impact assessments are demonstrably guided by the mitigation hierarchy of 'avoid-mitigate-compensate'.

International nature conservation sites

In addition to criteria a) to e), development which is likely to have an impact on an internationally designated sites will be subject to a Habitats Regulations Assessment to determine the potential for a likely significant effect. Development which has a likely significant effect either alone or in combination with another plan or project will not be permitted unless it can demonstrate that either:

- f) The necessary avoidance or mitigation is secured so that there will be no adverse effects on the integrity of the designated site(s); or
- g) There are no alternatives, but there are imperative reasons of overriding public interest in favour of permitting the development and compensatory provision is secured.

National nature conservation sites

In addition to criteria a) to e), planning permission will only be granted within the zone of influence⁶¹ of a nationally designated site where:

- h) The development would not have an adverse impact on the nationally designated site either individually or in combination with other development.

An exception to h) will only be made where:

- i) The benefit of the development clearly outweighs the likely impact on the feature(s) of the designation; and
- j) Mitigation and/or compensation measures are secured to offset the likely impacts.

How the policy will be implemented

- 4.146 There is a great deal of pressure on the Borough's natural environment as a result of climate change and an increasing population. Therefore, the Council's priority is to ensure that internationally and nationally designated sites are protected conserved and enhanced. It is also important that the connectivity of statutory environmental sites is increased.
- 4.147 As set out in the NPPF, if significant harm cannot be avoided (by locating development in a way which does not create the impact), then such harm should be prevented through mitigation.

⁶¹ The 'zone of influence' for a development is the area over which ecological features may be affected by biophysical changes as a result of the development and associated activities.

- 4.148 If development which causes a likely significant effect on one or more internationally designed sites cannot be avoided or mitigated, it will be refused planning permission unless there are considered to be imperative reasons of overriding public interest.
- 4.149 Applicants on larger sites or those which are likely to have a greater impact on the natural environment should engage with the Council at an early stage in the process to ensure that the potential implications are taken into account in the preparation of proposals and suitable surveys are commissioned.
- 4.150 Development should avoid losses of biodiversity and all development proposals will be expected to adhere to the mitigation hierarchy of avoid-mitigate-compensate.
- 4.151 Certain developments, including those within or otherwise affecting statutory designated sites, will be required to provide mandatory Biodiversity Net Gain (BNG) as set out in Policy 19. Habitat enhancements within statutory designated sites may be able to be used to achieve BNG.
- 4.152 Any development with the potential to result in a 'likely significant effect' on any international designated site will need to undertake a Habitats Regulations Assessment (HRA). A project level Habitats Regulations Assessment (HRA) will be prepared by the Council as the competent authority under the Habitat Regulations as part of the determination of the planning application and the applicant will need to provide the necessary information to inform that assessment. The HRA will assess the effects of the proposal both alone and in combination with other plans and projects. If the development proposal is shown to have an adverse effect on an internationally designated conservation site, then planning permission cannot be lawfully granted unless appropriate avoidance and mitigation measures are secured or, as a last resort and following further detailed assessment, compensatory habitat is secured.
- 4.153 Certain developments will be required to undertake Environmental Impact Assessment (EIA) under the EIA Regulations 2017. The presence of international and national designated sites, and any impacts to them, is a requirement of EIA.
- 4.154 As well as the designated harbours, the wader and wildfowl species for which the SPAs are designated also use sites on land to feed and roost. The impact of development on the Solent SPAs, both in terms of buildings and recreational disturbance from human activity is considered through Policies 22 and 25.
- 4.155 Sites of Special Scientific Interest (SSSIs) are nationally designated nature conservation sites. A SSSI is an area of land notified under the Wildlife and Countryside Act 1981 as being the country's best wildlife and geological sites. SSSI's in England are designated by Natural England.
- 4.156 Ecological assessments should take full account of the international and national designations and the development's impact within the zone of influence of the site. Where necessary, an ecology strategy must include monitoring to ensure its effectiveness. This will be determined on a case by case basis.

- 4.157 The linkages between the sites as well as the sites themselves should be considered and must not be limited to the Borough boundary. This should be considered as sites extend into the wider network beyond the Borough boundaries.
- 4.158 Further information regarding development around Chichester Harbour can be found in Policy 29 and the Joint Chichester Harbour AONB SPD adopted by both Havant Borough and Chichester District Councils.

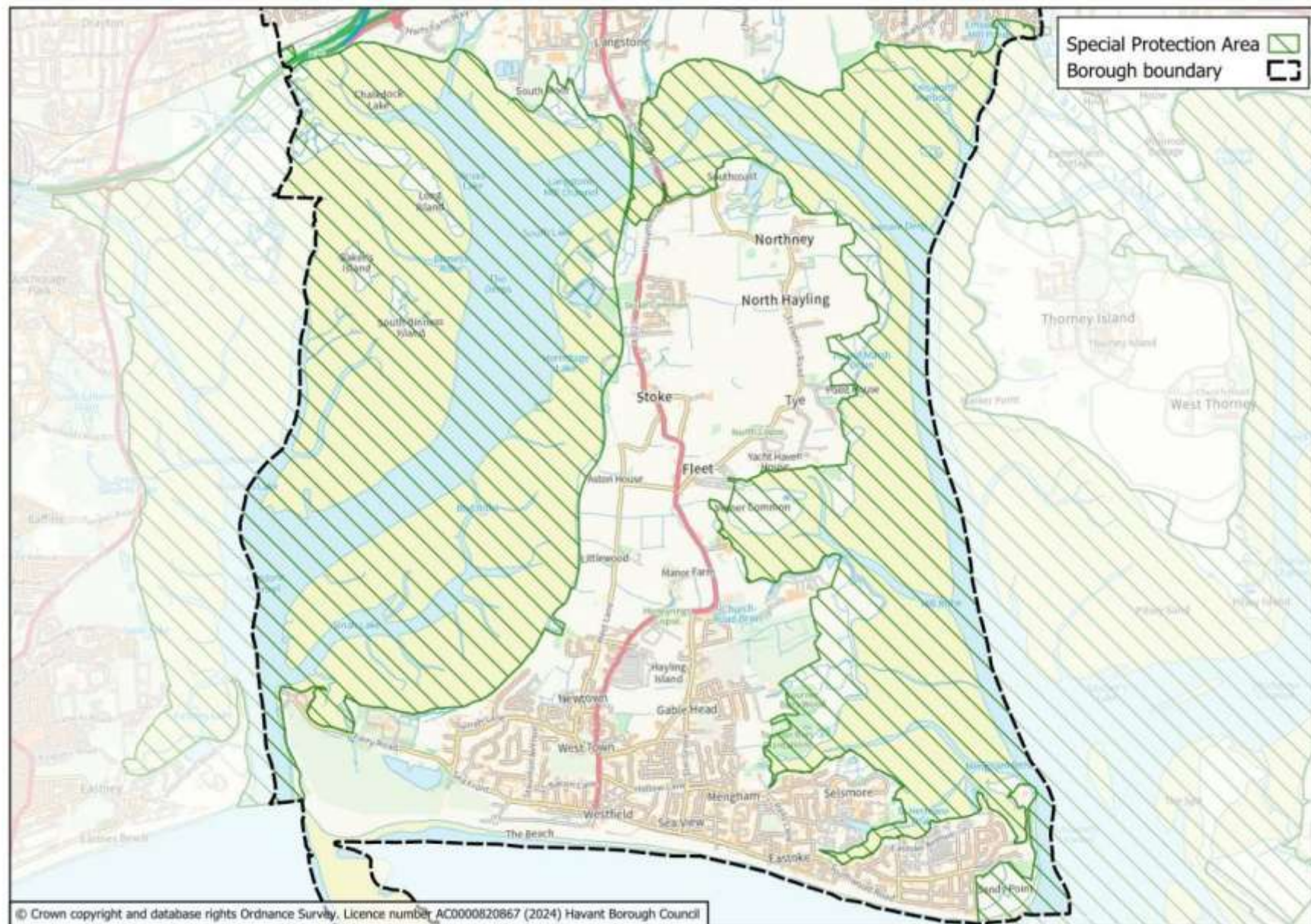


Figure 14 - Special Protection Areas



Figure 15 - Special Areas of Conservation

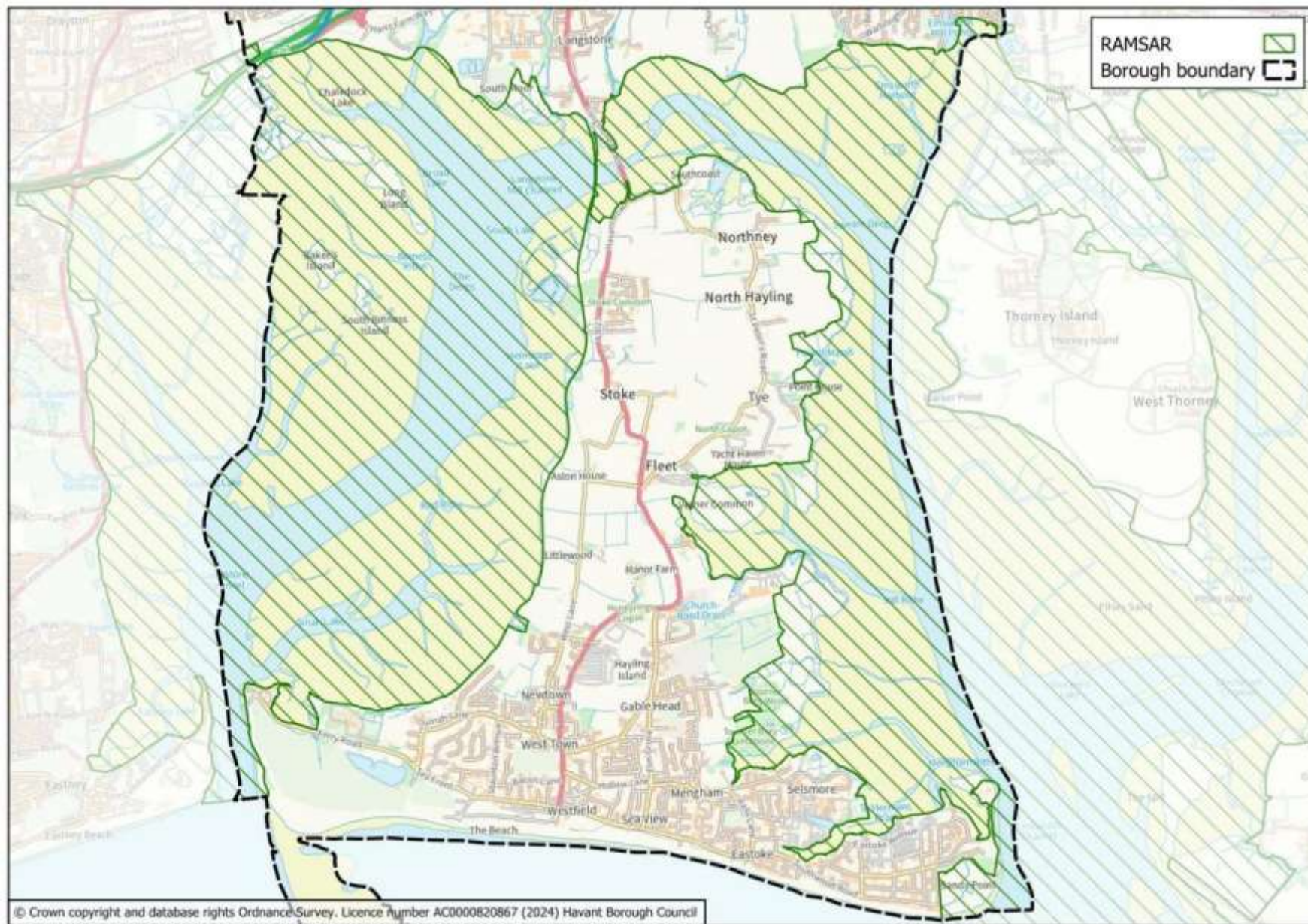


Figure 16 - Ramsar Sites

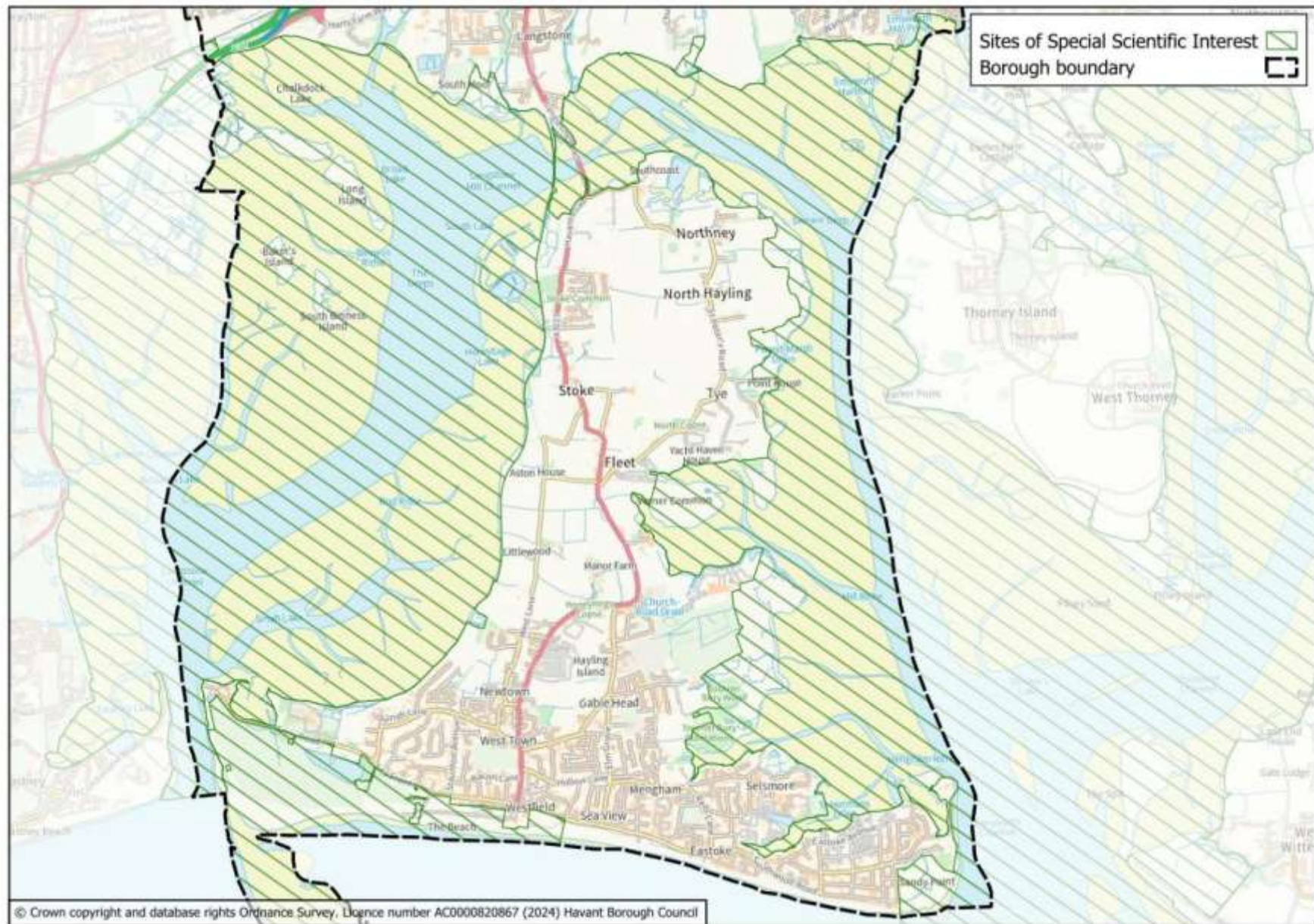


Figure 17 - Sites of Special Scientific Interest

Policy 22: The Local Ecological Network

Why the policy is needed

- 4.159 Havant Borough supports a rich and diverse natural environment containing a wealth of terrestrial, aquatic, coastal and marine habitats. Many of these habitats are afforded protection at the international and national level and are addressed in Policy 21. In addition, many habitats are protected at the local level as Local Designated Sites or are afforded legal protection as Priority Habitats under the Natural Environment and Rural Communities Act 2006. Some habitats are deemed to be irreplaceable due to the difficulty in adequately compensating impacts to them: these habitats are set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. Also important are habitats within our rural, urban, and suburban areas such as road verges, gardens, allotments, churchyards, and public greenspaces: these are usually not subject to formal protection but are important components of the local environment and often provide buffers to, or stepping-stones between, areas of designated habitat. The Local Ecological Network is also considered to include certain areas in neighbouring planning authority areas, where ecological features straddle or are adjacent to administrative boundaries e.g. Hermitage to Westbourne Strategic Wildlife Corridors in Chichester District.
- 4.160 Together, these Local Designated Sites, Irreplaceable Habitats, Priority Habitats and undesignated habitats create a Local Ecological Network of natural, semi-natural and modified habitats which support populations of plant and animal species. This Local Ecological Network is highly valued by the Borough's residents and visitors, is critical for allowing nature recovery, and provides a range of ecosystem services.
- 4.161 It is important to note the intrinsic link between the natural environment and historic environment, and that the protection and enhancement of the Local Ecological Network as defined by this policy should be part of a broader consideration of how an integrated approach to land use and management has the potential to deliver multi-layered benefits for nature, heritage, people and climate action.
- 4.162 The Local Nature Recovery Strategy (LNRS) for Hampshire provides a spatial plan for nature recovery and includes specific measures for targeted action to protect and enhance habitats and the species dependent on them. Development proposals must be guided by the LNRS.
- 4.163 This policy recognises that biodiversity is not only found within formally designated sites or mapped areas of Priority Habitat but is also threaded throughout the rural, urban and suburban landscape, and that together these formal and informal areas provide a network of sites with biodiversity value whose protection is critical to nature recovery. It is essential that development makes a positive contribution to the natural environment by protecting the Local Ecological Network in its fullest sense.

Local Designated Sites	Priority Habitats	Irreplaceable Habitats
Site of Importance for Nature Conservation (SINC) Road Verges of Ecological Importance (RVEI)	Habitats included in Section 41 of the Natural Environment and Rural Communities Act 2006	Habitats listed in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

Table 11: Local Designated Sites

Policy 22: The Local Ecological Network

Development in Havant Borough is expected to protect and enhance the Borough's Local Ecological Network of local designated sites, Irreplaceable Habitats, Priority Habitats, and other areas of local biodiversity value. Development is also expected to take account of similar features in neighbouring planning authority areas where impacts may occur.

Where impacts to the Local Ecological Network are likely, planning permission will be granted where:

- a) Development proposals assess impacts to the Local Ecological Network, taking into account the role of local designated sites, Irreplaceable Habitats, Priority Habitats, non-designated ecological features, and the Local Nature Recovery Strategy in supporting biodiversity; and
- b) Impact assessments are demonstrably guided by the mitigation hierarchy; and
- c) Development avoids the fragmentation of the Local Ecological Network, including across administrative boundaries; and
- d) A mitigation, compensation and enhancement strategy is provided and approved and includes provision for ongoing management and maintenance.

Local designated sites

Development resulting in the loss or degradation of Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves or a Road Verge of Ecological Importance (RVEI), will not be permitted unless in wholly exceptional circumstances, and where:

- e) The site's ecological function is retained in full either on-site or off-site and, where possible, enhanced in line with its original criteria for designation; or
- f) The benefit of the development is considered to outweigh the substantive nature conservation value of the site, and if the impact cannot be avoided nor mitigated under e), compensatory habitat of an equivalent ecological type, function and value is provided; and
- g) Any off-site mitigation or compensatory habitat proposals will be required to include a long-term management strategy to be secured through legal agreement.

Irreplaceable habitats

Development resulting in the loss or deterioration of the following irreplaceable habitats:

- ancient woodland
- ancient and veteran trees

- coastal sand dunes
- spartina saltmarsh swards
- Mediterranean saltmarsh scrub

will not be permitted unless in wholly exceptional circumstances, and where the benefit of the development can demonstrably be shown to outweigh the substantive nature conservation value of the Irreplaceable Habitat, and where the impact cannot be avoided nor mitigated, compensatory habitat of an equivalent ecological type, value and function is provided. Any compensatory habitat proposals will be required to include a long-term management strategy to be secured by legal agreement. Where development is adjacent to irreplaceable habitats, suitable buffer zones must be provided, in line with current advice from statutory agencies.

Priority habitats

Development is expected to protect the Borough's Priority Habitats. Development which results in the loss or degradation of Priority Habitat will be granted only where:

- h) The presence of Priority Habitats is assessed using appropriate desk-based and field-based methods; and
- i) The benefit of the development can demonstrably be shown to outweigh the substantive nature conservation value of the Priority Habitat, and where the impact cannot be avoided nor mitigated, compensatory habitat of an equivalent ecological type, value and function is provided. Any compensatory habitat proposals will be required to include a long-term management strategy to be secured by legal agreement.

Other habitats

- j) It is expected that non-designated and non-priority habitats are considered in development planning due to their function in supporting the Local Ecological Network. The contribution of these habitats to the functioning of the LEN must be assessed. Development should wherever possible retain existing vegetation and soils within proposed schemes rather than remove and replace, particularly where this contributes to the Local Ecological Network.

How the policy will be implemented

- 4.164 Local Designated Sites, Irreplaceable Habitats and Priority Habitats are material considerations in planning and potential impacts to them must be assessed robustly by a suitably qualified ecologist using appropriate and recognised methods. Applicants are expected to undertake evidence-led due diligence in respect to the presence of Local Designated Sites, Irreplaceable Habitats and Priority Habitats. Assessing habitats can be achieved using desk-based methods and in most circumstances should include ecological field surveys. Habitat assessments require good botanical knowledge, and it is expected that habitat assessments are carried out using recognised habitat survey methods by suitably qualified professionals. Desk-based assessments should, unless fully justified, use authoritative data available from the Hampshire Biodiversity Information Centre (HBIC),

and/or other relevant Local Record Centre data where impacts are cross-boundary. There is clear cross-over with Policy 21 (International and National Nature Conservation Sites), Policy 25 (Protected and Notable Species), and Policy 20 (Biodiversity Net Gain) and these policies should be used together to guide the treatment of the LEN.

- 4.165 Development proposals are expected to assess the full range of likely impacts to the Local Ecological Network. Assessments should contextualise impacts to the network, taking into account factors such as habitat connectedness and species dispersal and take full account of the components of the network occurring on an application site and within the zone of influence of a proposed development. Impact assessments must follow recognised industry standards and be guided by the mitigation hierarchy. Planning applications which do not adequately assess impacts will be refused.

Local Nature Recovery Strategy

- 4.166 The Local Nature Recovery Strategy (LNRS) should be used to guide ecological assessments and mitigation, compensation and enhancement measures. The LNRS is the guiding framework for nature recovery in Hampshire and includes details of the LEN as well as specific opportunities for enhancing biodiversity. The LNRS is the only mechanism by which strategic significance can be determined in the context of Biodiversity Net Gain (Policy 20).

Local Designated Sites

- 4.167 Development proposals should not result in the loss of or damage to SINC. SINC are the backbone of the Borough's Local Ecological Network and support some of the most valuable examples of certain habitat types. Most SINC are in private ownership, and many are not subject to appropriate management. Where SINC are in poor condition, these may be at greater risk of development proposals: the expectation is that development proposals impacting SINC will not be permitted unless in wholly exceptional circumstances, justified by robust evidence and where appropriate avoidance, mitigation or compensatory measures are secured. Enhancement of SINC as a result of Biodiversity Net Gain requirements is welcome.

Priority Habitats

- 4.168 Priority Habitats are mapped by the Hampshire Biodiversity Information Centre (HBIC) and by DEFRA. Applicants should not assume that Priority Habitat mapping is comprehensive, and therefore it is expected that applicants will undertake assessment to establish whether unmapped Priority Habitat types are present within the zone of influence of a development site. This is particularly relevant to habitats within urban/suburban areas such as grassland, hedgerows and woodland: these areas may contain remnants of older landscapes that include unrecorded Priority Habitats. Many development proposals will require Biodiversity Net Gain (Policy 20) and therefore will need to be informed by robust botanical assessments.

Habitat retention

- 4.169 In applying the mitigation hierarchy, it is expected that the retention of existing vegetation and soils is considered first rather than attempting to create new habitat. Landscaping proposals should seek to reinforce local habitat types through the use of appropriate native species plantings/seedings using appropriate locally/UK sourced stock. Formal, ornamental landscaping proposals must avoid the use of invasive or potentially invasive plant

species. The protection and enhancement of the LEN should involve specialist professionals from different disciplines within a development design team e.g. ecology, landscape, heritage, arboriculture, and drainage.

- 4.170 The Council will assess ecological report submissions objectively and provide a view on whether submitted information has provided a robust assessment of ecological impact. Applicants are encouraged to engage with the Council through pre-application discussions.

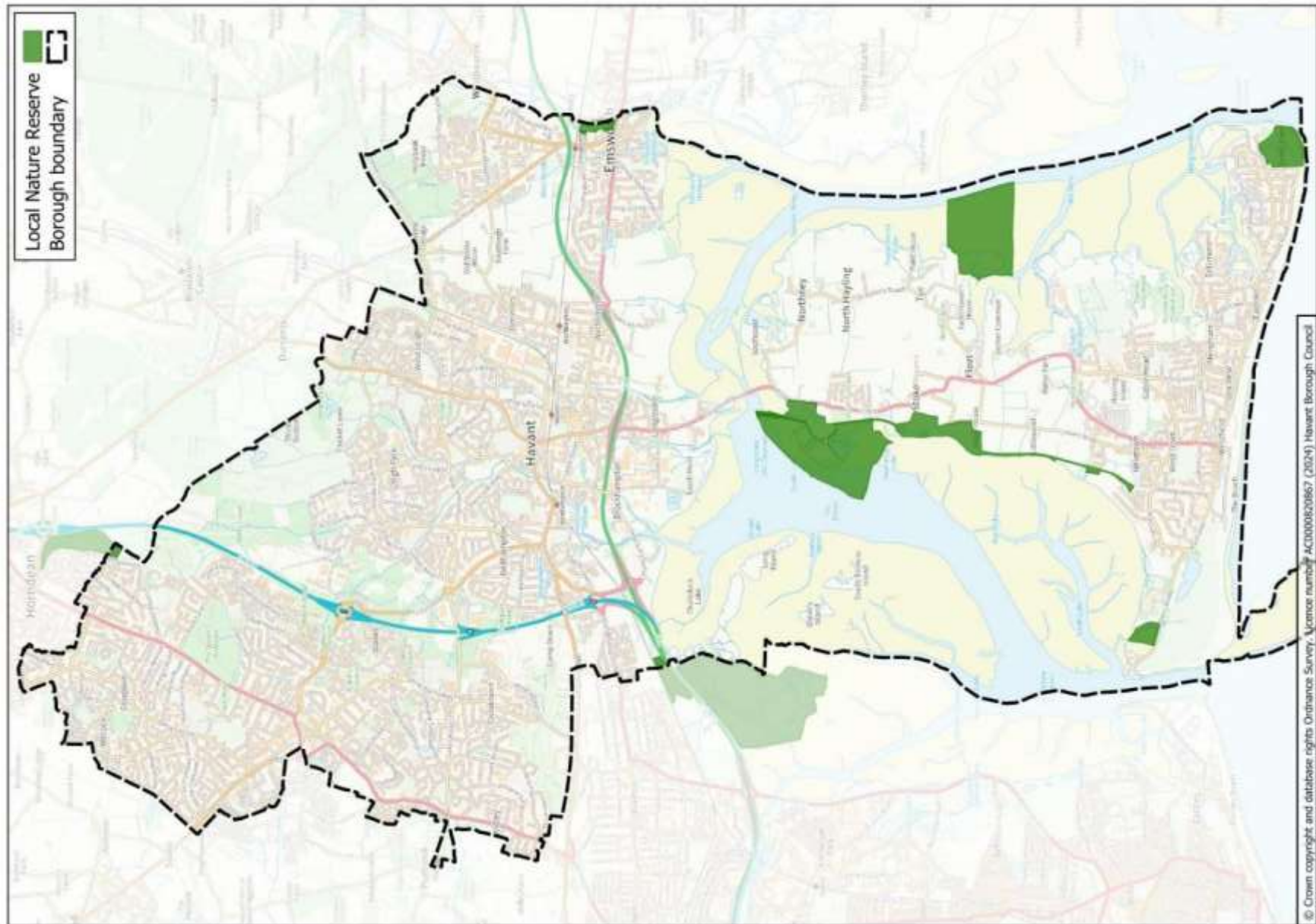


Figure 18 - Local Nature Reserves

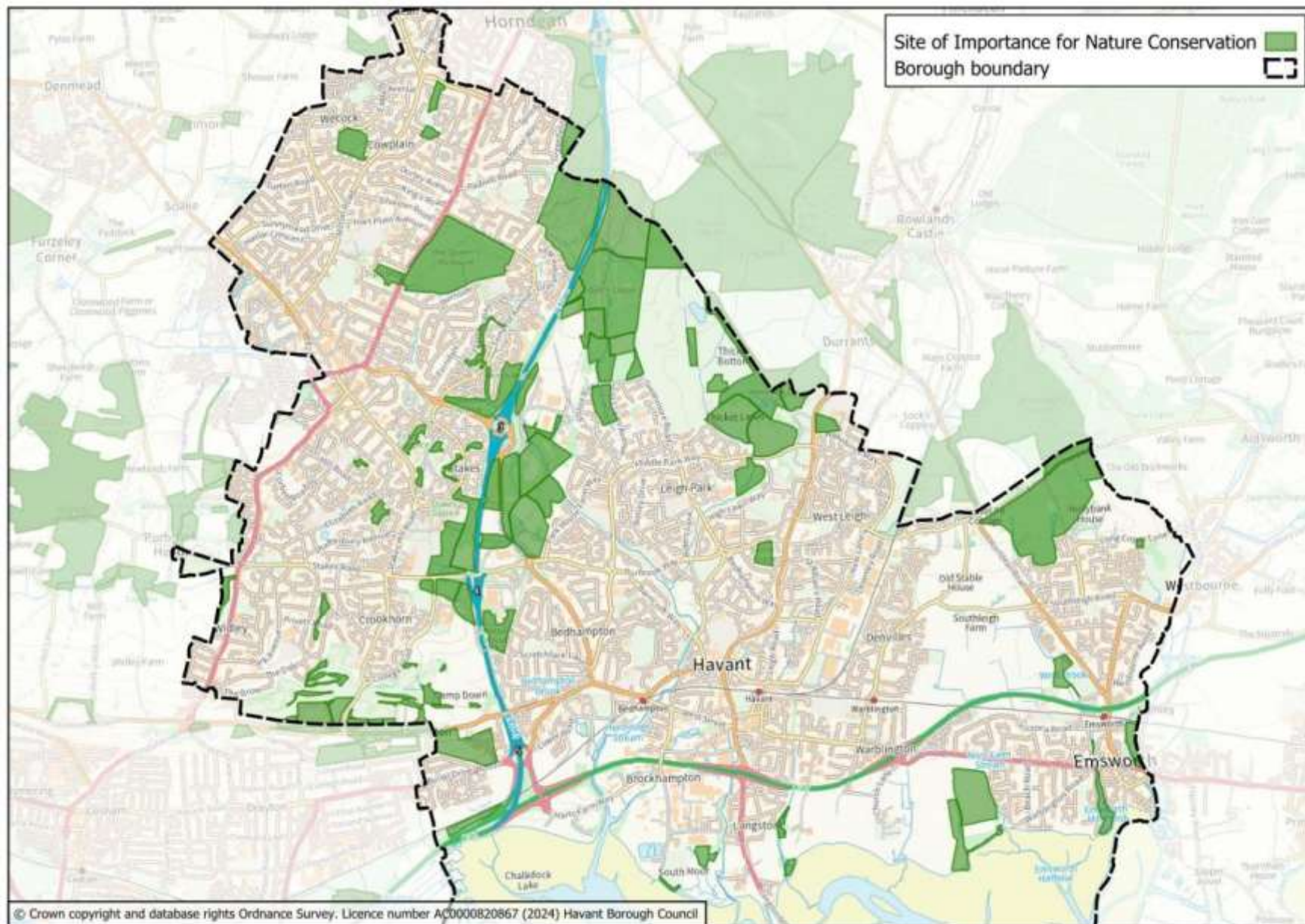


Figure 19 - Sites of Importance for Nature Conservation (mainland)



Figure 20 - Sites of Importance for Nature Conservation (Hayling Island)

Policy 23: Recreation Disturbance on International Sites

Why the policy is needed

- 4.171 The Solent is internationally important for its wildlife and has a number of international designations. Each winter, the Solent hosts over 90,000 waders and wildfowl including 10 to 13% of the global population of Dark-bellied Brent Geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. The three Solent Special Protection Areas (SPAs) and Ramsar sites were designated by the Government predominantly to protect these over-wintering geese, breeding terns, and other wildfowl and wading birds.
- 4.172 Human disturbance can ultimately reduce the amount of energy which the individual bird has available at the end of the winter period to fly back to its breeding grounds. If, as a consequence, the birds are unable to complete their migratory journey or are not in sufficiently good condition to breed when they arrive, this will lead to a reduction in the bird population.
- 4.173 Any new residential development or application which proposes overnight accommodation will increase recreational disturbance on the coast. Evidence has shown that mitigation should be required from all dwellings built within 5.6 kilometres of the boundaries of the SPAs. This is the zone from which 75% of coastal visitors live. The zone boundary is defined by using straight line distances from the SPA boundary and is shown in Figure 14 and the Policies Map.
- 4.174 The Council has been working with the local authorities along the Solent coast, Natural England and other organisations, as part of the Bird Aware Solent Partnership, for more than a decade. The Bird Aware Strategy, which was adopted in September 2024, is the second iteration of a full mitigation strategy to address the recreational impact of development at the Solent coast. It is considered that the strategy is based on the best available scientific evidence for delivering recreational mitigation and, therefore, is the most appropriate mechanism for mitigating recreational disturbance to the Solent SPA and Ramsar sites caused by new residential development.

Policy 23: Recreation Disturbance on International Sites

Planning permission will be granted for new dwellings and/or overnight accommodation that avoids and/or mitigates the likely significant effect on the Solent SPA and Ramsar sites from recreational disturbance. This mitigation can be provided through either:

- a) A financial contribution towards the delivery of the Bird Aware Solent Strategy; or
- b) A developer-provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect; or
- 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 Conservation of Habitats and Species Regulations, that there would not be a likely significant effect on the Solent SPA and Ramsar sites either alone or in combination with other plans or projects.

How the policy will be implemented

- 4.175 The Council will continue to be part of the Bird Aware Solent Partnership to provide a strategic framework to address this issue. This provides a straightforward and practical solution to make sure that housebuilding can continue to take place whilst also protecting the Solent SPA and Ramsar sites as required by law.
- 4.176 The mitigation framework for individual new developments can be provided through a financial contribution consistent with the Bird Aware Solent Strategy. It is expected that the majority of schemes will provide mitigation packages in this way. The scale of the financial contribution is based on the number of net additional dwellings, varied by the number of bedrooms per dwelling. These figures will be increased on 1st April each year in line with the Retail Price Index. Further information is contained in the Council's Developer Contribution Guide⁶² and the strategy.
- 4.177 In this context, 'dwelling' is defined through the strategy and includes conversions and changes of use (including through permitted development). The need for mitigation for the recreational impact of other types of residential accommodation, such as holiday accommodation (including hotels) and accommodation specifically for older people, will be assessed on a case-by-case basis by the Council.
- 4.178 Any developer not providing a financial contribution consistent with the SRMS will need to support their proposed package of bespoke mitigation measures with evidence to support how this would be effective and consistent with the requirements of the Habitat Regulations.
- 4.179 Some housing schemes, particularly very large ones or those located close to the boundary of a Solent SPA and Ramsar site, may need to provide mitigation measures in addition to making the SRMS financial contribution to ensure effective avoidance/mitigation of impacts on the Solent SPA and Ramsar site. A very large scheme could have a much greater impact on sections of coast compared to the dispersed impact of a range smaller sites providing the same overall number of new homes over wider area. Similarly, mitigation in addition to the developer contribution may be needed for new dwellings which are close to the Solent's SPA and Ramsar because the occupants are much more likely to visit the coast with the potential for a greater impact. The Council, with advice from Natural England, will consider the mitigation requirements for such housing proposals on a case-by-case basis. Developers are encouraged to hold early discussions with the Council on the mitigation needed for such schemes.
- 4.180 The Council will produce a HRA as part of the determination of all planning applications that include residential development. For most development, if a planning obligation to secure the financial contribution is agreed prior to the granting of planning permission which provides the necessary level of mitigation, then it should be possible for the HRA to conclude that there is no likely significant effect as a result of recreation.

⁶² <https://www.havant.gov.uk/developer-contributions/developer-contributions-overview>

- 4.181 New housing proposed under the General Permitted Development Order will require a separate HRA to be completed by the Council, alongside the prior approval process. As part of this process, mitigation, likely in the form of a financial contribution, will need to be secured from the new development, proportionate to the scale of development being proposed.

Policy 24: Water Quality Effects on International Sites

Why the policy is needed

- 4.182 New development could increase nutrient load at the internationally designated sites as a result of new connections to the foul water drainage network. Nutrient enrichment can arise from wastewater treatment required in support of new development, even if it is a proportionately small contribution.
- 4.183 New housing schemes and other proposals which includes a net gain in overnight accommodation need to prevent any increase in nutrients into the harbour in order for them to be 'nutrient neutral' if they would otherwise lead to a likely significant impact on the European site.
- 4.184 Wastewater from Havant Borough discharges through two wastewater treatment works. Most of the built-up areas of the Borough drain to Budds Farm Waste Water Treatment Works, however Emsworth drains to Thornham Waste Water Treatment Works.
- 4.185 If there is a significant effect from new development and other proposals which includes a net gain in dwellings or overnight accommodation on the Solent European Sites, mitigation must be provided.
- 4.186 The Council has a strategic mitigation package for developments unable to achieve nutrient neutrality on site. Land at Warblington is safeguarded in Policy 4 for mitigation related to this issue. Details of available and suitable third party mitigation schemes will be provided through the Council's website.

Policy 24: Water Quality Effects on International Sites

Applications for new dwellings and/or net gain in overnight accommodation which would cause a likely significant effect on internationally designated sites will need to provide a nutrient budget. Planning permission will only be granted if a mitigation package is provided which will avoid an adverse effect on the internationally designated sites. This mitigation package can be provided through either:

- a) A financial contribution towards the Council's strategic mitigation package; or
- b) A developer-provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate adverse effects on the Solent's internationally designated sites in perpetuity; or
- 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 a likely significant effect on the Solent's internationally designated sites either alone or in combination with other plans or projects.

How the policy will be implemented

- 4.187 Development which proposes residential or overnight accommodation will generally need to provide mitigation as it is likely to have a significant impact on the environmental designations within Langstone and Chichester Harbour. Commercial development proposals do not need to address nutrient neutrality as it is considered that the population that work in businesses live locally, although some specific uses may need to if they are particularly water intensive.
- 4.188 With regards to suitable mitigation developers will need to ensure that any scheme which drains to Budds Farm WwTWs secures mitigation located in the East Hampshire Catchment and any scheme draining to Thornham WwTWs secures mitigation in the Western Streams Catchment. All mitigation solutions need to be supported by scientific evidence demonstrating their suitability in line with Natural England and the Council's guidance.
- 4.189 Applicants are expected to use the published methodology for calculating a nutrient budget. A nutrient budget will need to be submitted with an application to determine whether the development is nutrient neutral and, if it is not, to calculate the amount of nutrient mitigation needed.
- 4.190 Any development that cannot achieve nutrient neutrality on-site will be expected to contribute to the delivery of the Council's strategic mitigation scheme and/or provide details of an alternative off-site mitigation scheme which is suitable for the development in question. Details of the Council's mitigation plan and how a proportionate scale of mitigation to be provided, in the form of a financial contribution, from proposed development is set out in The Council's Position Statement⁶³ and Developer's Contribution Guide⁶⁴. Details of available and suitable third party mitigation schemes will be provided through the Council's website. Applications which wish to use the Council's mitigation scheme at Warblington will secure the contribution to the scheme using a standard unilateral undertaking.
- 4.191 Given the geographical nature of Havant Borough, most third party mitigation schemes are located outside of the Borough. In such cases, the developer will be required to enter into a form of contract or agreement with the mitigation provider to secure the required capacity to mitigate their development. This may be in the form of an upfront payment (similar to how the Council's mitigation scheme is secured at Warblington), or an agreement which effectively reserves the required capacity until planning permission has been granted. In the case of the latter, the local planning authority may need to impose a Grampian condition that requires evidence that the nitrogen mitigation has been secured prior to the commencement of development. The applicant will be required to provide proof of payment or other evidence that the credits have been secured in order to discharge the condition.
- 4.192 Further information about third part mitigation schemes and their location can be found on the Council's website⁶⁵ and well as on the Partnership for South Hampshire's website⁶⁶

⁶³ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-0-1>

⁶⁴ <https://www.havant.gov.uk/developer-contributions/developer-contributions-overview>

⁶⁵ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-0-1>

⁶⁶ <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>

Policy 25: Protected and Notable Species

Why the policy is needed

- 4.193 Nature recovery is dependent on the protection of habitats and the plant and animal species supported by them. Many plant and animal species have suffered significant declines in abundance and distribution in recent decades, and species are at risk from various factors including habitat loss, pollution, disturbance, and a changing climate. It is essential that new development takes account of the potential impacts on protected and notable species and that planning decisions facilitate nature recovery through the protection of species and their habitat. Protected and notable species are a material consideration in planning, and certain species are also subject to separate licensing regime which is administered by Natural England.
- 4.194 Certain plant and animal species are afforded strict legal protection, and it is an offence to harm or disturb these species or their habitats. Key legislation includes The Conservation of Habitats and Species Regulations 2017, The Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities Act 2006, and The Protection of Badgers Act 1992. The Environment Act 2021 also includes provision for the development and implementation of species conservation strategies, thereby affording legal status to such species conservation measures.
- 4.195 In addition to the above, Section 41 of the Natural Environment and Rural Communities Act 2006 provides a list of Species of Principal Importance in England (also known as Priority Species). Inclusion on this list ensures protection for the rarest and most threatened plant and animal species in England. Other species are considered to be rare, scarce, threatened or otherwise notable at the County or local level. The presence of such species on a site would be a material consideration and Local Planning Authorities must consider these species in order to meet their legal duty in respect to biodiversity.

Policy 25: Protected and Notable Species

Development must protect and conserve populations of protected and notable species and recognise that species distributions do not respect administrative boundaries. Where there is a reasonable likelihood of protected or notable species occurring and being harmed or negatively affected by development, planning permission will only be granted where:

- a) An assessment of potential impacts to protected and notable species has been carried out by a suitably qualified ecologist using recognised appropriate assessment methods;
- b) A mitigation, compensation and enhancement strategy is provided and approved; and
- c) Impact assessments are demonstrably guided by the mitigation hierarchy of 'avoid-mitigate-compensate'.

All development, including householder developments, must incorporate enhancement features for protected and notable species. Integral or externally-mounted features for cavity nesting bird species (to be integrated Swift bricks unless not practical due to nature of construction) and integral or externally-mounted bat roosting features (to be integrated bat bricks unless not practical due to nature of construction) must be included

at a rate equivalent to at least one per each new dwelling or other type of residential unit, including extensions, of five metres height or greater. For commercial structures of five metres height or greater, one such feature must be included for every 50m² of floor space.

Bechstein's Bat

- d) In instances where Bechstein's Bat is likely to be found on site or within the predicted zone of influence of a development, or where development will impact woodland, wooded parkland, hedgerows, wetlands, or pasture within 3km of known Bechstein's Bat roosts, surveys appropriate to Bechstein's Bat must be used and undertaken by a suitably qualified person/s. If the presence of Bechstein's Bat is confirmed or suspected on site or within the predicted zone of influence of a development, applicants must implement:
 - i. Assessment of the impacts on Bechstein's Bat breeding habitat (i.e. impacts to roost sites and/or habitat supporting roost sites);
 - ii. Assessment of the impacts to habitat used for foraging, commuting and social activities;
 - iii. The provision of appropriate buffers to woodlands, trees, hedgerows, and other flight corridors, considering the location of roosts and foraging/commuting habitats and
 - iv. The need for appropriate and proportionate mitigation, compensation and enhancement measures.

How the policy will be implemented

Ecological submission standards

- 4.196 Protected and notable species are a material consideration in planning. Potential impacts to them must be assessed by a suitably qualified ecologist using appropriate and recognised methods. Applicants are expected to undertake evidence-led due diligence in respect to the presence of protected and notable species. Assessing the likelihood of presence can be achieved using desk-based methods and ecological field surveys. Desk-based assessments should, unless fully justified, use authoritative data available from the Hampshire Biodiversity Information Centre (HBIC), and/or other relevant Local Record Centres where impacts are cross-boundary.
- 4.197 Ecological surveys cannot be conditioned to be carried out after the grant of planning permission, and an assessment of potential impacts should be carried out prior to a planning submission. Compensatory and enhancement measures for protected and notable species are additional to any legal requirements for Biodiversity Net Gain (BNG) (see policy 20).
- 4.198 Ecological reports are expected to be written by suitably qualified professionals and should be guided by current best practice guidelines e.g. Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing.
- 4.199 The Council will assess ecological report submissions objectively and provide a view on whether submitted information has provided an appropriate assessment of ecological impact. Applicants are encouraged to engage with the Council through pre-application discussions.

- 4.200 Applicants are expected to submit records of protected and notable species to their local species recording group or the Hampshire Biodiversity Information Centre (HBIC). Survey data should be made available at the time that an ecological report enters the public realm. The information collected can be incorporated into local and national databases and assist in conservation measures and future monitoring of developments.
- 4.201 It should be recognised that knowledge of species distributions is not comprehensive and that an absence of records from a Local Record Centre does not necessarily infer that a species does not occur in an area: assessments should also be based on analysis of habitat suitability by qualified professionals and where information is lacking surveys should be carried out.
- 4.202 Following an assessment of likely presence, an assessment must be made of the potential impacts of development proposals on protected and notable species, taking full account of all stages of those species' life history strategies. Impact assessments must follow recognised industry standards and be guided by the mitigation hierarchy.
- 4.203 Ecological assessments must take full account of the national and local conservation status of protected and notable species likely to occur on an application site and within the zone of influence⁶⁷ of a proposed development, including in adjacent administrative areas. Assessments of impact must take account of a species' lifecycle requirements such as breeding, feeding, hibernation and movements, and mitigation, compensation and enhancement strategies must be guided by these factors. Where species are afforded particular legal protection, it is expected that applicants will obtain any necessary protected species licences following the grant of planning permission.

Legally protected, Priority and Notable species

- 4.204 Species that are afforded strict legal protection in the UK⁶⁸, and which should be considered as conservation priorities within the Borough, include:
- Bats (all species)
 - Hazel Dormouse
 - Badger
 - Otter
 - Water Vole
 - Certain other mammal species
 - Reptiles
 - Certain bird species (when breeding)

⁶⁷ The 'zone of influence' for a development is the area over which ecological features may be affected by biophysical changes as a result of the development and associated activities.

⁶⁸ The Conservation of Habitats and Species Regulations 2017, The Wildlife and Countryside Act 1981 (as amended), Section 41 of the Natural Environment and Rural Communities Act 2006, The Protection of Badgers Act 1992

- Certain bird species (wintering and breeding) associated with European sites
- Great Crested Newt
- Certain invertebrate species
- Certain plant species

4.205 Within Havant Borough the following protected and notable species are considered to be of particular local relevance:

- Bechstein's Bat
- Hazel Dormouse
- Water Vole
- Stag Beetle
- Coastal bird species
- Breeding seabirds and waders
- Common Swift
- Coastal plant species
- Small-leaved Lime
- Opposite-leaved Pondweed
- Seagrass species

Local Nature Recovery Strategy

4.206 The Local Nature Recovery Strategy for Hampshire provides a critical framework for species conservation and recovery measures. The LNRS should be a fundamental consideration within impact assessments and mitigation, compensation, and enhancement strategies for protected and notable species.

Protected and notable species enhancements

4.207 New development provides an opportunity to incorporate ecological enhancements to benefit various protected and notable species. New buildings can incorporate features such as integral or externally mounted features for cavity nesting bird species such as Common Swift, House Martin, Starling and House Sparrow and roosting opportunities for bat species.

- 4.208 Integral bird and bat features are inexpensive, maintenance free and easily incorporated into the fabric of residential, commercial, or other buildings. Universal 'Swift Bricks' are preferable and have been shown to be used by various cavity nesting species. For bat species a standard 'Bat Brick' will be used by most UK bat species. These features should be installed as per manufacturer's instructions.

Bechstein's Bat

- 4.209 Havant Borough supports a nationally significant population of the rare Bechstein's Bat *Myotis bechsteinii*. Based on this species' known habitat requirements, developments affecting woodland, parkland, hedgerows, wetlands, or pasture within 3km of known Bechstein's Bat records have the potential to impact (either alone or in combination with other developments) this important population and will likely require bespoke mitigation measures. Given the importance of the Bechstein's Bat population within the Borough it is considered that affording special attention to this species' requirements is justified. Mitigation measures for this species must be discussed with the Council to ensure that measures are appropriate.

Policy 26: Solent Wader and Brent Goose Strategy Sites

Why the policy is needed

- 4.210 Each autumn, tens of thousands of migratory bird species arrive from their Arctic and European breeding grounds to winter in the Solent. In recognition of their critical importance for wintering bird species, significant areas of the Solent coastline, particularly the large expanses of intertidal habitat in the harbours, are protected as Special Protection Areas (SPAs) under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) and as Ramsar sites under the Ramsar Convention on Wetlands of International Importance 1971. Within Havant Borough the most important sites are the Chichester and Langstone Harbours SPA and Ramsar sites. The Borough's internationally designated nature conservation sites are addressed in Policy 21 (International and national nature conservation sites).
- 4.211 During high tide periods when intertidal food sources are unavailable, many bird species use sites outside the boundaries of the designated SPA and Ramsar sites such as agricultural land and playing fields to feed and rest. These terrestrial sites are termed 'functionally linked land' or 'supporting habitat' and impacts to them affect the bird populations associated with the SPA and Ramsar sites. Potential impacts to supporting habitat require Habitats Regulation Assessment (HRA) in accordance with the Habitats Regulations.
- 4.212 The Solent Waders and Brent Goose Strategy⁶⁹ (SWBGS) identifies the network of terrestrial supporting habitat around the Solent and provides a framework for its protection. To ensure that the SWBGS network is protected, and wherever possible enhanced, the presence of habitat identified in the SWBGS is a material consideration for the determination of any planning application. Development on or affecting habitat identified in the SWBGS would also trigger the need for HRA.

Policy 26: Solent Wader and Brent Goose Strategy Sites

Development proposals with the potential to impact Solent Wader and Brent Goose Strategy sites will only be granted planning permission where:

- a) Development proposals are assessed in accordance with the Habitats Regulations. Such proposals will need to provide evidence to inform a Habitats Regulations Assessment (HRA) and must assess potential impacts alone and in combination with other plans or projects;
- b) Impact assessments are informed by robust data, using existing SWBGS records and/or bespoke field surveys as required; and
- c) If demonstrated to be necessary to avoid an adverse effect, an avoidance and mitigation package in accordance with the Solent Wader and Brent Goose Strategy Guidance on Mitigation and Offsetting Requirements is provided and secured in perpetuity by legal agreement.

⁶⁹ <https://solentwbgs.wordpress.com/>

How the policy will be implemented

4.213 Development proposals on or otherwise directly or indirectly impacting SWBGS sites will require Habitats Regulations Assessment (HRA) to determine the level of impact to the Solent SPA/Ramsar sites alone and in combination with other plans and projects. Havant Borough Council is the competent authority under the Habitats Regulations for the determination of planning applications⁷⁰, and applicants are required to provide information sufficient for the Council to undertake an HRA. This information should include a review of existing data, updating bird surveys as necessary, a robust impact assessment, as well as avoidance and mitigation measures appropriate to the status of the SWBGS site and in accordance with published SWBGS mitigation requirements⁷¹.

The Solent Waders and Brent Goose Strategy

4.214 The SWBGS identifies the network of terrestrial supporting habitat around the Solent and determines which sites are the most valuable and why. The primary aims of the SWBGS are:

- To identify the network of core areas that are regularly used and are of fundamental importance to over-wintering waterfowl across the Solent;
- To maintain a network of sites through better management and protection from development and recreational pressure, and to ensure that they will be resilient to the pressures of climate change and predicted sea level rise in the future; and
- To provide a strategy that will ensure that the network of important sites is protected, whilst reducing the current uncertainty over site use, in order to better inform key coastal stakeholders.

4.215 SWBGS sites are classified as follows:

Core Area	Regularly support large numbers of birds. Considered essential to the continued function of the SWBGS network and have the strongest functional linkage to the designated Solent SPAs in terms of their frequency and continuity of use by SPA bird species.
Primary Support Area	Regularly supports SPA birds, sometimes in large numbers. Considered to make an important contribution to the function of the SWBGS network.
Secondary Support Area	Considered to offer a supporting function to the Core and Primary Support Areas, but are generally used less frequently by significant numbers of SPA bird species.

⁷⁰ Please note that for planning appeals, the Secretary of State (in practice the Planning Inspectorate) are the competent authority.

⁷¹ <https://solentwbgs.wordpress.com/>

Low Use Site	Support low numbers of SPA bird species. Considered to have the potential to support the wider SWBGS network and provide alternative options and resilience for the future network
Candidate Site	Have supported large numbers of birds but on few occasions. Further surveys needed to clarify status.

Table 12: Solent Wader and Brent Goose Strategy Sites Classification

- 4.216 Where impacts to SWBGS sites are identified, the level of mitigation required is dependent on the importance of the site within the ecological network and how the sites support the wider designated Solent SPA network.

Validity of SWBGS data

- 4.217 The SWBGS and associated mitigation guidance will continue to be updated to reflect new survey data and industry best practice. Therefore, the classification of a site being brought forward for development should be checked against the most up-to-date SWBGS mapping. To assist in the collection and dissemination of survey data, bird records are held by the Hampshire Biodiversity Information Centre (HBIC) and the Hampshire and Isle of Wight Wildlife Trust (HIOWWT). Applicants should therefore undertake data searches to inform a development proposal at an early stage so that additional surveys can be scheduled, impacts can be assessed, and mitigation can be designed accordingly. Challenges to SWBGS site classification must be accompanied by three consecutive years' bird survey data using appropriate survey methods and with the site in suitable habitat condition.

Assessment of impact to SWBGS habitat

- 4.218 The assessment of potential impacts to SWBGS sites should take account of the following impact pathways:

- Direct habitat loss
- Functional habitat loss through proximity of new development
- Noise disturbance – during and after construction
- Human presence disturbance – during and after construction
- Artificial lighting disturbance - during and after construction
- Loss of sight lines
- Tall building impacts

FLOOD RISK AND THE COAST

Context and Approach to Flood Risk and the Coast

- 4.219 Havant Borough has an extensive coastline and as such flood risk is a key consideration in development planning. Climate change is expected to bring with it an increased risk of tidal flooding; surface water and fluvial flooding events are also likely to increase. Flood risk avoidance, as well as mitigation and management of all sources of flooding are therefore key challenges for development options at the strategic level and for the location and design of individual new developments.
- 4.220 National policy expects development in areas at risk to be avoided. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere. The Council, through the Partnership for South Hampshire (PfSH), has prepared a Strategic Flood Risk Assessment (SFRA)⁷² for the whole Borough to determine the extent of risk from all sources, both now and in the future. This work has been used to inform the development strategy and the site allocations presented in this Local Plan. It will also be a key tool in managing risk in development proposals on both allocated and non-allocated sites.
- 4.221 The development strategy on which the development quantum and distribution in this plan is based applies a risk-based approach to the location of development, taking into account all sources of flood risk in the present day and with future impacts of climate change. Notably, flood risk forms the principal constraint on development on Haying Island, where the strategy determines no further greenfield development should take place.
- 4.222 Development management policies on flood risk and drainage in this plan set out what is expected of developers in terms of avoiding and/or addressing any flood risk on their site. These policies make reference to key tools such as site-specific Flood Risk Assessments (FRAs), and the sequential and exception tests, as well as on-site requirements in relation to drainage and the management of surface and waste water. The approach takes into account National Planning Policy and Guidance on Flood Risk, as well as the Catchment Management Plan and associated guidance published by Hampshire County Council as the Local Lead Flood Authority (LLFA).
- 4.223 This Local Plan and the associated Infrastructure Delivery Plan also actively support investment in coastal defences, as well as other flood and drainage infrastructure. The Council has a strong record of flood risk management, particularly in the planning for tidal flood risk. Current schemes⁷³ include the Langstone Coastal Defence Scheme, protecting properties and infrastructure on the approach to Hayling Island and ongoing beach nourishment in south-east Hayling. A Coastal Management Strategy to 2120 for Hayling Island⁷⁴ has also been prepared. These strategies and schemes take as their starting point the North Solent Shoreline Management Plan, which has also helped to define the Coastal Management Areas in this Local Plan. A policy explains what development is and is not appropriate in these areas.

⁷² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/pfsh-strategic-flood-risk-assessment-2024>

⁷³ <https://coastalpartners.org.uk/authority/havant/>

⁷⁴ <https://coastalpartners.org.uk/project/hayling-island-coastal-management-strategy-2120/>

Policies in this section

- Policy 27: Flood Risk
- Policy 28: Drainage
- Policy 29: Development on the Coast

Policy 27: Flood Risk

Why the policy is needed

- 4.224 As well as tidal flooding from the Borough's 48 km of coastline, there are significant areas that are subject to flood risk from streams, surface water run-off and rising groundwater. With climate change, the extent of the areas at risk is expected to grow and flooding events are predicted to become more frequent and more extreme. Managing flood risk is therefore a key issue in planning for new development.
- 4.225 The NPPF acknowledges flood risk as a key factor in directing the location of new development. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Local Plan policies, and allocations of land for development should be informed by a strategic flood risk assessment (SFRA) and should manage flood risk from all sources.
- 4.226 In acknowledgement of the potential seriousness of this issue, the Council is taking a strong stance on flood risk in this plan. The development strategy has avoidance of areas at risk as a key guiding principle, taking into account not only risk to sites themselves, but also, in the case of Hayling Island, the vulnerability of the wider area. This policy reflects this approach, as well as setting out how flood risk will be assessed on individual sites basis.
- 4.227 Policies 28 and 29 deal with drainage arrangements on site and development in coastal areas specifically.

Policy 27: Flood Risk

Anywhere in the Borough

- a) Planning permission in areas at risk of flooding now, or in the future taking into account climate change, will be granted where:
- i. The proposal passes the sequential and exception tests as set out in the NPPF, the PPG and relevant local guidance;
 - ii. A site specific Flood Risk Assessment (FRA) demonstrates that the development will be safe over its lifetime without increasing flood risk elsewhere;
 - iii. Any proposed flood protection, resilience and resistance measures address the specific requirements of the site, and are appropriate to the character, residential amenity and biodiversity of the site and the area;
 - iv. Opportunities have been explored and incorporated into the design which reduce flood risk, particularly through nature-based solutions;

- v. Where necessary, residual risk is managed appropriately, including through the use of flood resistance and resilience measures and appropriate flood warning and evacuation plans;
- vi. Where necessary, a contribution has been made towards any identified flood alleviation or defence scheme(s); and
- vii. The flood risk vulnerability classification of the proposal is compatible with the risk from flooding from rivers or the sea.

On Hayling Island

- b) Planning permission will not be granted for a net increase in dwellings or residential institutions outside of the defined settlement boundary, even if the site itself is not at risk of flooding, given the risk to the access route to and from the island.

How the policy will be implemented

Avoiding Flood Risk - taking the sequential approach

- 4.228 For any site at risk of flooding, applicants must demonstrate that the provisions of this policy have been met. The broad principle behind the policy is that flood risk should be avoided wherever possible. Where it is not possible, it must be demonstrated that the development is safe for its lifetime without increasing risk elsewhere. All applicants are encouraged to discuss flood risk and their drainage strategy (see also Policy 28) at the earliest opportunity through pre-application discussions with the Council, the Environment Agency and Hampshire County Council as LLFA.
- 4.229 In assessing flood risk, it is important to understand that risk can come from a number of sources, most commonly the sea, rivers, surface water or ground water. In Havant Borough, the greatest source of risk is from the sea, and this forms the basis of the development strategy and the policies in relation to flood risk in this plan. Avoiding the areas that are at risk now and in the future is the most effective way of keeping development safe, because it places the least reliance on measures like flood defences, flood warnings and property level resilience features, which have the potential to fail. Only if avoidance is not possible, should measures to control, mitigate and manage flood risk be considered. The development strategy and site allocations in this plan are based on this flood risk management hierarchy. Notably, the plan has avoided making development allocations on Hayling Island, due to the current risk of tidal flooding to the single access road onto the island, which is predicted to increase with the effects of climate change on sea levels.
- 4.230 Areas at risk of flooding from rivers or the sea (Flood Zones 2 and 3) and those at risk of surface water flooding, now and in the future, are identified on the Environment Agency's Flood Map for Planning online. The PFSH-wide Strategic Flood Risk Assessment (SFRA) provides further, more detailed mapping, in particular for future risk. In some instances, the Environment Agency may advise that more up to date information is available which should be considered instead.
- 4.231 The sequential approach to flood risk, which is enshrined in national policy, seeks to direct development to areas at lowest risk. The sites allocated for development through this plan have undergone a review of flood risk, summarised in the Strategic Flood Risk Assessment (Local Plan Sites) and reflected in the Sustainability Appraisal. This process has identified the sites at the least risk of flooding, and only sites where tidal and fluvial flood

risk can be avoided or where there is reasonable prospect that flood risk can be satisfactorily addressed have been included. Given the wide spread surface water risk, which appears in small pockets of land all across the Borough, surface water risk has not been a deciding factor in choosing sites for allocation.

- 4.232 Any allocated sites will generally not have to demonstrate that they pass the sequential test. Unallocated sites in Flood Zones 2 and 3, including within the extent of those zones as indicated by climate change mapping, must be supported by a sequential test. The Council's starting point on unallocated sites in current and future Flood Zones 2 and 3 will be to resist development, unless the applicant is able to demonstrate that they have passed the sequential test, bringing forward sites at risk of flooding only if they can demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Further, applicants will have to demonstrate, where required by national guidance for that particular development type, that the exception test has been satisfied; that is to say that the development must provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.
- 4.233 The Council has published guidance on information sources for flood risk, and the sequential test.

Site Specific Flood Risk Assessments

- 4.234 All development on sites over one hectare in size and located within Flood Zone 1, and all proposals for new developments located in Flood Zones 2 and 3, now or in the future, and sites at risk of surface water flooding must be accompanied by a site-specific Flood Risk Assessment.⁷⁵ Where a full Flood Risk Assessment is not required a surface water drainage statement may still be required (see Policy 28).
- 4.235 All Flood Risk Assessments, and any measures proposed to address flood risk, will be expected to take into account all sources of flooding, including any interaction between them, as well as the effects of climate change. The PfSH Strategic Flood Risk Assessment 2024 provides a good starting point for assessing what is safe. Applicants' attention is drawn in particular to the need to consider surface water drainage and ground water at the site level, as the Council's Strategic Flood Risk Assessment is limited in its ability to consider these forms of flooding.
- 4.236 Assessments will also be expected to look beyond the site and consider flood risk on the access routes around the site. Preferably, as well as the site itself, the access and egress should be safe in the event of a flood to allow occupiers to leave and return to their homes, and emergency services to access properties. However, it is acknowledged that this is not always possible or necessary. The acceptability of risk on the access route will depend on the type of development and the solution to flood risk proposed for the site itself, as well as the likely nature (including depth and velocity), duration and likely advance warning of the flooding.
- 4.237 In line with the Development Strategy (Policy 1), the Council will give special consideration to the risk to the access route to and from Hayling Island since it is the only road route available. The risk to this route is significant, particularly in the climate change scenario. As a result, additional residential

⁷⁵ National Guidance on the requirements for site specific FRA can change over time, and the Council will request FRAs in line with latest guidance: [Flood risk assessments: applying for planning permission - GOV.UK](#)

development outside of the defined settlement boundaries is not considered appropriate on the island. Even if the site itself is in Flood Zone 1, or measures are proposed to address any on site risk, such development will not be supported in principle. However, in order to sustain the existing community, proposals in Flood Zone 1 within the defined settlement boundaries will continue to be considered appropriate in principle. Site specific FRAs in support of such development on Hayling Island will not be required to address the risk to access route onto the island.

- 4.238 The Council expects developers to consider ways in which their development can reduce flood risk overall. For example, any scheme designed to protect the development itself from flooding, could be designed so as to benefit the wider area around the site. Such wider benefits will be a material consideration in the determination of the planning application. Nature based solutions, such as tree and hedge planting, natural water storage areas and leaky barriers to slow water flow in streams and ditches, can play an important role in reducing flood risk. Development proposals should not enclose existing watercourses where this is not already the case, unless there are compelling reasons to do so; and should where possible remove existing culverts and re-naturalise existing river channels, unless to do so would increase flood risk or result in other environmental harm. Where such measures are proposed, it must be demonstrated through appropriate flood modelling that this will reduce flood risk overall, to the satisfaction of the Environment Agency and/or the Lead Local Flood Authority.
- 4.239 Flood risk protection and mitigation solutions for the site must not make risk worse beyond the site. Where solutions rely on land or infrastructure beyond the red line, the applicant will be expected to demonstrate what the maintenance arrangements for these solutions is, so as not to create issues off-site once the development is operational (see also policy 28 on drainage).

Flood risk vulnerability and flood zone ‘incompatibility’

- 4.240 The NPPF is clear that certain types of development are incompatible with particular flood zones. In some cases, the exception test should be passed, while in others development should be refused. Development classed as ‘highly vulnerable’ is considered inappropriate in FZ3 in all cases, while most development is considered inappropriate in the functional floodplain (Flood Zone 3b).
- 4.241 In Havant Borough, no mapping is available to define with any degree of certainty the functional floodplain for rivers. The SFRA instead recommends that the entirety of Flood Zone 3 for fluvial risk is used as a starting point, so that the risk is not underestimated. In making site allocations, the Council has avoided making allocations in affected areas or has made allocations only where the risk may be avoided within the site.
- 4.242 At an individual site level, it may be possible for applicants to undertake additional modelling to define the functional floodplain in greater detail. In assessing the appropriateness of development in fluvial Flood Zone 3, the Council will consider the footprint of existing buildings to lie outside of the functional floodplain.

Contributions to flood risk management schemes

- 4.243 Working with Havant Borough Council, the Environment Agency or Hampshire County Council (as the Lead Local Flood Authority) may identify flood alleviation, or coastal flood and erosion risk management schemes designed to benefit a wider area. Where appropriate, developer contributions to such schemes may be required. This is in addition to meeting the requirements on drainage set out in Policy 28.

- 4.244 Where flood and/or coastal erosion risk management schemes have been identified, and it is clear what land will be needed to implement these, the Council will note these in updates to its Infrastructure Delivery Plan and will safeguard the land from other forms of development to allow the management scheme to be implemented.

Policy 28: Drainage

Why the policy is needed

- 4.245 The existing drainage infrastructure across the Borough is already under significant pressure. Climate change is expected to bring with it wetter winters and more intense rainfall events, making surface water flooding incidents more likely, as existing management systems struggle to cope.
- 4.246 Without effective surface water management, development can itself increase the risk of flooding on a site or in adjacent areas, especially where it interacts with other potential sources of flooding, such as rivers or groundwater. Developers will therefore have to demonstrate how surface water from their site will be managed effectively to minimise pressure on the drainage system.

Policy 28: Drainage

Surface Water Management in all new Development

Planning permission will be granted where current and future drainage needs, including for the expected climate change scenario, have been fully considered and:

- a) The drainage needs of the site are met in full over the lifetime of the development and flood risk is not increased elsewhere;
- b) Surface water does not discharge to the foul or combined sewer network;
- c) The drainage strategy incorporates SuDS, unless there is clear evidence that this would be inappropriate, and is in line with the hierarchy of drainage options; and
- d) Adequate arrangements are in place for the lifetime maintenance of the surface water management systems.

Major Development

In addition to criteria a)- d) above, on major development, planning permission will be granted only where:

- e) The surface water management system ensures that the post development rate of flow is:
 - i. on greenfield sites: restricted to the greenfield run-off rate;
 - ii. on brownfield sites outside of identified Priority Areas: restricted to below the pre-development rate of flow; and
 - iii. on brownfield sites in identified Priority Areas: produce a 50% betterment on the pre-development rate of flow.

Householder Applications for front gardens and driveways

Planning permission for impermeable surfacing and driveways will be refused unless they provide for water to run to a permeable area within the site.

How the policy will be implemented

Surface Water Management

- 4.247 Applicants should submit site specific Flood Risk Assessments and/or Surface Water Drainage Statements to demonstrate compliance with this policy (and Policy 27). Applicants should note that even where a full FRA is not required, a Surface Water Drainage Statement is expected.
- 4.248 On-site drainage systems should be designed to meet the drainage needs of the development in full over the lifetime of the development, keeping the site safe from surface water flooding and not increasing flood risk elsewhere. All applicants are encouraged to discuss their drainage strategy and surface water management features with the Council and the Lead Local Flood Authority, as well as Southern Water at the earliest opportunity through pre-application discussions.
- 4.249 In order to safeguard the functioning of the Borough's drainage systems into the future and to prevent surface water flooding incidents, development drainage strategies should seek to minimise run-off as far as possible. The aim should be to design surface water management systems in developments so that the run-off rates do not exceed the greenfield run-off rate. On greenfield sites this is a firm expectation and development is likely to be refused if this is not achieved. However, it is acknowledged that for brownfield sites, this standard is more difficult to achieve, and here, applicants should seek to reduce post development run-off rates and volumes to the lowest level possible in the context of cost, technical feasibility and viability. In any case, the post-development rates must not exceed the pre-development rate, and in identified Catchment Management Plan (CMP) Priority Areas (see further below), a betterment of 50% on the pre-development rate will be expected.
- 4.250 Drainage systems must be designed to take into account the effects of climate change and the possibility of extreme events, where rates of flow could exceed the normal design standards. Applicants preparing a Flood Risk Assessment or Surface Water Drainage Statement (see also Policy 27) should consider exceedance flow routes and secondary capture locations in the context of climate change and the possibility of extreme events, in line with national guidance in Climate Change Allowances for peak rainfall⁷⁶.
- 4.251 Where surface water run-off attenuation on site is proposed, applicants are advised to design for a minimum flow rate of 2 litres per second from the outfall. This is because very small outfalls with very low flow rates are prone to blockages with floating debris such as leaves and silt, which could increase flood risk both on- and off-site.
- 4.252 Whatever drainage features are implemented to make a development acceptable, provision must be made for their whole life management and maintenance, so that they remain effective. This is particularly important in multifunctional SuDS (see below), so that their primary function remains successful drainage into the future. Developers will be expected to provide maintenance plans setting out maintenance schedules and maintenance responsibilities in line with the latest technical guidance (see also Policy 27). If adoption of any features is proposed, an agreement in principle with the adopting authority should also be provided. Where reliance on features beyond the site boundary is proposed, such as where on-site drainage

⁷⁶ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#peak-rainfall-intensity-allowance>

features drain to ditches beyond the site, applicants will be expected to demonstrate how these will be maintained for the lifetime of the development, so as not to increase risk elsewhere.

- 4.253 As well as common areas, developers are strongly encouraged to incorporate surface water management features on those parts of the site which will eventually be managed by individual householders. Such features might include driveways made of permeable materials, water butts or green roofs on sheds and garages. While such features cannot normally be relied upon in calculating run-off rates, as they will not be subject to any planned management or maintenance, they should nevertheless be used to further reduce run-off into the drainage system, as well as provide a more attractive environment.

Sustainable Drainage Systems (SuDS)

- 4.254 Sustainable Drainage Systems (SuDS) can and should play a significant part in achieving effective surface water management, helping to reduce the rate and volume and improve the water quality of surface water discharges from sites to the receiving environment (i.e. natural watercourse or public sewer etc.). SuDS can provide water quality improvements by reducing sediment and contaminants from runoff either through settlement or biological breakdown of pollutants. This can improve the quality of downstream water bodies such as streams, rivers, lakes, bathing or shellfish waters. Furthermore, where SuDS reduce flows entering combined sewers, this can help to reduce combined sewer overflow discharges.
- 4.255 On all development sites providing new buildings, applicants are expected to prioritise the use of SuDS to manage surface water drainage. On larger sites the starting point will be that these should be incorporated on the site. The inclusion of SuDS is an inherent part of the design process and should be integrated into a development layout as part of a high-quality green and blue water environment for the storage and conveyance of surface water in order to deliver multifunctional benefits for water quality, nature conservation and recreation.
- 4.256 Generally, the aim should be to discharge surface water run-off as high up the following hierarchy of drainage options as reasonably practicable:
- Into the ground (infiltration)
 - To a surface water body,
 - To a surface water sewer, highway drain, or another drainage system, then
 - To a combined sewer.
- 4.257 In Priority Areas (see below), where infiltration is not viable either through infiltration rates, groundwater levels and/or policy/best practice restrictions and where there is no alternative demonstrable outfall, development is likely to be refused.
- 4.258 In designing SuDS, nature-based solutions such as bioswales, rain gardens and tree planting are heavily encouraged. Woods and trees should form an integral part of all SuDS for their ability to slow the flow of water and reduce surface water runoff, intercept water as it falls, and help the infiltration of water into the soil, lowering the risk of surface water flooding.

- 4.259 For the design of all SuDS, developers should follow the National Standards for SuDS⁷⁷. The 'Water Quality Assessment for SuDS Developments (SuDS manual)' Tool⁷⁸ can be a useful tool to help determine the effectiveness and suitability of different combinations of SuDS components to mitigate water quality risks.
- 4.260 However, it is acknowledged that some types of SuDS are not appropriate for every site, or every location within a site. For example, SuDS features must be outside tidal or fluvial flood zones and outside of areas with high groundwater tables to be effective, and Portsmouth Water have a presumption against deep borehole soakaways. SuDS should not be used where they pose an unacceptable environmental risk. In particular, sites within the identified Groundwater Source Protection Zones are sensitive to drilling operations and deep bore infiltration. Here, infiltration boreholes would be inappropriate, as they represent potential groundwater pollution pathways (see Policy 51). All applications for the construction and installation of deep bore soakaways should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater will be mitigated in the proposed design. In addition, SuDS which rely on overflows into controlled waters, must ensure adequate interception and retention to prevent pollution, and must be approved by the Environment Agency or the Lead Local Flood Authority, as appropriate. Where development affects a watercourse, Environment Agency or Lead Local Flood Authority consent is required for any works within 8 metres of 'top of bank', or 16 metres where tidal (see also Policy 27).

Priority Areas

- 4.261 Hampshire County Council as Lead Local Flood Authority (LLFA) has produced a Local Flood and Water Management Strategy (LFRMS), which sets out their strategy and policy for flood risk and water management at a county level. This is supplemented with further detail for the Havant area in a Catchment Management Plan (CMP) for the Lavant and the Wallington and Meon catchment areas⁷⁹. The CMP sets out interventions and preventative measures in order to reduce flood risk and improve overall water management both now and in the future.
- 4.262 The CMP highlights particular areas that have an increased risk of flooding, when compared to the rest of the catchment. In Havant Borough these are in Havant West, Havant East, Emsworth, South Hayling and Waterlooville. Applicants are expected to check whether their site fall within a CMP Priority Area. For major development in these areas, higher standards of surface water management are expected to be met, and the Council and/or the LLFA may require additional information in order to assess the acceptability of the surface water management proposals. This might include a need for hydraulic modelling of exceedance flows and/or submission of verification reports of the surface water management systems when construction is completed. The Council and/or the LLFA may periodically review the construction of surface water management systems on new development to ensure it continues to adhere to best practice and industry standards.
- 4.263 Further details of the standards expected to be achieved for developments and guidance on how to achieve this is provided in the CMP by Hampshire County Council, although key standards are reflected in this policy and supporting text.

⁷⁷ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

⁷⁸ <https://www.uksuds.com/tools/water-quality-assessment-suds-developments-suds-manual>

⁷⁹ <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>

- 4.264 The Catchment Management Plan has also been used to screen which sites allocated in this plan lie within the priority areas, and to highlight specific policy requirements in relation to flood risk and drainage within site allocation policies.

Small Scale and Householder Applications

- 4.265 Smaller developments, such as single house developments or redevelopments, or householder works such as extensions and annexes, must also consider their drainage needs and impacts. This is because the cumulative impact of multiple small developments can be significant drainage impacts on an area and can increase flood risk not only at the property but also surrounding highways and properties. Sustainable drainage features at property level need not be complex - suggested measures include permeable surfacing, soakaways, water butts and green roofs. A simple drainage strategy should be submitted showing how criteria a-d of this policy have been met.
- 4.266 Given the cumulative effect that a multitude of hard, impermeable surfaces at individual properties can have, applications for impermeable driveways and front gardens, which do not drain to a permeable area within the property boundary will not be supported. Householders should note that planning permission is not required if a new or replacement front garden treatment or driveway of any size uses surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

Foul water infrastructure

- 4.267 Southern Water, the main service provider for foul water management across the Borough, advises that sewerage infrastructure that is specifically required to service individual development sites due to capacity constraints will be funded by an Infrastructure Charge paid by the developer. Southern Water will fund any requisite network reinforcements using the monies procured through this charge. To ensure reinforcement is delivered in tandem with development, developers should discuss their requirements with Southern Water at the earliest opportunity and are encouraged to request a capacity assessment through a pre-planning enquiry to Southern Water. Occupation may be required to be phased to align with the delivery of sewerage network reinforcement. Detailed guidance on the application process for sewage connections is provided on Southern Water's website⁸⁰.
- 4.268 Southern Water advise that they will refuse any request to discharge surface water into their foul only sewer network, on the grounds that the discharge is prejudicial to the sewerage network and detrimental to the environment. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted. In addition, a surface water discharge to any combined sewer will only be permitted under exceptional circumstances.
- 4.269 Where existing sewerage infrastructure crosses a development site, this needs to be taken into account in the site layout, in order to safeguard future access for maintenance or upgrades to the system. To this end, an easement of 6 metres width centred on the infrastructure may be required, which should be clear of all buildings and substantial tree planting.

⁸⁰ <https://www.southernwater.co.uk/building-and-developing/our-services/wastewater-services/sewer-connection/>

4.270 Portsmouth Water, the clean water supplier in the Havant area, requires that where a development proposal lies within Groundwater Source Protection Zone 1 (see also Policy 51), the highest specification pipework and designs for the sewage infrastructure, in order to protect groundwater quality from leakage from sewers.

Policy 29: Development on the Coast

Why the policy is needed

- 4.271 The coastal areas of the Borough are some of the most sensitive areas to develop, with complex habitats, flood risk and erosion, landscape and public enjoyment of the waterfront to be considered. Multiple policies in this plan cover aspects which also apply to in-land areas (see Policies 1, 2, 21, 23, 26, 27, 30, in particular). This policy adds some specific considerations for coastal development, both in undeveloped and already developed areas of the coast.
- 4.272 The coast is ever changing, and climate change in particular is making those natural processes even more dynamic. Some areas of the coast are increasingly at risk of flooding and erosion. The NPPF asks local planning authorities to reduce risk by identifying those areas that are likely to be subject to physical change as Coastal Change Management Areas (CCMAs), so that inappropriate development can be avoided. This policy identifies the Borough's Coastal Change Management Areas (shown in Figure 21 and the Policies Map) and sets out what development will be appropriate in these areas and in what circumstances. It also provides support for new or replacement coastal defence schemes, subject to further technical work on their environmental impacts.

Policy 29: Development on the Coast

In undeveloped areas of the coast

- a) Development proposals will not be permitted, unless it can be demonstrated that the development specifically requires a coastal location, and
- b) It meets the provisions of criterion c of this policy;

In other areas of the coast

- c) Development will be permitted where it:
 - i. Demonstrates a design which is sensitive to the coastal landscape and natural environment as well as historic built form;
 - ii. Protects existing public access to the waterfront and opportunities for water-based recreation and would not hinder the creation and maintenance of a continuous signed and managed route around the coast;
 - iii. Does not increase the number of moorings or berths, or intertidal structures such as jetties and slipways in Chichester Harbour or Langstone Harbour;
 - iv. Does not detrimentally affect navigational safety;
 - v. Has regard to the North Solent Shoreline Management Plan or any subsequent Coastal Strategies, and
 - vi. Is in line with the Marine Plan for the area.

Within the defined Coastal Change Management Areas (CCMAs)

- d) Proposals for new development within the primary CCMA (as set out on the policies map) must demonstrate through a Coastal Change Vulnerability Assessment that the development:
 - vii. would not affect the natural balance and stability of the coast or exacerbate the rate of shoreline change to the extent that changes to the coast are increased nearby or elsewhere;
 - viii. would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate, including by not preventing the delivery of any coastal management measures identified as necessary in the Shoreline Management Plan and/or related Coastal Strategies or Investment and Adaptation Plans;
 - ix. will be safe from erosion for its planned lifetime without requiring new or improved coastal defences or there are costed plans to manage the impact of coastal change on it and the service it provides; and
 - x. provides wider community benefits that outweigh the risk associated with the predicted coastal change.
- e) Works to existing residential and non-residential properties, including redevelopments for the same use within the primary CCMA (as shown on the policies map), and all development proposals within in the secondary CCMA (as shown on the policies map), are exempt from criterion d).
- f) Permanent new residential development, including through changes of use, will not be permitted within the primary or the secondary CCMA
- g) Works which are consistent with the management approach for the frontage presented in the North Solent Shoreline Management Plan and any subsequent Coastal Strategies or Investment and Adaptation Plans will be supported in principle.

How the policy will be implemented

Definition of the coastal area

- 4.273 Applications for development on the coast will be carefully considered, in order to protect the integrity of the many functions of coastal land. As well as the criteria in this policy, development in coastal areas must have particular regard to flood risk (Policy 27), and nature conservation (Policies 21 to 26). The impact on the coastal landscape of the Borough will also be carefully considered (Policy 1), and proposals affecting the Chichester Harbour National Landscape must in addition address the provisions of Policy 30, including following the advice set out in the Joint Chichester Harbour AONB Supplementary Planning Document^{81 82}

⁸¹ Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document. Available at: <https://www.chichester.gov.uk/article/29757/Supplementary-planning-documents-and-policy-guidance>

⁸² <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/planning/>

- 4.274 Areas of undeveloped and developed coast are generally defined in line with the built-up area as defined by Policy 2 (Defined Settlement Boundary). Nevertheless, it is acknowledged that small stretches of coast outside of settlement boundaries are already developed and vice versa, and in some instances, it may be appropriate to take into account on a case by case basis the level and nature of development already present in an area in determining whether to apply policy provisions a. and b, or c.
- 4.275 For the purposes of this policy, the coast should not be considered as limited to the immediate coastline where the land meets the water, but may extend some way inland, where the land continues to have a notably coastal character and/or visual connection with the water, or where erosion is expected (see CCMA's below).

Marine Plan

- 4.276 The purpose of the marine planning system is the same as the terrestrial planning system: enabling sustainable development. Notably, the intertidal zone between high water and low water mark is covered by both planning systems. In determining any planning application where they are likely to impact on the marine area, Havant Borough Council is required to consult the Marine Management Organisation (MMO) who will make an assessment of the proposal against the Marine Plan. In many cases additional site-specific assessments will be required to inform proposals. It should be noted that this is not restricted to development in the intertidal zone. For example, a land-based development that affects a river may eventually discharge into the sea and therefore would be covered by this requirement.

Vessel launching, mooring and storage

- 4.277 The cumulative impact of boat launching, mooring and storage facilities can be detrimental to the highly sensitive coastal landscape as well as to the wildlife interest in Chichester and Langstone Harbours. In addition, the harbours are very close to capacity in terms of water-based recreational use, which can lead to issues of safety of navigation and detract from the recreational experience itself. New jetties and slipways will only be deemed acceptable if it can be demonstrated that they are for essential public use or necessary to ensure the continued viability of a marine related enterprise. Other facilities which provide new access to the water for vessels will not be permitted.
- 4.278 Non-boating related development on the coast can also have a negative impact on navigational safety, as well as on nature conservation interests. In particular, windows and lighting associated with any building or structure on the coast must ensure that it does not adversely affect navigation within the harbours or create disturbance to wildlife or harm the Dark Skies of the Chichester Harbour National Landscape.

Coastal defences

- 4.279 The Council will work with its partners to develop and deliver coastal management and defence schemes.
- 4.280 How the coastline should be managed is strongly influenced by the Shoreline Management Plan (SMP) for the area⁸³, in Havant's case the North Solent Shoreline Management Plan. The purpose of an SMP is to determine strategic policies for coastal management that balance the many and

⁸³ <https://environment.data.gov.uk/shoreline-planning>

often competing aspirations of stakeholders with proper regard for economic and environmental sustainability. The SMP not only suggests areas that should be defended from the sea, but also identifies those parts of the coast which are likely to be vulnerable to coastal change for example from erosion or a management approach on certain frontages to deliberately 'let the sea in' through managed realignment or no active intervention (see CCMA below).

- 4.281 The Portchester to Emsworth and the Hayling Island Flood and Coastal Erosion Risk Management (FCERM) Strategies provide plans for management and defences, reviewing the SMP recommendations in greater detail at the local level and looking towards implementation of schemes on the ground. The South Hayling Beach Management Plan already provides active intervention at this part of the coast, and the Langstone Coastal Defences scheme is a committed scheme expected to be delivered as soon as full funding is secured⁸⁴. However, it must also be noted that defending the Borough's coast will not necessarily be achievable in all locations. In some places, it is not necessary, in others it will not be feasible in light of predicted sea level rises, either for practical design reasons, or because of limited funding for engineering schemes. Adaptation at the coast will therefore also have to be considered.
- 4.282 In this context, it is worth noting that the entire coastline of the Borough is subject to international and national nature conservation designations which protect the sensitive coastal habitats. Any proposals for sea defences or coastal management have the potential to change the way coastal and tidal areas function naturally, and can have implications for the land, and uses of that land both on the seaward side, and inland away from the immediate coastline. In all cases, the benefits of protecting people and property must be carefully balanced against the effects on sensitive habitats and species. Any adverse effects must be ideally avoided or, if that is not possible, mitigated (see also Policies 21 to 26). This plan includes safeguarding for intertidal habitat compensation land under policy 4. A 'Chichester Harbour Investment and Adaptation Plan' (CHIAP) is under development and will identify opportunities for coastal habitat creation and improvement that can contribute towards a recovering environment for this part of Havant's coast.

Coastal Change Management Areas (CCMAs)

- 4.283 Coastal Change Management Areas have been designated through this policy and are shown on the Policies Map, distinguishing between Primary and Secondary CCMAs. The provisions of this policy will also apply within any additional areas shown as vulnerable to erosion on the national coastal erosion risk map, whenever updated, even if not defined as a CCMA.
- 4.284 The CCMA designations are designed to highlight those areas that are potentially vulnerable to erosion and coastal change. The CCMAs are based on nationally available erosion risk mapping⁸⁵ as well as a review of the intended management approach set out in SMPs and related coastal strategies. The designation shows areas that may be at risk of coastal change in the eventuality that continued human intervention to maintain and protect these areas is not possible or not deliverable in the future, or where coastal change is actively planned through the SMP or related coastal strategies. In these areas, the long term sustainability of further development needs to be carefully considered. In many places, the CCMA designation

⁸⁴ <https://coastalpartners.org.uk/authority/havant/>

⁸⁵ Long-term erosion projections for an area in England. <https://environment.data.gov.uk/shoreline-planning/coastal-erosion>

affects only the immediate coastline or beach area. Others are drawn further inland and thus affect areas that are already developed, including land within the defined settlement boundary (Policy 2).

- 4.285 The Primary CCMA reflects those areas of the coastline that are considered to be at direct risk of erosion or flood risk as a result of coastal change within the next 100 years⁸⁶. In this area, development will only be permitted where it can be demonstrated that it meets the criteria set out in parts d) to g) of this policy. To this end, planning applications must be accompanied by a Coastal Change Vulnerability Assessment (CCVA), as part of the site specific Flood Risk Assessment (FRA) required under policy 27. The CCVA should be proportionate to the scale, nature and location of the development, as well as the planned lifetime of the development⁸⁷. Where development may be affected by coastal change in the future, and this is relied upon as part of the CCVA, it may be necessary to limit the lifetime of the development and/or to apply restoration conditions to limit the risk to people, the development and the ability of public bodies to deliver coastal flood and erosion risk management schemes.
- 4.286 Proposals for works to existing residential and non-residential buildings, such as extensions, annexes and redevelopment, including enlargement of existing dwellings and replacement dwellings will not be expected to provide a Coastal Change Vulnerability Assessment. It should be noted, however, that Policy 27 still applies, and a site specific FRA is likely to be required to demonstrate that the proposed development will be safe for its lifetime.
- 4.287 A secondary CCMA has been designated on the Eastoke Peninsula on Hayling Island although much of the land here is not in itself considered to be at risk of erosion or coastal change. This is because the land which forms the access onto the peninsula via Southwood Road, south of Fishery Creek, is considered to be at risk of erosion and is designated as a Primary CCMA. Coastal Change Vulnerability Assessments will not be expected in this area. Rather, the secondary CCMA designation should be taken to be a precautionary informative one, which seeks to highlight the risk to the wider Eastoke peninsula, so that prospective developers can consider this risk in making investment decisions.
- 4.288 In both the primary and the secondary CCMA, permanent new residential development is considered to be inappropriate and will not be permitted.
- 4.289 The CCMA will be kept under review and where an area is no longer deemed to be at risk of significant coastal change the CCMA designation and associated requirements for developers will be lifted.

⁸⁶ National Erosion Risk Mapping shows extensive erosion risk on the south coast of Hayling Island. While the SMP envisages a 'hold the line' approach in much of this area and this is confirmed through the Hayling Island Coastal Strategy, funding is not guaranteed. National guidance advises that such areas should be included in CCMA designations. In addition, the Hayling Island FCERM Strategy identifies a number of frontages where 'no active intervention' or 'managed realignment' are identified as the preferred option – in these areas, future Flood Zone 3 as identified by the PfSH SFRA 2024 is identified as CCMA. At the time of writing, all frontages on the mainland have a 'hold the line' intent and limited risk or coastal erosion, so no CCMA are designated here.

⁸⁷ Unless otherwise evidenced, the assumed lifetime will be in line with national guidance on Flood Risk and Coastal Change: at least 100 years for residential and at least 75 years for non-residential.

4.290 Applicants should note that the absence of a CCMA designation in a coastal or near coastal area does not indicate that there is no risk of coastal change or risk of flooding. While the Shoreline Management Plan envisages a 'hold the line' approach for much of the Borough's coastline, and the Council and its partners actively plan to deliver flood and coastal erosion risk management schemes in those area, funding and delivery is not guaranteed (see also policy 27).

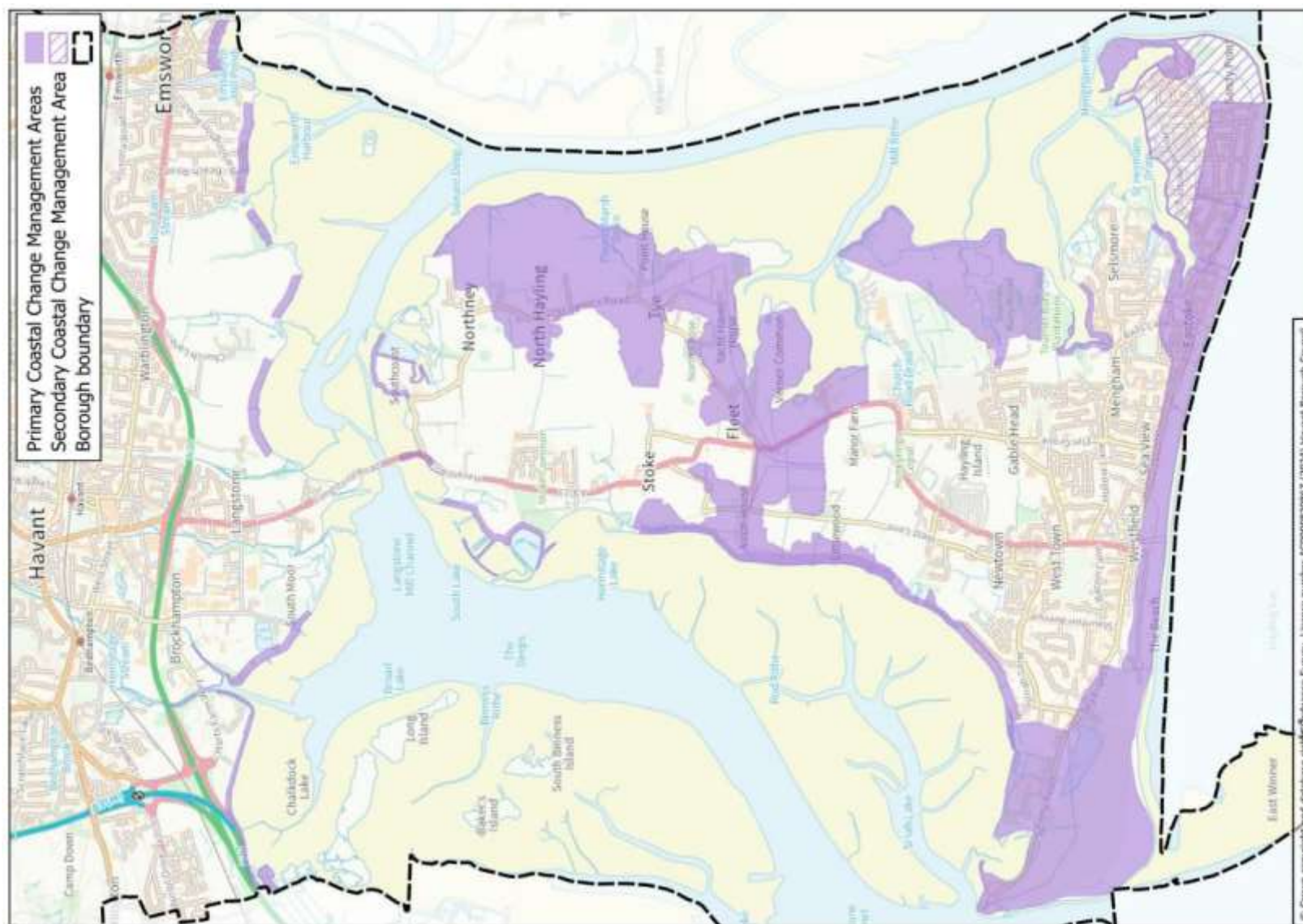


Figure 21 - Coastal Change Management Areas

HERITAGE AND LANDSCAPE

Context and approach to Heritage and Landscape

- 4.291 Havant Borough benefits from high-quality landscapes and vistas and has a distinctive historic character. Havant is ideally placed between the South Downs National Park and the Solent Coast, including the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty (AONB)). The Borough has a number of heritage assets; 14 conservation areas, 246 buildings of special architectural or historic interest (listed buildings), 83 buildings of a local interest, 7 scheduled monuments and 1 registered park and garden and a wealth of non-designated archaeological assets (for more information refer to the Historic Environment Record). Our knowledge of the Borough's heritage continues to evolve as we uncover new assets and understand more about our heritage.
- 4.292 The Borough is also home to a wide variety of trees, hedgerows and woodland both in terms of scale and species diversity. It is important that the benefits of protecting trees, hedgerows and woodland are considered in relation to the need for development, and where appropriate, are safeguarded. All these factors are part of what makes the Borough an attractive place to live.
- 4.293 National legislation and guidance awards specific protections to heritage assets and protected landscapes. Heritage assets are considered to be an irreplaceable resource which should be conserved in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of existing and future generations. Great weight should be given to conserving and enhancing landscapes and scenic beauty in National Parks and National Landscapes which have the highest status of protection. A number of trees within the Borough have also been given Tree Preservation Order (TPO) status and some are within our conservation areas, therefore they are afforded protection.
- 4.294 Chichester Harbour Conservancy has produced a Management Plan for the National Landscape, which identifies the distinctive features and characteristics of the landscape and provides the framework for the management and ongoing spatial planning of Chichester Harbour National Landscape. The Borough also contains a number of conservation areas each with a character appraisal and some with a management plan.
- 4.295 Recognising that the natural and historic environment are inherently interconnected, the Building a Better Future Plan promotes an integrated approach to their stewardship. Such an approach enables a coordinated and integrated management across coastal, estuarine and urban landscapes to deliver multiple benefits, from biodiversity gains and climate resilience to conservation of heritage assets and local distinctiveness.
- 4.296 The plan will seek to protect, conserve and enhance protected landscapes and the Borough's heritage assets and their setting, both through criteria-based policies and through its development allocation selections. Development within these sensitive areas will be limited, and where it does take place will have to be to the highest quality, retaining as much of the heritage as possible. Development within protected landscapes will be avoided unless such development would meet the specific criteria in the NPPF associated with protected landscapes.

Policies in this section

- Policy 30: Nationally Protected Landscapes
- Policy 31: Trees, Hedgerows and Woodland

- Policy 32: Heritage and the Historic Environment
- Policy 33: Conservation Areas
- Policy 34: Listed Buildings
- Policy 35: Archaeology
- Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets
- Policy 37: Improvements in Energy Performance of Historic Assets

Policy 30: Nationally Protected Landscapes

Why the policy is needed

- 4.297 The term “protected landscapes” refers collectively to National Parks and National Landscapes (formerly known as Areas of Outstanding Natural Beauty (AONBs)). The NPPF explains that protected landscapes have the highest status of protection in relation to landscape and scenic beauty. It also states that great weight should be given to conserving and enhancing the landscape and scenic beauty in protected landscapes, and that development within their setting should be sensitively located and designed to avoid or minimise any adverse impacts on these designated areas.
- 4.298 The Borough includes part of the Chichester Harbour National Landscape and includes areas within the setting of the South Downs National Park which is adjacent to the Borough boundary. Langstone Harbour is also a significant coastal landscape and natural asset, comprising extensive intertidal mudflats and saltmarsh and supporting internationally important bird populations. Although it is not designated as a National Landscape or National Park, it is recognised and protected through other statutory nature conservation designations, which includes the Langstone Harbour SSSI and its inclusion within the Chichester, Langstone Harbours SPA/Ramsar site and the Solent Maritime SAC, and is therefore addressed through other relevant policies within the Local Plan: Policy 21 (International and National Nature Conservation Sites), Policy 26 (Solent Wader and Brent Goose Strategy Sites), and Policy 29 (Development on the Coast).

Policy 30: Nationally Protected Landscapes

Chichester Harbour National Landscape

Major development will not be permitted within Chichester Harbour National Landscape, other than where allocated within this Local Plan or where it can be demonstrated that there are exceptional circumstances and the development is in the public interest.

Planning permission for any other development will only be granted where it is demonstrated that the proposal:

- a) Furthers the purpose⁸⁸ of designation by conserving and enhancing the natural beauty⁸⁹ and the special qualities of the National Landscape, as defined in the Chichester Harbour National Landscape Management Plan⁹⁰; and
- b) Is consistent with the policy aims of the up-to-date Chichester Harbour National Landscape Management Plan; and

⁸⁸ This reflects the implications of the new statutory duty to seek to further the purpose of protected landscape designation (i.e., in the case of National Landscapes, to conserve and enhance the natural beauty of these areas). Similar wording is used in the National Landscape Association's guidance on the 'seek to further' duty.

⁸⁹ This reflects the statutory purpose of National Landscape designation, which is to conserve and enhance the natural beauty of the area, as set out in Section 82 of the Countryside and Rights of Way Act 2000.

⁹⁰ The 'special qualities' of a National Landscape are those aspects of the area's natural beauty which make the area distinctive and which are considered valuable, especially at a national scale. They are the key attributes on which the priorities for the area's conservation, enhancement and management should be based.

- c) Where it is located within the setting of the National Landscape, is sensitively designed and located to avoid, minimise and/or mitigate adverse impacts on the National Landscape, including views into and out of it, and where appropriate secures additional landscape enhancements; and
- d) Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.

South Downs National Park

Planning permission for development within the setting of the South Downs National Park (SDNP) will only be granted where it is demonstrated that the proposal:

- e) Has regard to the South Downs Partnership Management Plan; and
- f) Avoids or mitigates any potential adverse impacts on the National Park; and
- g) Positively responds to the visual and special qualities, tranquillity and essential characteristics of the National Park; and
- h) Conserves and enhances the intrinsic quality of the dark night skies.

How the policy will be implemented

Chichester Harbour National Landscape

- 4.299 Chichester Harbour National Landscape is a beautiful landscape comprising sheltered open water areas with contrasting narrow channels. The movement of the tide exposes bare mudflats and saltmarsh creating a wide, open and remote wilderness. The undeveloped character of the harbour is rare on the south coast and is complemented by its status as an internationally important area of nature conservation. The largely flat hinterland includes highly productive farmland, as well as woodlands and hedgerows that contribute to the rural character of the area. The flatness of the landscape makes Chichester Harbour particularly vulnerable to visual intrusion from inappropriate development, both within or adjacent to the boundary, which can often be seen from significant distances across inlets, the main harbour channels, or open countryside. The impact of individual proposals and their cumulative effect will be carefully assessed, and Havant Borough Council will have particular regard to these characteristics in determining development proposals affecting the National Landscape.
- 4.300 Chichester Harbour National Landscape has three designated Dark Sky Discovery Sites, including the Eames Farm on Thorney Island which is in close proximity to Havant Borough's boundary. Development within or adjacent to the Harbour, particularly in proximity to the Dark Sky Discovery

Sites, will be expected to have regard to the Dark Skies planning principle set out in the Chichester Harbour Management Plan⁹¹, and provide sufficient information on their approach to lighting to avoid harmful impacts on the landscape and intrinsic quality of dark night skies.

- 4.301 Chichester Harbour Conservancy has produced a Management Plan for the National Landscape, which identifies the distinctive features and characteristics of the landscape and provides the framework for the management of Chichester Harbour. A Landscape Character Assessment has also been prepared by the Chichester Harbour Conservancy. The management plan has informed the Local Plan and is a material consideration when determining planning applications, within the National Landscape and its setting.
- 4.302 The conservation and protection of Chichester Harbour National Landscape also include its setting. Development outside the National Landscape but within its setting has the potential to affect the natural beauty, special qualities, landscape character and visual amenity of the designation. The setting of the National Landscape includes areas from which the Harbour is experienced and appreciated, including views into and out of the designated area and its open rural and coastal fringes. Proposals within the setting should consider the status of National Landscape as one of high quality and should be sensitively located and designed to avoid, minimise and, where applicable, mitigate adverse impacts on its character, tranquillity, dark skies and important views. Where appropriate, development should also secure landscape enhancements, including measures such as native planting, strengthened green infrastructure and improvements to landscape structure, to help conserve and enhance the setting of the National Landscape. Applicants for development within the National Landscape should refer to the Joint Chichester Harbour Area of Outstanding Natural Beauty AONB SPD⁹² and the Chichester Harbour National Landscape Management Plan⁹³. Proposed development affecting the National Landscape should be of the highest design quality and applicants are encouraged to seek pre-application advice from the Havant Borough Council and Chichester Harbour Conservancy.

South Downs National Park

- 4.303 The South Downs National Park Authority and its partners have prepared a Partnership Management Plan which sets out the shared ambitions for and a strategy for the management and future of, the South Downs National Park.
- 4.304 The pressures on the landscape are many and varied and they continue to be shaped by land use (such as agriculture and human settlement) and large scale infrastructure (such as new roads, pipelines or cable routes). Whilst no part of the Borough is within the National Park, there are areas of the Borough that are within its setting, it is important that the natural beauty, wildlife, cultural heritage and other special qualities of the National Park are conserved and enhanced for existing and future generations.
- 4.305 The South Downs National Park is an International Dark Sky Reserve. The South Downs National Park Authority has prepared a 'Dark Skies Technical Advice Note' which sets out the necessary information about, and approach to lighting design in the South Downs National Park and its

⁹¹ Or the equivalent relevant policy/ planning principle in the most up-to-date Chichester Harbour National Landscape Management Plan

⁹² Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document. Available at: <https://www.conservancy.co.uk/chichester-harbour/planning/>

⁹³ All documents are available at: <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/our-purpose/management-plan/>

setting in order to conserve and enhance the intrinsic quality of the dark night skies. In addition to the above, development in the setting of the National Park will be expected to take account of the landscape, tranquillity, technical advice notes, and viewsheds prepared by the South Downs National Park Authority.

Policy 31: Trees, Hedgerows and Woodland

Why the policy is needed

- 4.306 Trees, hedgerows and woodland are a valuable resource in terms of biodiversity, amenity and for climate change adaptation and mitigation.
- 4.307 The Borough is home to a wide variety of trees, hedgerows and woodland both in terms of scale and species diversity. It is important that the benefits of protecting trees, hedgerows and woodland are considered in relation to the need for development, and where appropriate, are safeguarded.

Policy 31: Trees, Hedgerows and Woodland

Development affecting trees, hedgerows and woodlands will be permitted where:

- a) The design and layout of the site takes into consideration the relationship between the built development, existing trees, hedgerows and woodland and where possible integrates the development into its surroundings, adding visual interest and amenity;
- b) The proposal adequately protects trees and hedgerows which are to be retained (including their root systems) prior to, during and after the construction process; and
- c) The proposal does not result in the loss or deterioration of ancient woodland and ancient or veteran trees.

The Council will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal and replacement trees or planting to mitigate the impact of any loss are provided.

Provision of new trees are expected as part of development proposals for new homes and commercial floorspace. Planning permission will be granted where it:

- d) Facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting;
- e) Facilitates the provision of tree-lined streets and tree planting as an integral part of new development where appropriate; and
- f) Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

How the policy will be implemented

- 4.308 Where development proposals affect trees with a main stem over 75mm in diameter, and 15m from any proposed development, applicants are required to submit their development proposals with an Arboricultural survey in accordance with British Standard BS5837.

- 4.309 To prevent damage to tree roots and branches, developers will be required to provide protection to the tree prior to and during the development and construction process. Developers will be required to provide tree protection measures, in line with BS5837, ensuring the health and integrity of trees are not harmed in any way.
- 4.310 Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and hedgerows. An appropriate ongoing management mechanism will also be required where mitigation and compensation measures are present in the common areas of any development.
- 4.311 The Council's Tree and Woodland Strategy⁹⁴ aims to provide the way forward for the management, protection and enhancement of the Borough's trees and woodlands.
- 4.312 Tree planting within new development can have a significant influence in the overall quality of the environment being created. Proposals for major new development will be expected to include tree-lined streets and further tree planting in private gardens, open spaces and community orchards.
- 4.313 Tree species should be carefully selected, with it recommended that new trees should be UK sourced and grown with an auditable provenance. The changing climate should also be taken into account; therefore, tree planting strategies should look to diversify beyond traditional native species and consider those that have proven to thrive in mainland Europe's climate.
- 4.314 Some habitats, such as heathland and grassland, may not benefit from additional tree planting. Regard should be given to the requirements of the habitat type and the appropriate biodiversity enhancements such as natural woodland succession. Priority should be given to the protection and enhancement of habitats that are threatened for their rarity or are fragile, fragmented or vulnerable. Opportunities should be sought to achieve greatest Biodiversity Net Gain where appropriate.
- 4.315 The loss of trees, hedgerows and woodland will only be permissible in exceptional circumstances and any proposed loss will be considered on a site-by-site basis. The applicant must provide a clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified and providing replacement planting sufficient to mitigate the impact of the trees, hedgerows or woodland proposed to be lost.
- 4.316 Within the Chichester Harbour National Landscape, trees lost to development should be replaced wherever possible at a ratio of 2:1 in line with the Chichester Harbour AONB SPD⁹⁵.
- 4.317 The Council will also provide specialist arboricultural input into The High Hedges (Appeals) (England) Regulations 2005 where complaints are made about high hedges.

⁹⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

⁹⁵ <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/planning/>

Tree Preservation Order and Trees in Conservation Areas

- 4.318 The Council will consider the use of Tree Preservation Orders (TPOs) on individual trees, tree groups, woodlands and areas of trees in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012⁹⁶.
- 4.319 Trees in conservation areas are protected, and proposals for their removal or management will be assessed for the impact and effect on the amenity value of the area. The Council will then either:
- a) Make a TPO if justified in the interests of amenity. The proposal would be the subject of a formal application under the TPO, or
 - b) Decide not to make a TPO and allow the six-week consultation period to expire, at which point the proposed work may go ahead as long as it is carried out within two years from the date of the notice⁹⁷.
- 4.320 Where damage is caused to a tree which is protected by a Tree Preservation Order, or within a conservation area, the Council will undertake the necessary investigation and consider prosecution if deemed appropriate, in line with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

⁹⁶ <https://www.legislation.gov.uk/uksi/2012/605/contents/made>

⁹⁷ A person must give six weeks' notice to the Council before carrying out work to trees in a conservation area that are not protected by a TPO

Policy 32: The Historic Environment

Why the policy is needed

- 4.321 The historic environment in Havant Borough, including both designated and non-designated heritage assets, is a key part of the Borough's identity, embracing all features that contribute to creating its unique sense of place, value and local character, and support the quality of life, leisure, education and tourism. While the historic environment can add value to new developments by creating a sense of place and distinctiveness, new developments need to be designed in a way that respects and complements heritage assets and their surroundings and enhance areas that are less attractive.
- 4.322 Aligning with the National Planning Policy Framework (NPPF) which sets out that plans should include a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats, the Council recognises the contribution of the historic environment to the distinctive character of our landscape and townscape, and to the quality of life of current and future residents. As such, heritage assets must be conserved and, where possible, enhanced in a manner appropriate to their significance. In understanding this, new development will be expected to complement and enhance the historic environment, helping to shape modern communities by giving them a sense of history and distinct local identity.
- 4.323 Designated heritage assets include listed buildings, scheduled monuments, registered parks and gardens and conservation areas which are designated under the relevant legislation. Non-designated heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance which merits consideration in planning decisions; they are usually identified as having local significance. In some cases, non-designated heritage assets, particularly archaeological remains may be of equivalent significance to designated assets, although they may not be formally designated.
- 4.324 The Borough has a number of heritage assets; 14 conservation areas, 246 buildings of special architectural or historic interest (listed buildings), 83 buildings of a local interest, 7 scheduled monuments, and 1 registered park and garden and a wealth of non-designated archaeological assets (for more information refer to the Historic Environment Record). Our knowledge of the Borough's heritage continues to evolve as we uncover new assets and understand more about our heritage. Heritage assets, as part of the wider historic environment, are irreplaceable resources which make a valuable contribution, not only to the character of the Borough, but also to quality of life, leisure, education and tourism. Historic England provide advice and guidance on Heritage Sustainable Growth⁹⁸.
- 4.325 A significant part of the enhancement of heritage assets is their care and maintenance which is a joint responsibility of the Council and the owner of the asset. The great majority of listed buildings, monuments and designated heritage assets in the Borough are in good condition. However, there are a number of assets that have fallen into disuse, dereliction and disrepair for a variety of reasons. Historic England publish a national 'Heritage at

⁹⁸ <https://historicengland.org.uk/advice/planning/heritage-and-growth/>

Risk' register⁹⁹, which is updated regularly. This policy encourages owners of heritage assets to maintain them and respect them for future generations to enjoy.

Policy 32: The historic environment

All development should seek to preserve and enhance the Borough's historic environment, including the heritage assets and their settings, in line with local and national policy. Where applicable, proposals affecting heritage assets should demonstrate, through a Heritage Statement and other relevant assessments, a clear understanding of the significance of any heritage assets affected by the proposal, including the contribution made by their setting.

Heritage and Climate Change

Development proposals seeking to enhance the energy efficiency of heritage assets or traditionally constructed buildings, will be expected to demonstrate the proposed approach¹⁰⁰ is proportionate to the significance of the asset and its setting.

Heritage at Risk

Development impacting heritage assets listed under the national Heritage at Risk registers or deemed vulnerable by the Council will only be supported where the proposal demonstrates that:

- a) It enhances, protects and/or conserves the heritage asset; and
- b) The proposed scheme is the optimal viable use of the heritage asset

Where a proposed development would ensure the conservation of a heritage asset, however conflicts with other policies in the Plan, the Council will assess the application on the basis of whether the benefits of conservation outweigh any harm resulting from conflicting with other policies. The extent of any such enabling development should be no greater than necessary to make the conservation of the heritage asset viable.

How the policy will be implemented

- 4.326 In managing the historic environment, the first presumption is that heritage assets will be preserved and enhanced in a manner appropriate to their significance. It is important to understand the significance of an asset in line with the NPPF definition in order to assess the potential impact. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national

⁹⁹ <https://historicengland.org.uk/listing/heritage-at-risk/search-register/>

¹⁰⁰ The approach here should meet the requirements set out in the NPPF, have regard to technical advice and guidance from Historic England and be informed by heritage experts, and where applicable involve consultation with the Council's Heritage Team.

guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals.

4.327 Where development may affect a heritage asset, applicants will be expected to demonstrate a full understanding of its significance and to address this through the pre-application discussion process. Applications for development within or adjacent to a heritage asset that has the potential to have an effect, including their setting, will be required to include a Heritage Statement and Impact Assessment. This statement must identify the relevant heritage assets and describe how the development will affect their significance and wider setting. It should provide detailed evidence to demonstrate that:

- The proposals have been formulated with a fully informed understanding of the significance of the heritage asset and its setting, and the effect of the proposals on that significance
- The heritage asset is being put to the optimum viable use consistent with its conservation, and the conservation of its character and setting
- Opportunities to sustain, enhance, to better reveal, avoid or minimise harm to the significance of the asset have been taken
- The development could not be achieved in a less harmful way.

4.328 Heritage statements should be proportionate to the importance of the asset and normally include a summary of the site's historical development, the context of particular features or parts of the site, the current character and use of the site, the current state of repair and the historic, archaeological, cultural, artistic or architectural significance of the site. Recording will also be necessary for any heritage asset where there would be a full or substantial loss. The scheme of investigation, including the Historic England Recording Level, is to be agreed with the Council prior to development implementation and will reflect the importance and nature of the asset and the impact of the proposal.

4.329 Applicants should demonstrate how they have considered and mitigated impacts on heritage assets and refer to relevant sources and guidance, including Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments, Landscape Character Assessments, and the Historic Environment Record (by Hampshire County Council), along with any subsequent updates. Where applicable, the Council will have regard to the use of urgent works and repair notices as set out in the Planning (Listed Buildings and Conservation Area Act 1990) and the powers of maintenance under Sections 77 or 79 of the Building Act (1984) as well as the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking any action, the Council will also have regard to the advice set out by Historic England.

Heritage and Climate Change

4.330 Where appropriate, opportunities to mitigate or adapt to climate change and promote safe sustainable development through the reuse or adaptation of heritage assets to minimise the consumption of building materials and energy will be encouraged. The Council will support responsible retrofitting and appropriate use of micro-renewables in heritage assets, particularly in buildings of traditional construction, where proposals demonstrate that

they avoid harm to the historic fabric and significance of the asset. For this purpose, proposals need to be informed by heritage professionals and guidance and refer to the technical advice and guidance for retrofitting historic buildings to improve their energy efficiency published by Historic England¹⁰¹. Where applicable, property owners and applicants should refer to Policy 37 (Improvements in Energy Performance of Historic Assets) and Policy 18 (Sustainable construction methods, materials and waste).

Heritage at Risk

- 4.331 A positive approach to the conservation and enhancement of heritage assets requires that they are maintained to a high standard. This is primarily the responsibility of the owner. The simple fact of a heritage asset being in a poor condition is not a reason for allowing redevelopment or development that could cause harm to the significance of the asset. Owners are encouraged to maintain heritage assets to a high standard in order to preserve their significance. While the Council seeks to support property owners and partners to secure the future of the heritage assets currently at risk, or which have the potential to become at risk in the future, it will be expected from them to work proactively with the authority to bring forward proposals for the preservation and enhancement of heritage assets at risk or under threat within the Borough, in a way that respects and enhances the significance of the heritage asset.

¹⁰¹ Technical Advice and Guidance available at: <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>

Policy 33: Conservation Areas

Why the policy is needed

- 4.332 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to determine which parts of the area designate as Conservation Areas any 'areas of special architectural or historic interest the character and appearance of which it is desirable to conserve or enhance' requiring special attention to be given to the protection, preservation and/or enhancement of these areas. Once designated, legislation requires that local planning authorities act with the aim of protecting, preserving and, where possible, enhancing the character and appearance of these areas, as designated heritage assets. The demolition of buildings and works to trees are also controlled within Conservation Areas.
- 4.333 The Borough has fourteen Conservation Areas¹⁰². These areas range from the larger Sir George Staunton to the smaller and more reserved ones such as St John's and Black Dog. These sites are valued for their special architectural, historic and aesthetic interest which includes buildings, street patterns, spaces, trees and views.
- 4.334 In line with the Act 1990, these conservation areas will be subject to review and re-appraisal by the Council's Heritage team where necessary and appropriate. Section 69(2) requires authorities to review their conservation areas from 'time to time'. In such cases, the Council will consider whether an area is still of a special historic, cultural or architectural value and will assess the character and appearance of which it is considered desirable to preserve or enhance.
- 4.335 In line with the national policy and guidance, this policy sets out the criteria and requirements to ensure that development within conservation areas, and their settings, preserves, enhances or protects their character or appearance. It also provides a basis for conservation area appraisals, management plans and, where appropriate, Article 4 Directions.

Policy 33: Conservation Areas

Development within or affecting the setting of a Conservation Area should preserve or enhance its special interest, setting, appearance or its architectural, aesthetic, historic character by:

- a) Retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area;
- b) Responding appropriately to the special character of the area and surrounding buildings, through high-quality design, in terms of scale, height, layout, design, building style, detailing and materials;

¹⁰² At the time of writing, the Borough has fourteen Conservation Areas. Conservation Areas Map and Character Appraisals Available at: <https://www.havant.gov.uk/conservation>

- c) Protecting open spaces, views and other gaps and spaces between buildings and the historic street pattern that are significant to the character and setting of the Conservation Area;
- d) Avoid the incremental loss of features of significance within the Conservation Area, having regard to the cumulative harm of similar proposals, including the loss of boundary walls, front gardens, and traditional architectural features;
- e) Ensuring that the design of shopfronts and advertisements:
 - i. Respects the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;
 - ii. Seeks to retain historic and traditional shopfronts and;
 - iii. Includes consideration of both the need for illumination and the type of illumination which would be appropriate for the host building.

Proposals involving the demolition of a building in a Conservation Area will only be permitted where it has been demonstrated that:

- f) The building detracts from or does not make a positive contribution to the special interest, character or appearance of the Conservation Area; or
- g) The building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use, and
- h) Any proposed replacement must preserve and/or enhance the special character of the Conservation Area.

Wherever possible the sympathetic restoration and re-use of buildings that make a positive contribution to the special interest, character and appearance of a Conservation Area will be encouraged, thereby preventing harm through the cumulative loss of features which are an asset to the Conservation Area.

Proposals which would cause substantial harm to the significance and character of a Conservation Area will not be permitted unless it is demonstrated that the harm would be outweighed by substantial public benefits.

Proposals which would cause less than substantial harm to the significance and character of the Conservation Area will be considered against the public benefits to be gained.

How the policy will be implemented

- 4.336 Development proposals will be assessed in line with the NPPF and the relevant Conservation Area Character Appraisal where it has been updated in line with current national and local planning policy. In assessing proposals, the Council will give great weight to ensuring the protection, preservation or enhancement of the Conservation Area, its setting or any features of special architectural or historic interest.
- 4.337 In relation to criterion f) iii), internally illuminated signs will not be supported if they are visually intrusive or compromise the character of the area. Externally illuminated signs that are appropriately designed will be considered for premises with significant nighttime trade, unless the cumulative effect of such proposals would compromise the character of the area. The criterion relates to external signage and advertisement which require consent and excludes signage internal to the building which does not require consent. Internally Illuminated as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.
- 4.338 Development in Conservation Areas should pay special regard to the importance to respond positively to the special character. This will often mean the use of traditional styles, methods and materials. Often such development can contribute to other environmental objectives, such as the use of sustainably sourced timber or reclaimed materials can contribute to supporting sustainable construction in line with Policy 18 (Sustainable Construction Methods, Materials and Waste) and Policy 37 (Improvements in Energy Performance of Historic Assets) of Local Plan. High-quality modern and innovative design can also contribute positively to the character and appearance of Conservation Areas where it responds to rather than works against the historic environment, through the sensitive reinterpretation of traditional design elements or materials.
- 4.339 The Council will seek to work with developers and local communities to take opportunities to improve education and understanding of this important cultural resource when considering applications for development affecting Conservation Areas.

Policy 34: Listed Buildings

Why the policy is needed

- 4.340 The Borough currently contains almost 250 listed buildings and structures¹⁰³ that are statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The term 'listed building' can cover a wide variety of man-made structures, not just residential dwellings, but also churches, industrial and agricultural buildings, war memorials and structures such as bridges, walls, statues, mileposts, phone boxes and lamp posts. Within the Borough, these designated assets contribute significantly to the local character and distinctiveness and often act as focal points within town and district centres and the wider landscape. The NPPF gives great weight to the conservation of designated heritage assets, including listed buildings, and expects any harm to be clearly justified and weighed against public benefits. Therefore, there is a requirement for planning decisions to have special regard to the desirability of preserving the significance of these listed buildings and their settings.
- 4.341 Buildings and structures built before 1700, which remain largely intact or closest to their original condition are likely to be listed, along with those constructed between 1700 and 1850. Post-1945 buildings which have potential to be listed must meet a more rigorous criteria set by Historic England, and there is usually a minimum building age of 30 years for it to be eligible for listing. Listed buildings are graded as Grade I, II* and II to reflect their relative special architectural and historic interest:
- Grade I buildings are those which are of exceptional special interest. In the Borough there are two; *Church of St Peter, Hayling Island and Church of St Thomas-a-Becket, Warblington*
 - Grade II* buildings which are particularly important buildings of more than special interest – *Fort Purbrook, Church of St Mary, Church of St Faith, The Elms, The Warblington Castle and the Staunton Memorial*
 - Grade II buildings which are of special interest, warranting every effort to preserve them. This grade is the most common in listing.
- 4.342 Listed buildings have potential to be at risk from; change of use, vacancy, lack of maintenance and in some cases, where no solution can be found for a future use, at risk from deterioration, or in some cases, pressure for demolition. Moreover, works that are not of a high-quality standard and design can result in the loss of the historic fabric, erosion of plan form and harm to the character and setting of the listed building.
- 4.343 This policy sets out how development proposals affecting listed buildings and their setting will be assessed. Whilst the Council promotes sensitive repair, reuse and adaptation of listed buildings, including measures addressing climate change and energy efficiency, it also places a strong emphasis on ensuring that their special interest is conserved for future generations.

¹⁰³ <https://historicengland.org.uk/listing/>

Policy 34: Listed Buildings

Development seeking to maintain, sustain and enhance the significance and special architectural and historic interest of listed buildings in the Borough will be supported.

Development affecting listed buildings, and/or their settings, including additions, alterations, change of use, or partial demolition must ensure that:

- a) the proposal conserves or enhances the special architectural or historic interest of the building or structure;
- b) the special interest that justified its designation is retained through a high-quality and appropriate design ensuring that development will be sympathetic and compatible both the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing of the original Listed Building or structure;
- c) any change of use is supported by evidence demonstrating its compatibility with the existing and respect of the special architectural or historic interest of the heritage asset or its setting;
- d) the demolition of objects or structures within the curtilage of a Listed Building is supported by robust evidence demonstrating that the object or structure is incapable of repair for beneficial use or enjoyment, and/or is not of special architectural or historic interest as a structure ancillary to the original Listed Building.

Proposals which would lead to substantial harm (or total loss of significance of) a listed building, will not be supported unless it can be demonstrated that the substantial harm, or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Proposals which would cause less than substantial harm to the significance of the Listed Building will be considered against the other public benefits to be gained, including where appropriate, its optimum viable use. The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

How the policy will be implemented

- 4.344 In assessing development affecting listed buildings or/and their setting, applications should contain sufficient information on the likely impact of the proposals in the special architectural or historic interest of the building and its setting. Applications for listed building consent or planning permission should include a Heritage Statement which explains the significance of the listed building affected by the proposals, including an assessment of the development's impact or positive contribution made by their setting. The level of detail should be proportionate to the importance of the listed building. Applicants are encouraged to consult the Council's Heritage Team at pre-application stage.
- 4.345 Listing descriptions are not a comprehensive or exclusive record of the special interest of a listed building and will usually only describe some of the key external features which should be preserved. However, most listed buildings contain many features which contribute to their special interest, therefore applicants should seek to preserve or retain such features whenever seeking consent to undertake works.
- 4.346 Works to listed buildings often requires consideration of other environmental impacts. There are cases where proposed works to Listed Buildings aim to improve energy efficiency and reduce heat loss. Owners should be mindful of how this can be achieved in a sensitive manner; For example, heat loss through windows can be reduced significantly by restoring existing timber windows or reinstating timber shutters. In other cases, roof spaces in older buildings, due to their age and construction, can often support roosting bats or house nesting birds, therefore property owners should seek to consider how they can protect existing species when proposing works such as loft conversions. To ensure compliance with the relevant policies and legislation, where proposed works to listed buildings would be reasonable and likely to impact roosting bats or other species, an ecological survey will be required and ecological conditions will be applied to granted consents.
- 4.347 Where planning permission or advertisement consent is required for associated change of use or alterations, an application should be submitted in parallel with the application for listed building consent.

Policy 35: Archaeology

Why the policy is needed

- 4.348 Archaeological remains form fragile and irreplaceable physical evidence of the Borough's past. Where development affects archaeological remains, they should be preserved in situ, and loss or harm to nationally important archaeological remains should be wholly exceptional. Where the public benefit of the proposed development demonstrably outweighs preservation of the archaeological remains in situ, the Council will seek to secure mitigation through excavation, recording and public presentation of the results.

Policy 35: Archaeology

Applications for development on sites where archaeological remains may be present must be accompanied by an Archaeological Desk-Based Assessment (and a Heritage Statement if the site involves any designated heritage assets) demonstrating the archaeological value in the site. Where the assessment indicates that significant archaeological remains are or may be present, an archaeological field evaluation will be required. The Archaeological Desk-Based Assessment (and Heritage Statement if applicable) should define:

- a) The character, importance and condition of any archaeological deposits or structures within the site;
- b) The likely impact of the proposed development of these features; and
- c) The means of mitigating the impact of the proposed development.

Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.

- d) Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of any works.

How the policy will be implemented

- 4.349 Developers are required to provide sufficient information in the initial assessment to determine whether there are any remains on site and the probable effects of the proposal on those remains, and where necessary, field evaluations in areas of known or potential archaeological interest will be required. The findings of these assessments and evaluations must be used to inform the design and layout of a proposal and must be included within a Heritage Statement which is proportionate to the significance of the archaeological asset as part of a planning application. The allocations within the plan highlight the potential for previously unidentified archaeological remains which are not currently Scheduled, however developers should also undertake their own independent investigation to determine whether there are unidentified archaeological remains on site.

- 4.350 Sometimes where archaeological remains are uncovered during development, it is not possible to preserve them in situ. In such instances, with the agreement of the Council, or Historic England, as appropriate, the opportunity should be taken to record these archaeological assets, and archive and display them in a local museum where possible. It may also often be possible to integrate or reference archaeological remains into the design when formulating proposals for new development.
- 4.351 Consultation of the Historic Environment Record and pre-application discussions with the Council's Heritage Officers can be used to clarify whether applications will require supporting archaeological information.

Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets

Why the policy is needed

- 4.352 The NPPF recognises that non-designated heritage assets are a material consideration in the planning process, thus decision-makers should make a balanced judgment having regard to the scale of harm or loss resulting from a development proposal and the significance of the heritage asset.
- 4.353 Non-designated heritage assets in the Borough which include locally listed buildings, historic parks and gardens and other non-designated heritage structures, are of local heritage value, however they do not possess the degree of special interest needed to be added to the statutory list of buildings of special architectural or historic interest. The Council's List of Buildings of Local Interest¹⁰⁴ includes a list of buildings, structures or places of local historic interest. In addition to this, The Hampshire Gardens Trust identifies 18 historic parks and gardens¹⁰⁵ across the Borough which have been found to hold a historic, aesthetic or communal value for the local community.
- 4.354 Although locally listed buildings, historic parks and gardens and other non-designated heritage assets do not benefit from the same statutory protection afforded to those assets on the national list, the Council seeks to ensure that development proposals which may affect these assets, avoids harm to their identified significance.

Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets

There is a general presumption in favour of retaining non-designated heritage assets. Proposals which would result in harm to the asset's architectural and/or historic significance, will be resisted.

Development proposals which would affect the significance of a non-designated heritage asset, including any contribution made by its setting, must include the following, in a manner proportionate to the asset's significance:

- a) A description and assessment of the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest;
- b) A description of the impact of the proposed works on the significance and special character of the asset; and
- c) Justification for the works, especially if these would harm the significance, character and/or setting of the heritage asset

¹⁰⁴ <https://www.havant.gov.uk/sites/default/files/documents/List%20of%20Blgs%20of%20Local%20Interest.pdf>

¹⁰⁵ <https://research.hgt.org.uk/loc/07-havant-borough-council/>

Where development would demonstrably harm the significance and/or setting of a non-designated heritage asset, consent will be refused unless it can be demonstrated that:

- d) the level of harm or loss is justified following a balanced judgement of the scale of harm and significance of the heritage asset; and
- e) any harm or loss is mitigated through the retention of features of significance and/or good design.

How the policy will be implemented

- 4.355 When considering the impact of proposed development on the significance of non-designated heritage assets, or their setting, including buildings and structures on the Council's Local List and historic parks and gardens on the Hampshire Gardens Trust, the evidence supporting development proposals affecting these assets should be appropriately detailed and proportionate to the asset's importance. Applicants should refer to the Council's List of Buildings of Local Interest, in the first instance, although the list is not definitive, and the significance of a building and/or archaeological feature may only become apparent upon the submission of an application or during its determination.

Policy 37: Improvements in Energy Performance of Historic Assets

Why the policy is needed

- 4.356 The historic environment can contribute to climate change mitigation and adaptation. Historic buildings have an important role in reducing carbon emissions across the Borough and helping to meet net zero targets. Opportunities exist to improve the energy performance of heritage assets by enhancing energy efficiency, reducing carbon emissions, and incorporating low-carbon design and renewable technologies, while conserving their significance and ensuring they remain viable places to live and work in the future.
- 4.357 Historic buildings can be warm, comfortable, and healthy places to live, work, and visit. Their energy performance is often better than predicted; however, a range of measures can be implemented to improve their environmental performance. Traditional buildings differ fundamentally from modern construction in the way they manage moisture, ventilation, and heat. These differences influence which energy efficiency measures are appropriate. Achieving improvements in energy performance while conserving the significance and fabric of historic buildings therefore requires a careful and considered approach.
- 4.358 A fabric-first approach, which prioritises improving the building fabric before installing new technologies, can provide the most effective and least harmful means of improving energy performance. Additionally, a whole-building approach should be taken to ensure that measures work together effectively and do not create unintended consequences for the building fabric.
- 4.359 The Council recognises the contribution that historic buildings can make to climate change mitigation and adaptation. Therefore, proposals for sensitive improvement of the energy performance of heritage assets will be supported whereby they conserve the asset's significance, including its architectural and historic interest, character, fabric and setting and can be a more delicate process than on newer homes.

Policy 37: Improvements in Energy Performance of Historic Assets

Proposals should demonstrate that:

- a) Energy efficiency measures have been designed to minimise harm to historic fabric and significance;
- b) The most sensitive and least intrusive measures have been selected;
- c) Historic fabric and features of significance are retained where possible;
- d) Measures are reversible where practicable; and
- e) Works are compatible with the building's construction, materials and ability to manage moisture and ventilation.

Where proposals would result in harm to the significance of a heritage asset, applicants must demonstrate that the works are justified and that measures have been designed to minimise harm.

How the policy will be implemented

- 4.360 Applicants proposing measures to improve the energy performance of heritage assets should demonstrate an appropriate understanding of the building and its significance. This will normally be set out within a heritage statement. The statement should include an assessment of the building's significance and sensitivities, as well as identifying opportunities and constraints for improving its environmental performance.
- 4.361 The assessment should consider opportunities to reduce carbon emissions, improve energy efficiency, and incorporate low-carbon design or renewable technologies where these can be achieved sensitively. It should outline the potential impacts of proposed measures on the building's significance and historic fabric, together with the benefits of the proposed improvements.
- 4.362 Proposals should be considered alongside other relevant policies in the Local Plan, including Policy 16 - Low Carbon Development, Policy 17 - Preventing Overheating, Policy 18 - Sustainable Construction Methods, Materials and Waste, Policy 19 - Water Efficiency, and Policy 58 - Renewable Energy Infrastructure.
- 4.363 For heritage assets such as Listed Buildings or structures within a Conservation Area, additional permissions may be required before works are undertaken. Early engagement with the Council through the pre-application service is encouraged.
- 4.364 Applicants are encouraged to refer to guidance produced by Historic England on improving energy efficiency and reducing carbon emissions in historic buildings, or any subsequent updated guidance.

HOMES FOR ALL

Context and Approach to Homes For All

- 4.365 The provision of housing to meet the future needs of the Borough is one of the main aims of the Building a Better Future Plan. Access to appropriate housing is a key determinant of the health, security and overall quality of life for individual residents. The lack of sufficient housing, including an appropriate mix and tenure to meet identified needs, can have significant adverse social, economic and environmental consequences.
- 4.366 National policy requires that the Council assess the size, type and tenure of housing needed for different groups in the community and reflect these needs in planning policies. This includes the need for affordable housing, housing mix (by number of bedrooms), housing for older people, gypsies and travellers and people wishing to build or commission their own homes (self and custom build).
- 4.367 The evidence on the housing needs of different groups in the community is contained within Housing Needs Analysis (October 2023). The Gypsy and Traveller Accommodation Assessment (March 2026) assesses the needs of gypsies and travellers. The Council also continually monitors the number of people on the housing waiting list and in need of emergency temporary accommodation for the homeless. Specific policies are included to reflect the needs of the different groups in the community in the following section.

Policies in this section

- Policy 38: Affordable Housing
- Policy 39: Housing Mix
- Policy 40: Retirement and Specialist Housing
- Policy 41: Residential Annexes
- Policy 42: Self and Custom Build Housing
- Policy 43: Gypsies, Travellers and Travelling Showpeople

Policy 38: Affordable Housing

Why the policy is needed

- 4.368 There is a large need for affordable housing in the Borough. This is set out in the Council's Housing Needs Analysis and associated Addendum¹⁰⁶. As a result, there is a need to maximise the delivery of housing products which would meet genuine affordable housing need and bring forward new development which will make all housing more affordable.
- 4.369 This policy sets out how the Building a Better Future Plan will ensure that new development will meet the needs of those genuinely in need of affordable homes. This will be through securing a proportion of affordable housing on all market housing led schemes above the threshold, having regard to the need to secure mixed and balanced communities.

Policy 38: Affordable Housing

Planning permission for residential development resulting in a net gain of 10 or more dwellings will be granted where:

- a) Provision is made for the following minimum proportions of affordable housing:
 - i. 35% of dwellings as affordable housing on greenfield sites within the Emsworth ward¹⁰⁷;
 - ii. 30% of dwellings as affordable housing on greenfield sites outside of the Emsworth ward;
 - iii. 30% of dwellings as affordable housing on the Southleigh Strategic site as defined by Allocation 1;
 - iv. 20% of dwellings as affordable housing on brownfield sites across the Borough;
 - v. 10% of dwellings as affordable housing on brownfield sites across the Borough and the residential development is entirely for flats/apartments.
- b) The affordable housing tenure mix:
 - vi. Provides at least 41% social rent homes; and
 - vii. Provides at least 32% affordable rent homes; and
 - viii. Affordable home ownership products make up the remaining requirement.
- c) The affordable housing provision is provided on site. In exceptional circumstances, the Council may allow either:

¹⁰⁶ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹⁰⁷ Except for a small part of the Emsworth ward which falls within the Southleigh strategic site as defined by Allocation 1. See criterion a) iii.

- ix. A financial contribution of a broadly equivalent value¹⁰⁸; or
- x. Off-site provision on another suitably serviced site provided by the developer.

Development will be expected to contribute towards the creation of mixed and balanced communities with a range, type and size of affordable housing which reflects the latest evidence of locally identified needs. Affordable housing should be evenly spread across the site and integrated with, and indistinguishable from, the rest of the development.

Any sites that appear to have an artificially lowered density or which are subdivided in order to avoid or reduce the provision of affordable housing may be refused planning permission.

How the policy will be implemented

- 4.370 For the purposes of this policy, affordable housing and brownfield sites or previously developed land are defined as in Annex 2 of the National Planning Policy Framework. Where sites constitute part greenfield and part brownfield land, the appropriate proportion of affordable housing will be determined according to the majority land use.
- 4.371 The Council has had regard to the viability evidence in defining the affordable housing policy requirements with the aim of providing the form of affordable housing that will do the most in terms of meeting the specific housing needs of the Borough's residents, whilst ensuring that residential development is viable and able to come forward.
- 4.372 The Council is working on the basis that those that can afford to house themselves should do so without assistance. However, the evidence shows that there is a significant proportion of the population that will require some form of affordable housing and in terms of the need in Havant Borough the following proportions of affordable housing will be sought:
- 35% affordable housing on greenfield sites within the Emsworth ward
 - 30% affordable housing on greenfield sites elsewhere in the Borough
 - 20% affordable housing on brownfield sites across the Borough
 - 10% affordable housing on brownfield sites across the Borough and where the residential development entirely consists of flats/apartments.
- 4.373 In terms of viability, this seeks to maximise the opportunities to provide affordable housing whilst recognising the higher land values and construction costs that are likely for the development of previously developed land. Setting lower affordable housing requirements will enable redevelopment and regeneration opportunities on previously developed land in town centres and regeneration areas to come forward, encouraging potential investment in the areas where higher densities can be achieved. The requirement to provide a higher proportion of affordable housing in greenfield developments in Emsworth reflects the higher sales values that can be generally supported in this ward, when compared to the sales values on greenfield sites

¹⁰⁸ This should be equal to the cost of providing affordable housing on-site.

elsewhere in the Borough. Whilst the policy sets out a minimum requirement of affordable housing, a greater proportion of affordable housing and above these requirements will be supported in principle.

- 4.374 The Council considers that it has struck the appropriate balance on meeting needs and encouraging development through the tenure mix set out at criterion b.
- 4.375 The Council's preference is that affordable home ownership is delivered through the use of shared ownership/equity products rather than First Homes as they will better meet the needs of those unable to compete in the private housing market. Applications that include the provision of First Homes will need to demonstrate how they would meet housing need in the Borough, with an appropriate level of discount. All provision of affordable rented homes shall have rents and service charges at no more than 80% of market rent or the relevant Local Housing Allowance, whichever is the lower.
- 4.376 Given the complexity of securing the different affordable housing products that meet Local Plan policy two worked examples for hypothetical developments are out below. It should be noted that when applying the percentages, the calculation may result in a fraction of a dwelling. As the policy states 'at least' for social and affordable rented homes, any fraction of a dwellings for these tenures should be rounded up to a whole dwelling.

200 dwelling scheme on a greenfield site outside of the Emsworth ward

30% affordable housing requirement from site of 200 dwellings = 60 dwellings (100%)
41% of the affordable housing to be provided as social rent homes = 25 dwellings
32% of the affordable housing to be provided as affordable rent homes = 20 dwellings
Remainder of the affordable housing provided as affordable home ownership = 15 dwellings

Table 14: Worked example for a greenfield site

150 dwelling scheme on a town centre mixed-use site where the residential element consists entirely of flats/apartments

10% affordable housing requirement from site of 150 dwellings = 15 dwellings (100%)
41% of the affordable housing to be provided as social rent homes = 7 dwellings
31% of the affordable housing to be provided as affordable rent homes = 5 dwellings
Remainder of the affordable housing provided as affordable home ownership = 3 dwellings

Table 15: Worked example for a brownfield site for a wholly flatted development

Viability and affordable housing delivery

- 4.377 The Council acknowledges the importance of development viability in the delivery of new housing of all types. In line with the NPPF, the Council expects that development schemes would provide affordable housing in line with this policy, any proposals which do not would be contrary to policy. If providing policy compliant affordable housing provision would render a scheme unviable, the Council will expect the applicant to maximise affordable housing provision within the limits of viability. The amount of affordable housing which can be provided must be evidenced by an open book financial appraisal. This must demonstrate that the applicant has explored all options for the amount, mix and type of affordable housing that will meet a genuine affordable housing need in consultation with the Council. The Council will expect applicants to provide site-specific viability assessments which follow standardised inputs. Where a comprehensively justified open book viability assessment is submitted with the planning application, this will be reviewed by the Council on its merits, leading to consideration of the maximum viable benefit in terms of its affordable housing content / contribution. The Council will provide guidance on how that process will be operated. In such cases, independent third-party valuation will be required at the applicant's cost. This will critically examine the viability of the development scheme and the level of affordable housing or commuted sum that can be provided without threatening viability.
- 4.378 Pre-application discussions are strongly advised where the applicant intends to make a planning application that proposes a level of affordable housing which is less than the proportion of affordable housing or tenure mix required by this policy.
- 4.379 The viability assessment should firstly show that the landowner would not be willing to release the site for development based on a benchmark land value¹⁰⁹. Only where it can be successfully demonstrated that the landowner would not release the site compliant with the affordable housing requirement, then a reduced proportion of affordable housing provision will be considered. It is expected that the potential for affordable housing is fully explored in order to achieve at least partial compliance with the policy for maximum public benefit. For larger schemes, where phased delivery is required over the medium and longer term, changes in the development value and costs in delivery may be considered. Such assumptions should be agreed between the applicant and Council at an early stage.
- 4.380 There is a very strong presumption that affordable housing will be provided by the developer on the development site. In exceptional circumstances, the Council will consider accepting a financial contribution broadly equivalent to the cost of providing affordable housing on-site, or off-site provision on a suitably serviced site provided by the developer. Financial contributions in lieu of on-site affordable housing provision will be used to enable further affordable housing provision in the Borough. It is acknowledged that it may take a number of years to build up adequate pooled funds to implement affordable housing development.

Vacant building credit

- 4.381 National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer may be offered a financial credit equivalent to the existing gross

¹⁰⁹ The benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.

floorspace of relevant vacant buildings when the Council calculates any affordable housing contribution to be sought. The Council has published a Technical Advice Note on the implementation of the Vacant Building Credit¹¹⁰.

Other considerations

- 4.382 Housing proposals will be expected to make efficient use of land in line with Policy 13 (High-quality Design). Any proposal that appears to circumvent the affordable housing requirement may be refused planning permission.
- 4.383 The precise mix, type and form of provision on each site will be subject to negotiation and will be dependent on the identified needs. This will include a consideration of the need for specialist forms of affordable housing for particular user groups, such as extra care accommodation. There are also new housing products emerging. Accordingly, applicants are encouraged to discuss the exact form, mix and type of dwellings to be provided with the Council before submitting a planning application. The Council will consider whether the proposed product would constitute genuine affordable housing that would be provided in perpetuity in terms of the definitions in the National Planning Policy Framework and any relevant written ministerial statement.

¹¹⁰ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/housing-supplementary-planning>

Policy 39: Housing Mix

Why the policy is needed

- 4.384 The NPPF sets the expectation for more housing to meet the growing needs of the population. The aim of this policy is to ensure an efficient delivery of housing with an appropriate mix of housing types in order to respond to the needs of different categories and support affordability and availability in our local communities. In assessing planning applications for new developments, specifically medium to large scale scheme, these aspects need to be considered.
- 4.385 Havant Borough Council recognises the need for the market to provide a choice for current and future residents with varied housing types and sizes. According to the Council's Housing Needs Analysis¹¹¹, and associated Addendum¹¹², it is expected that approximately 8% of the new properties in Havant will require one bedroom, 25% requiring two bedrooms, 46% as three bedrooms and 21% needing at least four bedrooms.
- 4.386 The housing mix for affordable housing differs from the market housing mix figures due to the need to reduce the wait time and respond adequately to residents' targeted categories. Based on the Council's monitoring figures and Housing Needs Analysis¹¹³, there is a projected need for approximately 601 additional affordable homes per annum beyond the existing and assumed supply. It is expected that smaller properties will be more in demand projecting approximately 42% of new affordable dwellings needing to be one-bedroom and 33% as two-bedroom homes toward 2043, while 20% will be required as three-bedrooms and only 5% as four-bedrooms.

Policy 39: Housing Mix

Development proposals of 10 or more new homes (gross) will be expected to provide a range of dwelling types and sizes to meet identified local housing need¹¹⁴ and to foster balanced, sustainable and integrated communities.

How the policy will be implemented

- 4.387 The Council expects new developments to provide a diverse range of housing options tailored to meet the Borough's assessed and projected needs. This will involve various types, sizes and tenures, including provision for different groups with particular needs, including elderly residents, lifetime homes and other specialised housing needs.

¹¹¹ Housing Needs Analysis (October 2023). <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹¹² Ibid

¹¹³ Ibid

¹¹⁴ Based on the latest local housing need evidence at the time the application is submitted.

- 4.388 New development is expected to meet the Council's starting point of at least 46% of the overall mix to be three-bedroom and 25% to be two-bedroom homes, unless local housing needs evidence at the time the application is submitted suggests an alternative approach should be taken to address an imbalance of housing sizes in a particular part of the Borough.
- 4.389 Fostering integrated communities through housing mix will be expected through the consideration of the surrounding area character and appearance as well as the location of the development site in correlation with an adequate percentage of housing types. For instance, in greenfield and some brownfield sites, it will be expected to have a higher percentage of three-bedroom homes while within the regeneration areas as defined by Policy 3 it will be acceptable to have higher percentages of one-bedroom and two-bedroom homes. Applicants are required to demonstrate that the proposed development will be providing an adequate housing mix in the Design and Access Statement.
- 4.390 The Council expects the proposed range of housing to have been informed by the latest housing needs information at the time the application is submitted. Applicants are highly encouraged to seek pre-application advice on their proposed range of housing mix accordingly.

Policy 40: Retirement and Specialist Housing

Why the policy is needed

- 4.391 The NPPF indicates that local planning authorities should plan for the needs of different groups in the community, including older people and disabled people. The Council's Housing Needs Analysis and Addendum¹¹⁵ identifies the Borough has a relatively large older population, and this is likely to grow over the plan period.
- 4.392 Given the ageing population and disability and health problems amongst older people there is likely to be a requirement for specialist housing options moving forward. There may be a range of factors which may influence such moves, including issues related to health, ability to maintain existing homes and/or care and support needs. Options include sheltered and extra care housing (classed as C3 dwellings), residential care homes and nursing homes (care bed spaces classed as C2 provision).
- 4.393 Sheltered and extra care housing are alternatives to care/nursing home bed spaces and can help to reduce costs associated with care by supporting people to remain as independent for as long as possible. Based on current trends, there could be a need for between 50 and 69 units of sheltered and extra care accommodation per annum and between 15 and 21 bedspaces per annum in communal accommodation. This policy sets out how the provision of new specialised housing for those with support or care needs will be assessed.

Policy 40: Retirement and Specialist Housing

Proposals for retirement housing and specialist accommodation including sheltered and extra care housing within settlement boundaries will be supported in principle.

Individual site allocations in this Local Plan identify sites which are particularly suitable for retirement and specialist housing provision.

Planning permission for retirement and specialised housing designed to meet the needs of those with locally identified support or care needs will be granted where:

- a) It is located where residents will be able to access frequently used services easily and safely by walking, wheeling and public transport;
- b) The activities and/or operations associated with the development do not cause unacceptable harm to the amenity of neighbours, through increased noise and disturbance or obtrusive light;
- c) Due regard is given to the design of the development, taking into account the needs of end users, particularly with regard to on-site accessible outdoor spaces and provision of a satisfactory outlook for all residents;

¹¹⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

d) Appropriate and evidence-based provision is made for:

- i. On-site car and cycling parking; and
- ii. Storage for mobility scooters and/or wheelchairs.

How the policy will be implemented

- 4.394 Housing for older people and people with disabilities can be provided through adapted market housing, assisted living housing or extra care housing.
- 4.395 Extra care housing allows independent living but offers a higher level of support than sheltered housing¹¹⁶, with care workers available on site up to 24 hours a day but may not offer as much as a care home or nursing home where residents have their own rooms but not their own front door. Care homes offer accommodation with personal care and nursing homes also provide around the clock care on site from qualified nurses. These types of housing provision all have specialised products which sit within them, with products often spanning more than one category; for example, they may provide dementia care and/or care for those with learning or physical disabilities.
- 4.396 For the purposes of this policy, specialist housing will meet an identified local need where care provision is regulated¹¹⁷. All retirement and specialised housing which constitutes Use Class C3 will be required to accord with Policy 38 (Affordable Housing). Pre-application advice should be sought if clarification is needed as to whether a development is likely to constitute a specialist care housing product. To ensure that new homes are fit for purpose, extra care housing for older people should be built to HAPPI¹¹⁸ and Hampshire County Council Extra Care Design Guide standards.
- 4.397 The delivery of specialist care housing is supported by identifying development sites within this plan which are particularly suitable for such housing provision, for example, the Dunsbury Way (Allocation 16) which is allocated for extra care. In assessing the need for extra care, the proposed level of extra care when compared with the existing level of provision within the locality of the development will be considered. All specialist housing provision within the built-up area should have access to facilities, services and public transport.
- 4.398 Outdoor spaces must be accessible for all users of the development and be attractively landscaped and provided in line with the requirements of Policy 15 (High-quality New Homes). Residents should be able to enjoy a reasonable outlook from their individual rooms.
- 4.399 Assisted living and extra care housing can have specific impacts from noise generated by centralised kitchen facilities, mechanical and electrical systems and higher levels of outdoor lighting. Where development is proposed for new specialist housing, or extensions or redevelopment of existing facilities, planning applications must be accompanied by robust evidence of how the proposals may affect neighbouring properties. This will enable

¹¹⁶ Housing with low level support, usually an emergency alarm system and a scheme manager or warden who may be based on site.

¹¹⁷ By the Care Quality Commission or any subsequent body.

¹¹⁸ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

an assessment of whether there is likely to be a negative effect as a result of the development in line with Policy 49 (Amenity and Pollution). As a minimum, submitted assessments must include:

- Noise impact assessment; and
- External lighting assessment and where appropriate, accompanying illuminance plans.

4.400 Housing for older people may be proposed in the form of enhanced accessible and adaptable dwellings across market and affordable products in conventional housing developments. This will provide the opportunity for older people to live in their own homes for longer by providing the necessary flexibility needed to adapt their homes and/or for extra care to be provided in their own home. Policy 15 (High-quality New Homes) addresses the need for general accessible, adaptable new homes to support the ageing population and the needs of disabled people.

Policy 41: Residential Annexes

Why the policy is needed

- 4.401 Residential annexes are a common form of development that is generally, though not exclusively, proposed to allow relatives to live with their family with a degree of independence. This policy sets out the specific considerations when assessing applications for residential annexes.

Policy 41: Residential Annexes

Planning permission for annexes to existing residential properties will be granted where:

- a) The annexe has a functional connection with the main dwelling;
- b) The annexe is, and will remain, ancillary to the main dwelling;
- c) Sufficient private amenity space remains to serve both the host dwelling and the annexe following the development;
- d) Sufficient parking is in place to serve the annexe and main dwelling; and
- e) There is no boundary demarcation or sub-division of curtilage areas between the host dwelling and the annexe.

How the policy will be implemented

- 4.402 To retain a functional connection with the host dwelling, the occupants of the host dwelling and the annexe must comprise a single-family unit and share communal facilities (such as the kitchen). If there are individual circumstances of the person(s) for whom the annexe is proposed, these may also provide a material consideration.
- 4.403 To ensure that the accommodation remains ancillary to the host dwelling, appropriate conditions will be applied to prevent the creation of a separate dwelling or its use for other purposes. In some instances, it may be more appropriate to use planning obligations. The annexe must be subservient in scale to the host dwelling. An annexe should share a common access with the main dwelling and not create any demarcation or sub-division of private amenity space, to maintain the perception that it is ancillary to the host dwelling.
- 4.404 Planning applications for annexes will be considered in line with this policy as well as design and other policy requirements (Policies 2 (Defined Settlement Boundary), 13 (High-quality Design), 43 (Amenity and Pollution) and 53 (Accessibility, Transport and Parking)). It is expected that the accommodation will provide a good standard of living for occupants of both the annexe and existing dwelling. It is acknowledged that the provision of an annexe will likely lead to an intensification of the use of the property. The design and layout of the annexe will therefore need to consider the amenity of neighbouring occupiers. Sufficient car and cycle parking for the annexe and the host dwelling should also be provided.

Policy 42: Self and Custom Build Housing

Why the policy is needed

- 4.405 The Self-build and Custom Housebuilding Act 2015 requires the Council to maintain a register of individuals and associations who are seeking to acquire serviced plots of land to build or commission the building of their own home. The NPPF also states that the size, type and tenure of housing needed for different groups, including those who wish to commission or build their own homes, should be assessed and reflected in planning policies.
- 4.406 The Council maintains an up-to-date register and there are currently just over 100 entries on the register. However, these include entries from people currently living outside the Borough who may be on multiple council registers and those who do not necessarily have sufficient funds to purchase a plot and commission the building of a home or skills to self-build. The register is not subject to confirmation that those on it wish to remain so there may well be entries that are no longer current. The Council receives approximately 14 new entries to the register each year and grants self and custom build Community Infrastructure Levy exemptions for approximately 15 homes each year.

Policy 42: Self and Custom Build Housing

- a) Proposals for self and custom build homes within settlement boundaries will be supported in principle.
- b) On sites of 200 dwellings or more (gross), developers are expected to provide 5% of the overall dwellings as plots for sale to address local self or custom build need.
- c) Serviced plots will need to be marketed at a reasonable value to individuals or associations on the Council's self-build register for a minimum of 3 months. Should there be no viable interest in acquiring the plot from those on the Council's register the serviced plots can be marketed to other individuals or associations not on the register. After a total period of 12 months, if there is no demand for the serviced plots they can be built out as conventional market housing.

How the policy will be implemented

- 4.407 The provision of self and custom build housing will be secured through a legal undertaking which will include a mechanism for the developer to provide and make available the serviced plots. This could include working with a Registered Provider if the self and custom build housing is to constitute affordable housing. If the serviced plots are to be sold the legal undertaking will include full details of the marketing strategy to be carried out, including a priority for those on the Council's self and custom build register. Whilst marketing can begin before the development has commenced, the 12-month marketing period can only begin when the self and custom build serviced plots are available. Should there be no or not a full take up of the serviced plots after a total period of 12 months and the marketing has been carried in accordance with the agreed strategy, the Council will likely consider market housing or alternative uses favourably through a planning application or application or a deed of variation to the legal agreement.

4.408 The serviced plot of land must have access to a public highway and connections to the relevant utilities such as electricity and water supply and wastewater disposal.

Policy 43: Gypsies, Travellers and Travelling Showpeople

Why the policy is needed

- 4.409 The overarching aim of the National Planning Policy for Traveller Sites (PPTS) is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life, whilst respecting the interests of the settled community. As part of this, local authorities are required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in their area.
- 4.410 The Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA)¹¹⁹ to identify the level of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation within the Local Planning Authority area. The GTAA concluded that there is no identified unmet need for Gypsy and Traveller pitches or Travelling Showpeople plots within the Borough over the plan period. This policy provides the basis for planning decisions for any unforeseen future applications for Gypsy, Traveller and Travelling Showpeople accommodation.
- 4.411 Previously in 2017, a joint GTAA was commissioned with six other local authorities in Hampshire, which identified that Havant Borough had a need to provide 1 pitch. Planning permission was granted in 2018 and 2022 for 2 pitches on a site at Long Copse Lane in north Emsworth¹²⁰. The site is shown on the Policies Map.

Policy 43: Gypsies, Travellers and Travelling Showpeople

Existing Provision

The existing Gypsy and Traveller site on Long Copse Lane (as defined on the Policies Map) is safeguarded for current need.

New Provision

Planning permission for Gypsy and Traveller sites will be granted where:

- a) The potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople;
- b) There is no unacceptable adverse harm to the character of the local area or on the amenity of the potential occupants nor of nearby residents and/or business uses;
- c) The site has a satisfactory means of highway access having regard to the specific needs of the intended occupants;
- d) The proposal contains adequate parking provision, turning space and, where relevant, sufficient space for the servicing and storage of vehicles and equipment;

¹¹⁹ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹²⁰ Application APP/16/00021 was granted on appeal (reference - APP/X1735/W/16/3156978) 28th February 2018, and application APP/18/00929 was granted on appeal (reference APP/X1735/W/21/3227101) 4th July 2022.

- e) The proposal includes hardstanding and basic facilities including electricity, water supplies and sewage disposal;
- f) The site is capable of being serviced by refuse collection and recycling services;
- g) The site has reasonable access to education, health, welfare and employment opportunities, facilities and infrastructure;
- h) The site is not located in an area at risk of flooding; and
- i) The proposal does not include commercial activities taking place on the land, including the storage and sorting of materials, other than as necessary for the site's use as a travelling showpersons site.

How the policy will be implemented

- 4.412 It is necessary that existing sites for Gypsies, Travellers and Travelling Showpeople are safeguarded for the demonstrated need, and that residents are able to access education, health and community facilities in the same way that the settled community can. To achieve this, Gypsy, Traveller and Travelling Showpeople sites need to have good access to the highway network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life.
- 4.413 The Council will continue to accommodate the needs of Gypsies, Travellers and Travelling Showpeople having regard to current government requirements and the information contained in the Havant Borough GTAA. For any application, the Council will need to be satisfied that the potential occupants meet the definition of Gypsies, Travellers and Travelling Showpeople¹²¹ as set out in Annex 1 of the PPTS (as amended).
- 4.414 In addition to the criteria set out in the policy above, the PPTS outlines other considerations when determining an application for a Gypsy, Traveller and Travelling Showpeople site. These include, although are not exhaustive to, flood risk and the impact on the built, natural and historic environment. It is considered that these are addressed in the other policies in this Local Plan.

¹²¹ Meeting the definition of Gypsies, Travellers and Travelling Showpeople in Annex 1 of Planning Policy for Traveller Sites (August 2015). Available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>



Figure 22 – Gypsy, traveller and travelling showpeople site safeguarded for existing need

THE BOROUGH'S ECONOMY AND TOWN CENTRES

Context and Approach to the Borough's Economy and Town Centres

- 4.415 The Borough has a strong, diverse and varied industrial economy supported by a wealth of micro sized enterprises. Manufacturing and construction are strong sectors locally, with startup businesses attracted by affordable rents and there is limited availability in the property market accordingly. This section sets out how the Council is planning positively for the economic growth and economic development needs of the Borough, to ensure continued sustainable economic growth in line with the aims and objectives of the NPPF.
- 4.416 Recognising the limited land available for new significant economic growth, the Council must carefully and proactively manage its portfolio of employment sites recognising a need to make the more efficient use of existing employment sites through appropriate intensification and redevelopment to improve the quality of its employment sites, whilst ensuring that there continues to be a choice of sites available to meet business needs.
- 4.417 Town, district and local centres alongside smaller shops and services provide a key a source of employment and are at the heart of the Borough's communities. They help to reduce the need to travel and are vital for residents to easily access essential goods and services. Town centre policies aim to provide sustainable and vibrant futures for the town, district and local centres, shops and services.
- 4.418 The NPPF sets out that planning policies and decisions should ensure the vitality of town centres and support the role that they play at the heart of local communities by taking a positive approach to their growth, management and adaption. Planning policies should also define a network and hierarchy of town centres within the plan area. To create flexible uses on the high street, in September 2020 the Government made changes to the Use Class Regulations, which allows for a broad range of Permitted Development Rights supporting certain changes of use within town centres. Whilst this provides greater levels of flexibility and encourages the occupation of vacant units, it does limit the extent to which can be achieved and controlled through town centre policies.
- 4.419 Nationally, the role of town centres has changed over recent years, due to the rise of online shopping shaping purchasing habits and economic impacts as a result of the COVID-19 pandemic and cost of living crisis. This has resulted in a national trend showing a decline in retail floorspace within town centres. The Council has prepared a Town Centre Study¹²² which outlines the health, boundaries and hierarchy of each of the centres within the Borough. This study has been used to inform the policies relating to town, district and local centres set out in this chapter.
- 4.420 Food, drink and entertainment venues are a main town centre use as set out in the NPPF and provide opportunities for social interaction, whilst also enhancing the nighttime economy. The Council has prepared a Healthy Borough Assessment¹²³ which outlines public health within the Borough.

¹²² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹²³ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

This study has been used to inform the food, drink and entertainment uses policy within this section, to ensure that such uses are provided in a way that will contribute to prosperity of the Borough's economy, without adversely impacting the health of the population or disrupting local amenity.

4.421 Each of the centres within the Borough has its own character and features, which is discussed further in the Town Centre and Retail Study. Any development proposals for Emsworth District Centre must also be in accordance with the Emsworth Neighbourhood Plan.

Policies in this section

- Policy 44: Protecting Employment Uses
- Policy 45: Town, District and Local Centres
- Policy 46: Local Shops Outside of Designated Centres
- Policy 47: Food, Drink and Entertainment Uses
- Policy 48: Protecting Existing Community Facilities

Policy 44: Protecting Employment Uses

Why the policy is needed

- 4.422 Whilst new employment floorspace will be provided through a number of allocations in this plan, there is a need to ensure that businesses within the Borough's existing employment areas can continue to grow and flourish. In practice, this means that there should be sufficient flexibility for intensification and redevelopment for businesses within these areas.
- 4.423 Industrial, storage, warehousing and office uses in the Borough are generally focused within the existing employment areas as defined on the Policies Map. Within these existing employment areas, there are also a number of car sales, MOT/servicing and other automotive uses which contribute to the local economy.
- 4.424 The Borough has a strong industrial sector particularly in manufacturing, and whilst some of the built stock is older and reaching the end of its functional life, it serves an important role in meeting the needs of the local market. For many occupiers, new space may not be affordable and so not substitutable for some of the more dated floorspace within existing employment areas. Industrial uses within the Borough tended to occupy large floorplates in the past. As such, when sites do come forward, it is acknowledged that the redevelopment of such sites may result in the net loss of industrial floorspace as new premises make more efficient use of land.
- 4.425 In contrast, the Borough's office market is small but sufficient to meet local demand. Given the limited availability for office stock, caution is needed to ensure further office floorspace is not unnecessarily lost and so the policy sets a very clear presumption against the net loss of office floorspace.
- 4.426 The finite supply of available land for development and competing land uses, combined with a limited availability of employment stock in the Borough, means that there is a clear need to define and protect these existing employment areas. This plan safeguards them accordingly. The loss of these areas will not be acceptable unless the criteria in the policy can be satisfied.

Policy 44: Protecting Employment Uses

Existing employment areas

The existing employment areas (as defined on the Policies Map) will be protected for existing and new office, industrial, storage and distribution employment uses.

Proposals for the replacement or redevelopment of existing buildings and/or intensification of land for employment uses within existing employment areas will be supported.

Development proposals that would result in the loss of established employment areas (either in full or part) will be resisted.

Within the existing employment areas, proposals that would result in the loss of employment floorspace to other uses will be permitted where:

a) It can be demonstrated that either:

- i. No reasonable offer for employment purposes has been received for sale or rent, following an active and realistic marketing exercise; or
- ii. It is not financially viable to redevelop or refurbish the site for employment purposes; and

b) The proposed use do not undermine the function and operation of the existing employment area.

Outside of existing employment areas

Development proposals that would result in the loss of employment outside of the existing employment areas but within the defined settlement boundary will be permitted if they are in accordance with criterion a).

Marine employment sites

Criteria a) and b) will apply to sites currently or last used for marine employment related purposes irrespective of their location.

How the policy will be implemented

4.427 As shown on the Policies Map, the following sites are defined as existing employment areas:

- New Lane Industrial Estate, Havant
- The Tanneries, Brockhampton Lane, Havant
- South of Solent Road and Marples Way, Havant Brockhampton, Havant
- Dunsbury Way Trading Estate, Leigh Park
- Larchwood Business Centre, Dunsbury Way, Leigh Park
- Dunsbury Park, Hulbert Road
- Wellington Gate and Brambles Business Park, Waterlooville
- Aston Road, Aysgarth Road and Arnside Road, Waterlooville
- Palmers Road Industrial Estate, Emsworth
- Hayling Billy Business Centre, Hayling Island

- The Calving Yard, Manor Farm, Hayling Island
- Langstone Gate, Havant
- Queen Street, Emsworth
- Station Approach, Emsworth

4.428 The following sites are defined on the Policies Map as protected marine employment sites:

- Mill Rythe Lane, Hayling Island
- Northney Marina, Northney Road, Hayling Island
- Sparkes Marina, Wittering Road, Hayling Island
- Wilson's Boatyard, Hayling Island

4.429 A wider interpretation of employment uses is to be taken for the purposes of this policy. In addition to traditional employment uses (office (Class E), and general industrial (B2) and warehouse (B8) uses); car sales, MOT/servicing and other automotive uses will be protected from loss to non-employment use(s).

4.430 Other uses within existing employment areas will be supported provided they remain of a scale which is subservient to the main function of the employment area and do not have a significant adverse effect on the operation of adjoining and nearby commercial occupiers. This could include commercial, and service uses such as small scale convenience retail and food and drink establishments intended to meet the needs of nearby employees, but larger scale developments in these areas will not be acceptable.

4.431 Some businesses are of a specialised nature which means they may have specific operating requirements. This means that the location of a site may be important in serving the needs of a particular business sector, and once lost are difficult to replace.

4.432 Much of the Borough's older industrial stock serves an important purpose for the local market in terms of providing affordable accommodation for start-up businesses and SMEs. Where a business has closed or vacated premises within existing established employment areas, proposals for development and redevelopment proposals for employment purposes will be supported. Given the supporting role and function of the Borough's existing employment areas, there is a need to ensure that land or premises is safeguarded from its loss to other uses. This reflects the significant need for employment floorspace identified by the Council's Employment Land Review.

4.433 The Council will consider whether there are market signals which justify the site being used for alternative purposes by means of a realistic and active exercise. As a minimum, the Council will require evidence of at least 12 months of active and continuous marketing. The marketing process requires evidence of the following information:

- An official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer for sale or rent.
- An enquiry log, how it was followed up and why it was unsuccessful.
- Evidence of extensive marketing through the internet e.g. screenshots from online advertisements and accompanying analysis of activity.

4.434 In order to demonstrate that there has no reasonable offer for sale or rent, the premises/site should be marketed at a price and associated terms that are commensurate with market values, based on evidence from recent and similar transactions and deals. At least three examples should be provided of completed transactions involving a similar site or premises, preferably within the last twelve months, or written evidence from an independent qualified valuer on the market values in the local area. All information about price and terms should be provided in a format that enables easy comparison, using equivalent and comparable expressions of price per unit of floorspace. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

4.435 Where it is not financially viable to retain the land or premises, the Council will require a viability assessment which reflects the recommended approach in national planning guidance, and demonstrates that suitable remedial, refurbishment or construction work for employment purposes is not financially viable. The viability assessment should show that the land will not be released for development taking into account a premium for the landowner¹²⁴. This should be based on an assessment of the existing land use value and alternative land uses which would comply with other policies in this plan. This will ensure that the site is safeguarded for employment use unless there is no reasonable prospect of the site being redeveloped or being reoccupied for those purposes. An independent third party review will be required at the developer's expense where there is a need to validate the financial appraisal to confirm whether market signals indicate that it may be appropriate to release the site for alternative uses.

4.436 Marine related businesses and employment is of importance to the Borough's economy and are vulnerable to redevelopment for alternative uses. There is a concern that once lost, they cannot be replaced given their waterfront location(s). As such, the Council will expect redevelopment proposals on marine employment sites will only be acceptable where it can be demonstrated that the site is no longer viable or capable of being made viable for marine related purposes. The site will be required to be marketed in an appropriate manner, to include relevant websites and publications which are specific to that industry.

¹²⁴ The minimum return at which it is considered a reasonable landowner would be willing to sell their land.

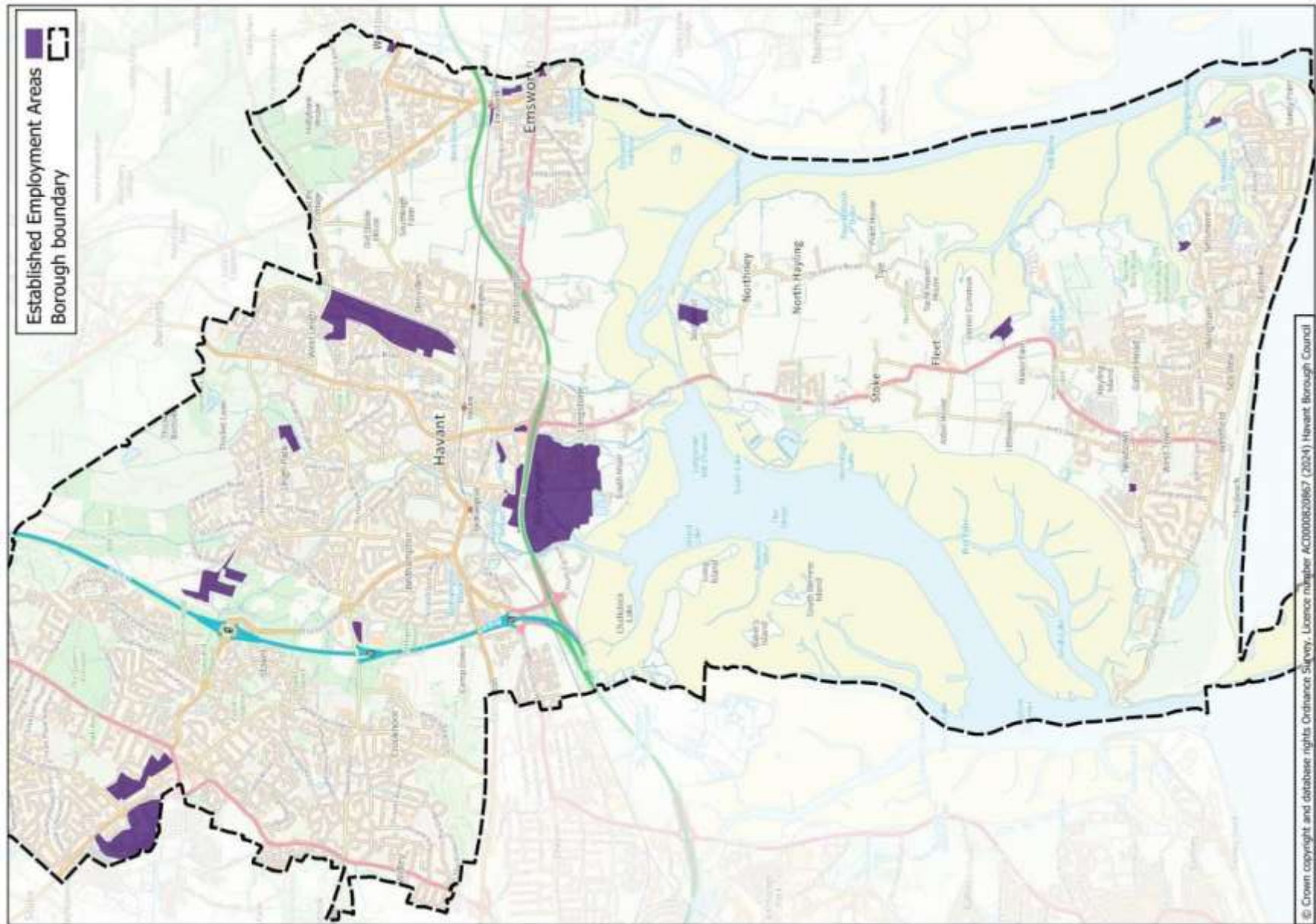


Figure 23 - Protected employment areas

Policy 45: Town, District and Local Centres

Why the policy is needed

- 4.437 Planning policies and decisions in Havant Borough should support accessible, attractive and vibrant town, district and local centres. The Council will seek to promote and enhance the centres by focusing development of a scale and of a kind that acknowledges the different roles each centre provides.
- 4.438 Although there is a national fall in the number of shops in town centres due to the rise in online shopping, a high proportion of main town centre uses in Town, District and Local Centres can promote their long term vitality and viability. In particular, local centres also make an ideal location for small and independent businesses to set up and operate.

Town Centres

Havant, Leigh Park, Waterloooville

District Centres

Emsworth, Mengham

Local Centres

Bedhampton (1), Southleigh* (2), Gable Head (3), Rails Lane (4), West Town (5), Middle Park Way (6), Cowplain (7), Crookhorn (8), Grassmere (9), Hambledon Road (10), Milton Road South (11), Milton Road North (12), Hazleton Way (13), Purbrook (14), Widley (15)

* A new centre has been proposed as part of the Southleigh Strategic Site.

Table 16: Town Centre Hierarchy

Policy 45: Town, District and Local Centres

Development proposals in Town, District and Local Centres will be permitted where:

In the defined Town, District and Local Centres (including the Primary Shopping Areas)

- a) Class E uses are proposed at ground floor level;
- b) Ground floor uses have active frontages;
- c) Residential development is located above ground floor only;

- d) Any redevelopment of parking areas retains sufficient car and cycle parking to serve the needs of the relevant town, district and local centre;
- e) It has regard to the principles of any approved masterplan or regeneration framework for the centre; and
- f) Where relevant, development proposals provide high-quality public realm and environmental improvements including street furniture.

In Primary Shopping Areas

- g) Proposals for non-Class E uses will only be permitted in exceptional circumstances where the new use will support the function of the primary shopping area.

How the policy will be implemented

- 4.439 The Council will seek to retain and, where possible, enhance the offering of the centre to ensure its long-term vitality and vibrancy. The policy creates a flexible strategy so that the centres can adapt to the changes of the UK retail market. The Council will generally be supportive of approaches from the community, business associations and traders in the district centre as well as leisure or learning and non-residential institutions.
- 4.440 Mixed-use development will play an important role in continuing to promote the centre's vitality and viability. Residential development on upper floors can also make efficient use of land. The loss of ground floor town centre uses to residential development within the Local Centres will be resisted in so far as an application is required.
- 4.441 Proposals which would result in the loss of employment and/or community uses will need to comply with Policy 44 – Protecting Employment Uses and Policy 48 – Protecting Existing Community Facilities respectively. In addition, proposals for food, drink and entertainment uses will also need to comply with Policy 47.

Primary Shopping Area

- 4.442 In the instance where non-class E uses are proposed, the Council will consider whether the proposed use actively supports the shopping function of the area by bringing activity and footfall and encouraging people to spend time in the centre. Any uses which do not actively support the shopping function will not be supported. The Council recognises that in times of economic uncertainty and/or downturn, it may not be appropriate to resist alternative main town centre uses in the Primary Shopping Area.

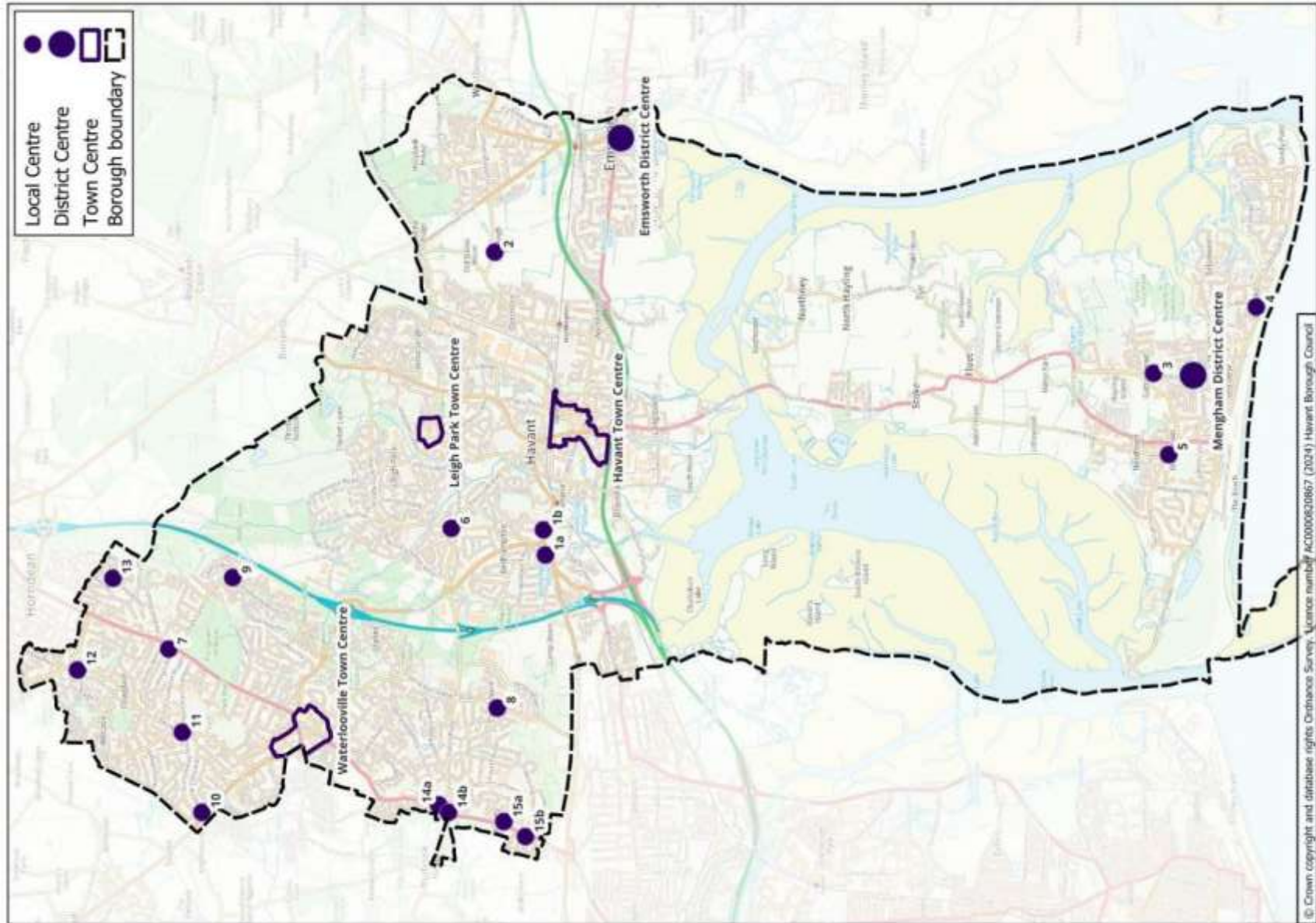


Figure 24 - Town, District and Local Centres

Policy 46: Local Shops Outside of Designated Centres

Why the policy is needed

- 4.443 Outside of the defined town, district, and local centres, isolated or local shops provide an important and vital service in meeting the day to day needs of communities in the immediate area, reducing the need to travel.

Policy 46: Local Shops Outside of Designated Centres

Proposals for Class E or F.2 uses where either the net sale area or the premises is less than 280sqm will be exempt from the sequential test requirements.

How the policy will be implemented

- 4.444 New proposals for Class E uses outside of the defined centres will only be considered appropriate where the net sale area or the premises has a floorspace of 280 sqm or less. The 280 sqm floorspace limit has been established in accordance with the Sunday Trading Act 1994 (as amended), as well as within the definition of the F.2 use class. This floorspace limit is not considered to affect the vitality and viability of the Borough's town, district or local centres and would provide store sizes to reduce the need to travel by private car to meet convenience and top-up shopping needs. Please note, the loss of a Class E use outside of a designated centre will need to comply with Policy 44.
- 4.445 For all other proposals outside the designated town, district and local centres, along with Class E proposals that have a net sales area floorspace of over 280 sqm, a sequential test of other potentially suitable sites will need to be carried out in accordance with the NPPF. Proposals outside designated town, district and local centres for 2,500 sqm or more will need to provide an Impact Assessment.

Policy 47: Food, Drink and Entertainment Uses

Why the policy is needed

- 4.446 The Council's vision is for the Borough's Town, District and Local centres to be great places to work, live and socialise. Food, drink and entertainment uses are defined as main town centre uses in the NPPF¹²⁵, contributing to their vitality and viability, whilst enhancing the evening economy and making centres vibrant. However, such uses can also create disturbance and lead to environmental and health problems through noise, litter, fumes and odour. They can also negatively impact on the physical and mental health of residents by providing an outlet for unhealthy consumption of food and alcohol.
- 4.447 The Havant Healthy Borough Assessment¹²⁶ sets out the impact of food, drink and entertainment uses on the health of residents in the Borough. It is recognised that if these uses are easily accessible due to their concentration and location, they have the potential to adversely affect the local population by facilitating unhealthy habits. It is therefore important that the location of food, drink and entertainment venues outside of designated town, district and local centres are controlled in order to protect the physical and mental health and wellbeing of residents.

Policy 47: Food, Drink and Entertainment Uses

Planning permission will be granted for new, expansion of existing, or for the change of use of premises to, food, drink or entertainment uses where all the following criteria are met:

- a) Measures are provided to mitigate any negative effects on nearby properties or occupiers so as not to cause unacceptable disturbance in terms of noise, vibration, odours and litter including;
 - i. The measures proposed are such that the installation of extraction equipment does not materially detract from the appearance of the building itself and the wider locality;
 - ii. The measures proposed are suitable for the range and nature of the food to be prepared on the premises; and
 - iii. The development includes adequate provision for the disposal, storage and collection of refuse and recycling, including litter bins for use by customers where appropriate.
- b) The operating hours of the proposed use would not cause unacceptable disturbance to nearby occupiers.

Hot food takeaways

In addition to the above criteria:

¹²⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹²⁶ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

- c) Planning permission will only be granted for new or changes of use to hot food takeaways or fast food outlets outside of designated town centres if the premises is not within 400 metres of the boundaries of a primary or secondary school or college.

Drive-through takeaways

- d) Proposals for new drive-through takeaways will not be supported.
- e) Proposals for the redevelopment of existing drive-through takeaways for other uses will be supported.

How the policy will be implemented

- 4.448 Proposals for food, drink and entertainment uses will be expected to demonstrate how potential impacts to neighbouring properties or occupiers will be avoided or managed. The Council may use planning conditions including arrangements to be made for the protection of amenity.

Odour-Neutralising and Ventilation Equipment

- 4.449 Where the proposal includes the cooking of food, odour-neutralising and ventilation equipment details must be submitted with a planning application. This will enable the Council to assess whether it would be fit for purpose and visually acceptable. The term fit for purpose means that the applicant will need to supply sufficient information, to the satisfaction of the Council, to demonstrate that the development will:
- Make provision for an acceptable level of food safety and workplace health and safety (i.e. removing smoke, soot/particulates, grease and cooking related combustion gases from the cooking area); and
 - Minimise any detrimental impact on the local amenity of the area and thus avoid constituting a statutory nuisance¹²⁷.
- 4.450 To demonstrate that the impact of the activity is mitigated to an acceptable level, it must be established that the proposal can mitigate the impacts of the cooking activity, having regard to both its nature and anticipated intensity such that the occurrence of a statutory nuisance (odour, smoke or noise) will be avoided. Sample menus may be requested in order to make this assessment.
- 4.451 The Council will also have regard to the visual and amenity impacts of any proposed extraction systems. Where an extraction flue is to be installed, it should be demonstrated that the position and height of the flue is visually acceptable in design terms in line with Policy 13 - High-quality Design. To demonstrate that the amenity impact will be minimised, the applicant should explore all reasonable options for the design and location for the extraction flue(s) and identify the most suitable location. It is expected that any likely significant negative effects are mitigated to an acceptable level in accordance with Policy 49 - Amenity and Pollution.

Hours of Operation

¹²⁷ 'Statutory nuisance' is defined in part 1 of Section 79 of the Environmental Protection Act (1990).

4.452 The Council understands that, often, the viability of food, drink and entertainment uses is dependent on the late evening trade. However, the need to protect residential amenity will dictate the extent to which limitations may need to be placed on hours of operation. With this, even in town, district and local centres where it is acknowledged that there is an increased level of activity, residents may still expect a certain level of amenity. This will become increasingly important as the plan aims to increase the amount of residential development in designated Town, District and Local centres. Therefore, when considering appropriate hours of operation, the Council will have regard to:

- The existence of the established evening economy in the area;
- The hours of opening of similar uses nearby;
- The need for staff to be present for clean down time after closing;
- The character and function of the immediate area; and
- The impact on residential amenity.

4.453 As part of any planning application, the proposed hours and days of operation must be specified. The Council may use planning conditions to control the hours of operation.

Hot Food Takeaways and Fast Food Outlets

4.454 It is acknowledged that takeaway uses can generate unacceptable levels of noise, vibration, odour and litter. As such, development of new takeaway uses must not adversely affect existing residential properties and occupiers and must be designed in a such a way that they create minimal harm to the local amenity.

4.455 The Council recognises the impacts that hot food takeaways and fast food outlets can have on the health of residents, particularly among young people. Criterion c of this policy restricts hot food takeaways and fast food outlets within 400 metres, which equates to 5 - 10 minutes of walking time, from all primary and secondary schools and colleges within the Borough outside of designated town, district and local centres. Proposals for hot food takeaways and fast food outlets should therefore demonstrate that they are not located within 400 metres of a primary or secondary school or college outside of any designated town centres as defined in Policy 45 - Town, District and Local Centres.

4.456 It is acknowledged that some fast food outlets operate under Class E, and therefore planning permission will not be required for a change of use from another E class use, such as a shop or many other commercial uses. Where planning permission is not required to establish the use, criterion c) will not apply.

Drive-Through Takeaways

- 4.457 Drive-through takeaways encourage the use of private vehicles and contribute to local air pollution. Proposals for new drive-through takeaways will therefore not be supported. The Council will generally be supportive of proposals for the redevelopment of existing drive-through takeaways for alternative uses, subject to other development plan policies.

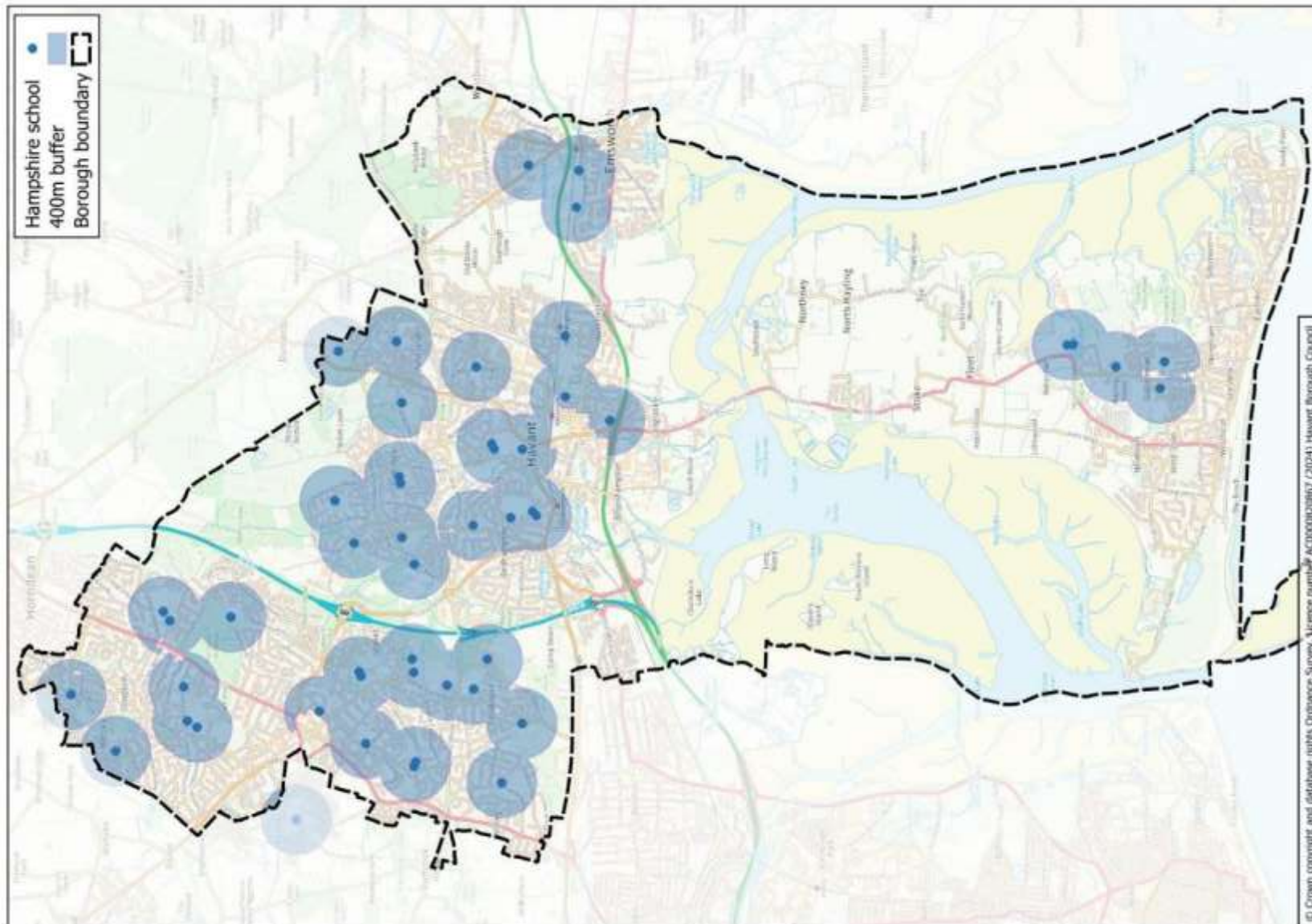


Figure 25 – 400m buffers around the Borough's schools

Policy 48: Protecting Existing Community Facilities

Why the policy is needed

- 4.458 This policy applies to community facilities within and outside of the designated town, district and local centres. This policy covers facilities such as schools, galleries, libraries, places of worship, community halls, sport facilities, public houses and entertainment venues.
- 4.459 There are now fewer buildings in general community use (e.g. public houses and community centres) than in the past. These facilities form the heart of local communities and once lost, are hard to replace. It is therefore important that the loss of these facilities can be justified so that important community uses are not lost from locations that provide a valuable facility for local communities.

Policy 48: Protecting Existing Community Facilities

Proposals for a change of use or loss of any premises and/or land currently or last used as a community facility (within or outside of a designated town, district or local centre) will be permitted where one of the following criteria are met:

- a) Alternative provision is made available of equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve; or
- b) It has been demonstrated through realistic and active marketing that the premises and/or land is no longer viable for the authorised use or an alternative community facility; or
- c) It has been demonstrated, through a local needs assessment, that the need arising from the loss of the community facility could be accommodated within existing facilities which are easily accessible to the community.

Where a community facility is confirmed or nominated as an Asset of Community Value, this will be taken as demonstration that there is a need for the facility.

How the policy will be implemented

- 4.460 It is recognised that there are some circumstances where permitted development rights mean that an application for planning permission is not required, and these have been subject to change by the government. The policy can only be applied where an application for planning permission is required. The policy will not apply to a partial loss or subdivision as long as the remaining site or unit remains viable and functional as a community facility.

Marketing

- 4.461 In the instance that a realistic and active marketing is required, the following criteria will need to be addressed:

- A thorough exploration of all alternative community or convenience shop uses;
 - The price is realistic, having regard to comparative values;
 - That the marketing undertaken has been appropriate and genuine and that the record of marketing is submitted as part of the planning application.
- 4.462 The advice of the Council should be sought prior to the commencement of any marketing to ascertain an appropriate period of time, methods for publicity and to discuss the extent of alternative uses that should be explored. In all cases the marketing process will need as a minimum:
- An official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer for sale or rent being made;
 - An enquiry log detailing all enquiries, how they were made and why they were unsuccessful;
 - Evidence of extensive marketing via photos of physical signs and advertisements and screenshots from online advertisements and accompanying analysis of activity.
- 4.463 A marketing period of at least 12 months will be required. Although it is recognised that some community facilities are in areas proposed for redevelopment, which can bring wider community benefits, justification for the loss of the community facility will still be required unless the facility is being re-provided as part of the redevelopment.
- 4.464 If an application wishes to demonstrate that the community's needs would be met by existing facilities in the surrounding area, this will need to be accompanied by an assessment of local need. The assessment will need to demonstrate that there are suitable facilities that are available to meet community needs and are easily accessible relative to the facility being lost. In combination with this, a reduced marketing period of at least 6 months will also be required to demonstrate that alternative community uses would not be viable or needed.

Assets of Community Value

- 4.465 The Council maintains a register of Assets of Community Value (ACVs). The Community Right to Bid was introduced as part of the Localism Act 2011 and gives voluntary and community organisations the ability to nominate local land or buildings to be included on the list of ACVs. Once an asset is listed, some restrictions apply to the owner if they wish to put it up for sale. For an initial period of 6 weeks, local community groups will have the ability to register and interest in making a bid to purchase the asset. If they wish to pursue the interest the community group has a period of 6 months to raise the funds to make a bid for the asset.
- 4.466 It is important to note that the listing only gives the ability for a group to prepare a bid. There is no obligation on the landowner to accept the bid and after a 6-month period normal market conditions resume. Equally there is no obligation on a community group to register an interest or make a bid.

4.467 When considering whether an asset should be listed as an ACV, the need for that asset is considered. Therefore, any building or land which is a confirmed ACV will be considered to be needed by the community. When undertaking marketing of a confirmed ACV, engagement with the community group which originally made the nomination must take place to comply with criterion b) of the policy. As a minimum, the Council will expect landowners and freeholders to comply with requirements of the appropriate regulations.

AMENITY AND POLLUTION

Context and Approach to Amenity and Pollution

- 4.468 The Council recognises that exposure to pollutants, even at levels below the statutory limits, causes a degree of harm. It is important that the Building a Better Future Plan ensures that development takes place in a way that is safe for future and existing occupiers and avoids causing environmental harm.
- 4.469 The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from contamination and land instability. National guidance states that local planning authorities should contribute to and enhance the local environment by remediating degraded and contaminated land, ensuring that land is suitable for its proposed use. The NPPF also states that policies should mitigate impacts upon, and where possible take opportunities to improve air quality alongside providing high-quality buildings and places that are safe and promote health and wellbeing. Planning policies should also ensure that new development is appropriate for its location, accounting for any likely effects, including cumulative effects.
- 4.470 The PPG sets out that that noise needs to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment. Through the preparation of plans, there may be opportunities to make improvements to the acoustic environment.
- 4.471 The Council has ambitious goals to become net zero ahead of the Government's target of 2050, and it is considered that the policies within this section can help to achieve this through the reduction of greenhouse gases being released into the atmosphere. The aim of these policies is to sustain existing levels of pollutants, whilst seeking to make improvements to all levels of pollution.
- 4.472 The policies within this section aim to control potential adverse effects as a result of new development on existing and future occupiers, as well as the environment. These policies aim to secure improvements to air quality by requiring new development to offset its associated emissions and prevent risks from contamination and land instability, reduce pollution and enhance the local environment. These policies also aim to control effects from the inappropriate location of new development close to sources of pollution or other threats to amenity, such as noise levels, odours, vibration, light, water and air pollution.

Policies in this section

- Policy 49: Amenity and Pollution
- Policy 50: Air Quality
- Policy 51: Aquifer Source Protection Zones
- Policy 52: Contaminated Land

Policy 49: Amenity and Pollution

Why the policy is needed

- 4.473 It is recognised that some forms of development that may be necessary to meet the social and economic needs of the Borough can create additional local pollution. Such development might include industrial, commercial or leisure and entertainment uses.
- 4.474 The purpose of this policy is to control the adverse effects upon the wider environment that could arise from pollution associated with new development. In addition, the policy aims to limit foreseeable negative impacts upon the amenity of future occupants of new development which might otherwise occur through inappropriate proximity to pre-existing sources of pollution or other threats to amenity.
- 4.475 The NPPF states that planning policies should ensure that existing businesses and facilities do not have unreasonable restrictions placed on them as a result of development permitted after they were established. In line with the NPPF, the 'agent of change' principle should be adopted in this scenario, where it is expected that suitable mitigation will be implemented to protect the amenity of future occupants before the new development is brought into use.
- 4.476 The Council has ambitious goals to become net zero ahead of the Government target of 2050, and elements of pollution have direct impact on the amount of greenhouse gas emissions being released into the atmosphere. This policy aims to ensure that any impact is reduced where possible and mitigation provided to ensure that these emissions are offset/reduced or removed.

Policy 49: Amenity and Pollution

Development will be permitted where:

- a) Projected levels of noise, odour, vibration, light, water or air pollution from the development do not have a likely significant negative effect on the amenity of existing and future users of the site, nearby occupiers or the wider environment; or
- b) Measures are provided which are suitable for the purposes intended and will ensure that any likely significant negative effect of pollution on receptors is mitigated to an acceptable level.

How the policy will be implemented

- 4.477 Developers will need to submit sufficient information to establish whether a significant negative effect is likely to result from the development. The latest body of authoritative guidance (particularly planning practice guidance) will inform what amounts to a 'significant effect' or an 'acceptable level' in each case, and the definitions may refer to specific emissions or exposure standards, or to change relative to pre-development conditions. The level of information required will vary depending on the scale and nature of the development proposed. Where appropriate, the assessment should include the likely cumulative impact of development. Any significant negative effect should be mitigated to an acceptable level, having regard to the

advice of relevant subject matter specialists regarding the proposed development. Planning permission will be refused for development that would either individually or cumulatively cause an unacceptable material deterioration in environmental quality or would result in future occupiers being subject to unacceptable levels of pollution.

- 4.478 Mitigation measures should minimise any detrimental impact on the local amenity of the area and thus avoid creating a 'statutory nuisance'¹²⁸ or exceeding relevant environmental quality standards. Appropriate mitigation measures must be visually acceptable in design terms in accordance with Policy 13 - High-quality Design.
- 4.479 As well as this policy, applicants should refer to the separate policies for The Natural Environment (Policies 20 to 26), Air Quality (Policy 50), groundwater and surface water within Aquifer Source Protection Zones (Policy 51) and lighting for schemes that have the potential to affect the South Downs National Park and the Chichester Harbour National Landscape (Policy 30). The former is a designated Dark Night Sky Reserve and proposals within its setting are expected to refer to the South Downs Dark Skies Technical Advice Note¹²⁹ and demonstrate how development will conserve and enhance the intrinsic qualities of the dark night sky. The latter has designated Dark Sky Discovery sites and proposals within its setting should refer to the Chichester Harbour National Landscape Management Plan¹³⁰ and the AONB SPD¹³¹.
- 4.480 New development is often delivered in close proximity to public access routes, public open space and/or existing residential areas. Promoters of major development should recognise the potential impacts during the construction stage and prepare Construction and Environment Management Plans (CEMPs) for appropriate review and agreement with all relevant parties prior to the start of any site works.

¹²⁸ 'Statutory nuisance' is defined in part 1 of Section 79 of the Environmental Protection Act 1990.

¹²⁹ Available at: <https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/>

¹³⁰ Available at: <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/our-purpose/management-plan/>

¹³¹ Available at: <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/supplementary-planning-documents>

Policy 50: Air Quality

Why the policy is needed

- 4.481 The NPPF states that planning policies should mitigate the impacts on, and where possible, take opportunities to improve air quality.
- 4.482 Most new development can potentially have an impact on air quality. Without intervention, emissions associated with new development would continue to apply upward pressure on background levels of pollutants and contribute to a cumulative deterioration in air quality. It is therefore important that emissions associated with development are mitigated to ensure that compliance with air quality standards can be sustained.
- 4.483 Motor vehicles are a major source of pollution in the Borough. The PfSH Air Quality Impact Assessment (AQIA)¹³² provides an assessment of the impact of traffic-based pollution over the plan period. The study indicates that air quality objectives and limits are unlikely to be exceeded because of the proposed levels of growth. However, without continued efforts to limit emissions which contribute to poor air quality, there remains a risk that pollutant concentrations could increase, and that standards could be breached at key locations over the plan period.
- 4.484 Local authorities have a duty to designate an Air Quality Management Area (AQMA) where levels of pollutants are too high and are not forecast to meet the objectives and limits required by the National Air Quality Strategy¹³³. There are no AQMAs declared within Havant Borough (as of January 2024).
- 4.485 The Council recognises that exposure to pollutants at levels close to, but not exceeding, the statutory limits still cause a degree of harm, and that compliance with statutory limit values is therefore not necessarily an indication of good air quality. The purpose of this policy is therefore at least to sustain existing levels, and where possible secure improvements in air quality by requiring new development to offset its associated emissions.
- 4.486 Pollutants such as nitrogen dioxide and particulates (NO₂, PM₁₀ and PM_{2.5}) are generally associated with traffic generated by new development. However, the combustion of fossil fuels needed to heat, light, and cool buildings can also contribute to air pollution. The Council has ambitious goals to become net zero ahead of the Governments 2050 target and the reduction of greenhouse gas emissions is important to ensure this target can be achieved. Therefore, this policy seeks to secure high-quality developments which integrate measures to offset the emissions generated by the development. The Council's other policies support and aim to improve energy efficiency and reduce carbon emissions for example Policy 16 - Low Carbon Development and Policy 58 - Renewable Energy Infrastructure.

¹³² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹³³ The Air Quality Strategy: Framework for Local Authority Delivery (2023), Environmental Improvement Plan (2023), Clean Air Strategy (2019), UK Plan for tackling roadside nitrogen dioxide concentrations (2017), Air Quality Plan for tackling roadside nitrogen dioxide concentrations in Portsmouth Urban Area (Ref: UK0012), 2017. Part IV of Environment Act 1995 & Air Quality England Regulations 2000, The Air Quality Standards Regulations 2010, and The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023.

Policy 50: Air Quality

Offsetting emissions

Proposals for major development will be expected to minimise emissions and provide mitigation measures which offset emissions and are proportionate to the scale and nature of the development.

Threshold based assessment

In addition, proposals for development of 150 or more (gross) residential units, 1,000 sqm or more (gross) of commercial floorspace, or which are likely to materially alter the traffic flow on the local highway network will be permitted where either:

- a) Projected levels of air pollution or emissions associated with the development would not result in a significant deterioration of current air quality at a location where national air quality objectives or limit values apply; or
- b) Measures are provided which demonstrably mitigate the impact on air quality to an acceptable degree.

How the policy will be implemented

4.487 The environmental assessments of the plan have not identified any potential significant adverse impact on the natural environment resulting from the traffic impacts associated with new development. This policy therefore aims to deal with issues associated with the impact of poor air quality on the human population. However, should there be any potential adverse impacts on the natural environment (particularly European sites and SSSIs) this will be assessed under Policy 21- International and National Nature Conservation Sites and/or Policy 25 - Protected and Notable Species and through further discussion with Natural England. The Council is developing an Air Quality Strategy which applicants should consider in addressing and mitigating air quality issues arising from development.

Offsetting emissions

- 4.488 This part of the policy applies to major development proposals which are likely to contribute to upward pressure on background levels of air pollution. It applies irrespective of whether it is in a location where national air quality objectives or limit values are relevant or not.
- 4.489 The Council's aim is to ensure that air quality is a key consideration in development from the outset, alongside other sustainability measures. There are various provisions in this plan which deal with transport including the promotion of car clubs, support for the uptake of electric vehicles, encouraging walking and cycling and the use of public transport.
- 4.490 Measures to offset should be proportional to the scale and nature of the development, and reduce emissions associated with the combustion of fuel and transport.

Threshold based assessment

- 4.491 Air quality should be an important material consideration when development is being planned, particularly for residential developments of 150 units or more and commercial developments which are likely to generate a significant volume of traffic, or any development which may materially alter the flow of traffic on the local highway network. Applicants are therefore encouraged to engage with the Council at an early stage to determine whether there are likely to be predicted impacts from a development on local air quality, and therefore whether an air quality assessment is required.

Policy 51: Aquifer Source Protection Zones

Why the policy is needed

- 4.492 The chalk that underlies the Borough is designated as a Principal Aquifer providing crucial groundwater resources for public water supply and the environment. The majority of the Borough's public water supply is sourced from the Havant and Bedhampton Springs. There are 29 springs in the Borough under the control of Portsmouth Water, the average daily yield being more than 100 million litres. The groundwater permeating to the surface also provides valuable freshwater flows into Langstone Harbour which is a SPA, Ramsar site and part of the Solent Maritime SAC.
- 4.493 The chalk aquifer can easily be polluted from development which can be very difficult to remediate. Pollution can originate from a number of sources including:
- Industry (including agriculture);
 - The disposal of effluent in soakaways;
 - Construction activities;
 - The disturbance of contaminated sites;
 - Inappropriate storage of oil and chemicals during and post-construction;
 - Development in the vicinity of solution features in the chalk (e.g. swallow holes) increasing groundwater turbidity;
 - Piling and inappropriate foundation design;
 - Inappropriate drainage systems (for example, infiltration drainage into the aquifer or bore hole soakaways);
 - Failing sewage pipework.
- 4.494 This policy is designed to assist in the protection of groundwater and controlled waters. This complements the powers and duties of the Environment Agency, the statutory body responsible for the protection of groundwater in England, and the 'catchment management' approach being adopted by Portsmouth Water. This approach aims to address pollution at its origin in the catchment, thereby preventing deterioration and improving the quality of water in the chalk aquifer which supports abstraction for public water supply.

Policy 51: Aquifer Source Protection Zones

Proposals for non-householder development in Aquifer Source Protection Zones will be permitted where:

- a) The following key risks are taken into account at an early stage and understood in the context of a Conceptual Site Model and risk assessment:

- i. Contaminated land;
- ii. Importation and use of soils;
- iii. Drainage and Sustainable Drainage Systems;
- iv. Foul water infrastructure;
- v. Piling and foundation design;
- vi. Activities that include large-scale ground disturbance such as excavations;
- vii. Storage of chemicals and polluting materials;
- viii. Waste disposal

b) Where a risk is identified as part of a), development proposals must:

- i. Provide appropriate mitigation to minimise the risk to groundwater which may include requirements for groundwater monitoring; and
- ii. Ensure the ongoing management and maintenance of any mitigation measures in line with Policy 55.

How the policy will be implemented

- 4.495 Areas of aquifer vulnerability are defined by the Environment Agency Source Protection Zones (SPZs). These zones show the risk of contamination from any activities that might cause pollution in the area. A large area of the Borough is within SPZs 1 and 1C: defined as the 'inner zones' these are the areas of highest risk. Zone 1 is defined as the 50-day travel time from any point below the water table to the source. Zone 1c refers to subsurface activity only and extends Zone 1 to where the aquifer is confined and may be impacted by deep drilling activities. The extent of Zones 1 and 1c is shown on the Policies Map.
- 4.496 If a proposed development is within Source Protection Zone 1 or 1c this policy will apply, and it is likely that specialised geotechnical advice will be required to support any development proposals.
- 4.497 A Conceptual Site Model (CSM) should identify risks and provide a representation of the anticipated site conditions and interactions between different processes. A phased approach to the CSM is considered appropriate. This should start with a desk study and literature review identifying all potential source, pathway and receptor linkages. Depending on the findings of the desk study, an intrusive investigation may be required to further establish the risk of contamination in the hydrological setting. Once risk has been established, options can be assessed to ensure that development removes or adequately minimises the risk to groundwater. Portsmouth Water Groundwater Protection Guidance Notes provide appropriate guidance for applicants when considering development on the Principal Chalk Aquifer and in Aquifer Source Protection Zones¹³⁴.

¹³⁴ <https://developers.portsmouthwater.co.uk/developments/pre-development/#groundwater-protection>

- 4.498 The Environment Agency and Portsmouth Water will be consulted at the earliest opportunity on any planning application for new development located within SPZs 1 and 1c. In most cases it will be possible to protect groundwater/public water supply through the inclusion of appropriate planning conditions on any consent granted such as restrictions on piling, infiltration, drainage and contamination investigation/remediation, or requirements regarding the quality specifications of pipework or other infrastructure. However, where development is proposed in areas of extreme vulnerability, such as where solution features are present, then it may be appropriate to apply exclusion zones around such features.
- 4.499 Policy 28 (Drainage) indicates that priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage in line with the CIRIA SuDS manual¹³⁵ (or any subsequent update). However, it is recognised that it will not be appropriate to provide SuDS where it would result in infiltration drainage into the aquifer without adequate pollution prevention measures in place.

¹³⁵ The SuDS Manual (C753F). Available at: <https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

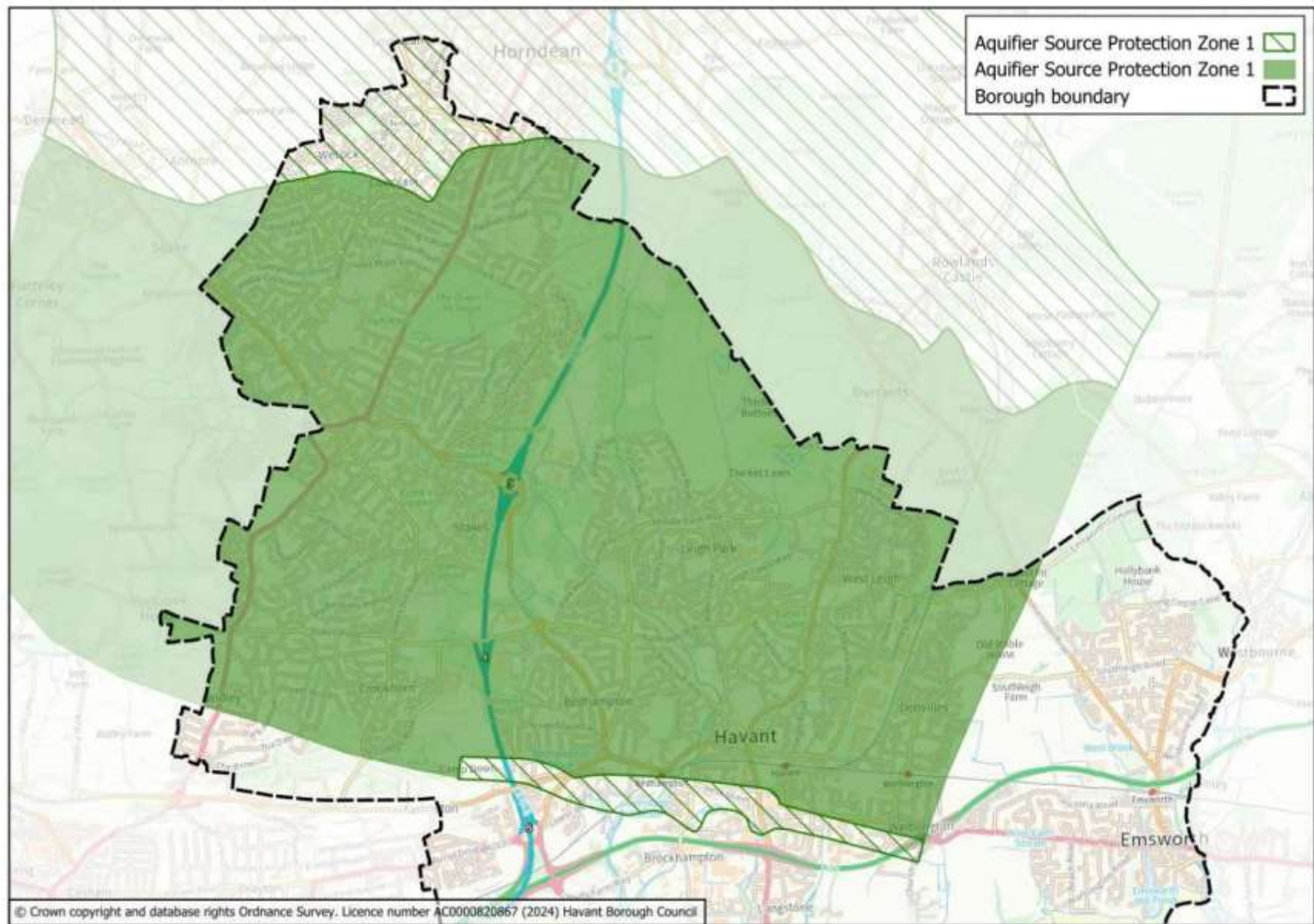


Figure 26 - Aquifer Source Protection Zones

Policy 52: Contaminated Land

Why the policy is needed

- 4.500 There are numerous sites within the Borough which may be affected by contamination associated with the previous use of land, and which present a potential risk to human health and/or the built and natural environment. Potentially contaminating activities include industrial or commercial operations, waste disposal, the processing or movement of ground material to achieve different ground level or site remediation. If present, contamination could represent a material risk to human health, buildings, services such as water supply, groundwater, surface water, ecology or landscaping and planting.
- 4.501 To prevent unacceptable risks from contamination and land instability, the NPPF states that planning policies and decisions should ensure that new development is appropriate for its location. National guidance states that local planning authorities should contribute to and enhance the local environment by remediating degraded and contaminated land, ensuring that land is suitable for its proposed use.

Policy 52: Contaminated Land

Development proposals on sites likely to be affected by contamination will be permitted where either:

- a) The applicant can demonstrate that there is no identified risk from land contamination; or
- b) An appropriate risk assessment accounts for potential sources of contamination both on and off the site and deliverable measures are provided which ensure that any likely significant negative effect on receptors is mitigated to an acceptable level prior to occupation of the development.

How the policy will be implemented

- 4.502 The NPPF confirms that it remains the responsibility of the developer to secure a safe development where a site is affected by land contamination. Prior to granting planning permission, identified risks will need to be assessed and mitigation identified as part of the proposed development. Where the required mitigation measures would not materially threaten the deliverability of a scheme, measures will be secured through planning conditions to ensure that any likely significant negative effect is mitigated to an acceptable level prior to the occupation of development.

Application requirements

- 4.503 Developers are strongly encouraged to enter into pre-application discussions to determine the scope of information which will need to be submitted as part of any formal planning application. Planning permission will only be granted where there is sufficient information provided to demonstrate that any remediation or mitigation measures are deliverable. For many applications, a desktop contaminated land study will be required prior to the validation of the planning application. This applies to the following types of development:

- Residential development of 10 dwellings or more (gross)
 - 500 sqm of non-residential floorspace development (gross).
- 4.504 There are a number of other types of development, including householder development, where the risk of contamination will be assumed in certain parts of the Borough on or adjacent to land previously used for potentially contaminating activities. In such situations, in many cases, addressing the identified risk will be required through a planning condition. There will be some cases, however, where after validation but prior to determination, a desktop contamination study may be required.
- 4.505 In order to demonstrate that identified risks are mitigated to an acceptable level, it should be established that no 'significant possibility of significant harm' exists, as defined by and in accordance with the Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance¹³⁶. The risk assessment should consider the concentration and distribution of contaminants, their environmental fate and transport, and the associated potential harm to receptors. It is recommended that developers follow the guidance on land contamination risk management published the Environment Agency¹³⁷.
- 4.506 This part of the policy requires an assessment of air where members of the public are regularly exposed. It seeks to maintain current levels of air quality and prevent a significant deterioration in air quality in line with Local Air Quality Monitoring Guidance (LAQM).

¹³⁶ <https://www.gov.uk/government/publications/contaminated-land-statutory-guidance>

¹³⁷ <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

INFRASTRUCTURE

Context and Approach to Infrastructure

- 4.507 Timely provision of infrastructure to support the level of development proposed is necessary to make sure 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. Plans should therefore promote a sustainable pattern of development that aligns growth and infrastructure and set out their expectations of developers with regard to infrastructure provision.
- 4.508 Some infrastructure may be delivered via contributions from developers through the planning system or by the developers directly. This plan contains policies setting out what the Council expects with regard to common types of infrastructure on development sites, such as roads and parking, open space and recreation facilities or drainage, including the long term management of these facilities. Where specific infrastructure needs are anticipated to arise from individual allocated sites, or groups of sites, these requirements are set out in the allocation policies.
- 4.509 However, new development cannot be required to address any existing capacity issues. Neither does the planning regime allow councils to halt development pending improvements to certain services, such as GPs or dentists. Therefore, the Council is limited in its powers to require infrastructure improvements through the plan. It should also be noted that in many cases, that the delivery of improvements is in the hands of bodies other than the Council or developers. They operate under their own rules, funding cycles and delivery regimes. The Council is committed to working with these providers to secure delivery of improvements, by cooperating with them to aligning their strategies and investment plans with planned growth and development.
- 4.510 Cooperation with developers, infrastructure providers and other plan-making authorities is key to successful strategic planning and timely infrastructure delivery. Both Hampshire County Council, itself a major provider of infrastructure, and Havant Borough Council regularly review the broad range of providers' plans and pull these together in the Hampshire Strategic Infrastructure Statement and Havant Infrastructure Delivery Plan respectively. These are updated periodically. Land is safeguarded in this plan for a number of these projects.

Policies in this section

- Policy 53: Accessibility, Transport and Parking
- Policy 54: New Accesses onto Classified Roads
- Policy 55: Protecting Open Space
- Policy 56: Provision of Public Open Space in New Development
- Policy 57: Sport and Recreation Facilities
- Policy 58: Renewable Energy Infrastructure
- Policy 59: Employment and Skills Plans
- Policy 60: Community New Development Officers

Policy 53: Accessibility, Transport and Parking

Why the policy is needed

- 4.511 New developments should be well connected to the surrounding area by all modes, and its design and layout should be safe and pleasant for people to get around and actively encourage people to walk, cycle or take public transport. Only then will new developments constitute sustainable development and play their role in the shift towards more sustainable patterns of travel, which must now become reality in light of climate change. The Government is committed to accelerating the shift to low carbon transport¹³⁸, ending the sale of new petrol and diesel vehicles by 2035¹³⁹ and investing in order to make active travel the natural choice for shorter journeys, with a target half of all journeys in towns and cities being cycled or walked by 2030¹⁴⁰. This shift can only take place at a national level if it takes place locally.
- 4.512 Hampshire County Council's Local Transport Plan 4 (LTP4)¹⁴¹ sets out the vision for future transport and travel infrastructure. To make that vision a reality, LTP4 proposes transformational changes which:
- a. Shift away from planning for vehicles, towards planning for people and places;
 - b. Meet national priorities to decarbonise the transport system;
 - c. Reduce reliance on private car travel by providing a choice of high-quality travel options;
 - d. Support sustainable economic development and regeneration; and
 - e. Promote active lifestyles.
- 4.513 LTP4 includes a target for a 10% reduction in total car kilometres in order to achieve the reduction in carbon emissions required by 2030.
- 4.514 While a shift towards sustainable patterns of development and transport use forms the backbone of the transport policy in this Local Plan, the Council accepts that residents will continue to own and drive private motor vehicles, particularly for longer journeys, at least until such time as attractive alternatives exist for the vast majority of journeys. A healthy local economy will also continue to rely on road transport, at least in part. The policy approach in this Local Plan recognises both realities. It strikes a balance which actively supports more sustainable patterns and habits of travel, while accepting the continued ownership of private vehicles and their use for longer journeys primarily. The ultimate aim is to ensure that streets serve all users in a balanced way, giving people and places priority over easy vehicle movements.

¹³⁸ <https://www.gov.uk/government/publications/transport-decarbonisation-plan>

¹³⁹ <https://www.gov.uk/government/publications/transitioning-to-zero-emission-cars-and-vans-2035-delivery-plan>

¹⁴⁰ <https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england>

¹⁴¹ <https://www.hants.gov.uk/transport/localtransportplan>

Policy 53: Accessibility, Transport and Parking

A Hierarchy of highway users

- a) The Council, in collaboration with the highway authorities, will implement a sequential approach to transport in implementing the Building a Better Future Plan. Development proposals must be informed by the following hierarchy¹⁴²:
 - i. opportunities to reduce travel demand and the need to travel;
 - ii. vulnerable users, including people with disabilities or long-term mobility-related health conditions;
 - iii. people walking;
 - iv. people cycling or horse riding;
 - v. people using public transport;
 - vi. delivery of goods; and
 - vii. other motor vehicles.

Transport considerations in new development

Planning permission will be granted for development proposals, provided that:

- b) The needs of all people and modes of transport have been provided for, with sustainable and active modes of travel which are inclusive and accessible to all users prioritised and positively encouraged through on- and/or off-site measures;
- c) The site is located and planned so that
 - i. Safe and suitable access to the site is provided for all people and modes of transport, with priority given to vulnerable users and those walking, cycling and using public transport;
 - ii. The site is well integrated with existing surrounding communities and nearby walking and cycling networks and public transport routes and stops;
 - iii. The lived experience not only of future occupiers but also of existing surrounding communities is fully considered in planning access to the site;
 - iv. The layout prioritises comfortable non-motorised movement to all parts of the site, and provides a high level of permeability to link with the wider network beyond the site;
 - v. The site layout encourages lower vehicle speeds, for the safety of all users;

¹⁴² Termed the 'Road User Utility Framework' in LTP4

- vi. Any existing public rights of way on site are safeguarded or diverted and rights of way on and near the site are improved where necessary to address the impact of the development;
 - vii. The streets, including public and private parking areas, contribute positively to the design of the development and deliver attractive public realm, including through the use of high-quality materials and integration of landscaping;
 - viii. Sufficient visibility and lighting are provided for the safe use of the streets, cycle routes, walking routes and parking areas;
 - ix. Provision is made for the parking of motor vehicles and cycles in line with Council standards; and
 - x. Adequate provision is made for varying sizes of vehicles, including refuse and emergency vehicles, to access all parts of the site, park, load, unload and turn safely and with ease;
- d) Any transport impacts are fully assessed and mitigated where necessary as follows:
- i. Where required, a satisfactory Transport Statement or Transport Assessment is submitted which evaluates transport impacts and demonstrates that the needs of the development for all modes have been considered and any adverse impacts on the wider area are mitigated;
 - ii. A sequential approach is taken to mitigation measures so that they first avoid or reduce the need to travel, then consider the needs and the experience of all highway users, in line with the hierarchy set out at criterion a. above;
 - iii. The traffic generated by the development, taking into account any proposed avoidance and mitigation measures, would not result in severe impacts, either individually or cumulatively, on the transport network and would not have an unacceptable impact on highway safety;
 - iv. A Travel Plan is provided where appropriate in relation to the scale and type of development; and
 - v. The development contributes to the delivery of identified improvements to the wider pedestrian, cycle, public transport and/or road networks as appropriate;
- e) The development would not compromise the ability of Local Authorities or Highway Authorities to deliver identified interventions.

How the policy will be implemented

4.515 Developers are expected to carefully consider the traffic and transport implications of their development, in terms of the location of their site and its integration with existing communities, movement within the site itself as well as on the local network surrounding the site and the wider strategic network. The focus must be on planning for people and high-quality liveable places, over planning for vehicles. By embracing concepts such as liveable neighbourhoods, reallocation of road space, shared mobility hubs, parking strategies, and designing developments to enable convenient access to public transport options.

Location of development

- 4.516 For any unallocated sites outside of the defined settlement boundaries in Policy 2 to be considered sustainable in respect of accessibility, the applicant will need to demonstrate that the intended occupiers and visitors have a choice of safe and convenient transport modes to key destinations, focussing on sustainable modes first. Where infrastructure improvements are necessary to achieve this, these measures must be delivered before the development may be occupied or at a suitable phase of the development and must remain useable in the long term. Planning conditions may be used to control the phasing of development relative to the required infrastructure provision.

Development layout and design

- 4.517 Developments should be designed with accessibility, permeability and integration with existing networks in mind, considering all users and all modes in line with the hierarchy of highway users, set out in criterion a) of this policy, which is in line with the Road User Utility Framework set out in Policy C3 of Hampshire LTP4.
- 4.518 Applicants should refer to Manual for Streets¹⁴³, the cycle infrastructure design (LTN 1/20) and other recognised guidance and standards¹⁴⁴ to ensure that their designs are fit for purpose and promote walking and cycling. It is important that streets, including footways, and public parking areas in new development are not only safe and useable in highway terms, but also deliver an attractive public realm which uses high-quality materials and relates well to the buildings in the scheme. Street design, layout, materials and street furniture must make the public areas and streets safe, pleasant and sociable places, which encourage use by pedestrians and cyclists. 'Healthy Streets'¹⁴⁵ provides a useful framework for achieving this.
- 4.519 On larger schemes, it may be necessary to provide bus access into the site with suitably located bus stops. Pre-application discussions with operators and the Highway Authority on this matter are strongly encouraged.

Parking for vehicles and cycles

- 4.520 Providing well-located, safe, and secure cycle parking helps to encourage increased numbers of people to cycle. It is expected that all cycle parking should be conveniently located both in relation to buildings and to roads and/or cycle routes, located in an actively used area, well-lit and overlooked, and made of vandal resistant materials. Every residential development will be expected to provide long stay, dry and secure (overnight) cycle parking for residents, with larger development providing short stay spaces also. Non-residential development will be expected to provide both long and short stay cycle parking, to meet the needs of those who are likely to be at the property for extended periods, such as staff, and those who might only remain for a few minutes or hours, such as visitors and customers. Detailed standards are set out in the Parking SPD.
- 4.521 Although the approach in this plan is to support a significant shift towards more sustainable modes, the Council accepts that people will still own cars, and that the level of car ownership will not necessarily reduce significantly. Suitable provision must be made for the parking of cars, motorcycles

¹⁴³ <https://www.gov.uk/government/publications/manual-for-streets>

¹⁴⁴ Including <https://www.hants.gov.uk/transport/developers/technical-guidance> and <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

¹⁴⁵ <https://www.healthystreets.com/>

and cycles to discourage informal parking within the site or an increase in parking in the surrounding area. In this context, the Council will support much reduced levels of parking in residential development in and near town centres, since these areas are able to support car free lifestyles given the easy access to facilities and alternative transport modes. Compliance will be assessed against published parking standards for Havant Borough¹⁴⁶.

- 4.522 Where applicants rely on garages to comply with parking standards, Havant Borough Council will remove permitted development rights which would allow residents to convert the space into living accommodation without planning permission. Any subsequent application involving the loss of the garage space from parking use would likely be refused, unless adequate on-site parking to meet the Council's parking standards can be demonstrated.
- 4.523 For some specific types of development, the Council acknowledges that a site-specific approach to parking will be needed. This might involve the use of specific storage for other types of transport such as mobility scooters. Specialist accommodation for older people is likely to also require sufficient space for carers to visit for short term periods whilst high density development for which a travel plan sets out a lower than average car ownership and/or use will be likely to particularly require space for delivery and courier drop-off.
- 4.524 It will not be acceptable for developers or management companies to restrict or ban unreasonably the parking of certain types of vehicles, such as vans, on new developments. Where such restrictions are in force, this prevents the free use of the parking spaces provided in compliance with parking standards and can lead to unacceptable overspill of these vehicles into neighbouring areas. To address this, the Council will only agree management plans which do not place unreasonable restrictions on the parking of certain types of vehicles and will secure planning obligations which prohibit the introduction of any such restrictions through transfer, lease or letting arrangements, without the Council's consent.

Mitigation of development impacts

- 4.525 In accordance with paragraph 115 of the NPPF, a vision-led approach will be taken to the mitigation of highway impacts from development. That vision is articulated through LTP4. The Local Highway Authority and the Local Planning Authority collectively expect applicants' approach to mitigation of transport impacts to be in line with vision. Mitigation approaches should focus on active and sustainable modes of travel and reducing the need to travel by motor vehicle in preference to capacity enhancements for motor vehicles.
- 4.526 A Strategic Transport Assessment for the Local Plan has predicted the likely impacts of the proposed quantum and distribution of development in this plan and has set out mitigation measures to address the cumulative effects. Taking the 'decide and provide' approach advocated by LTP4, it is based on an approach to transport provision that seeks to deliver the interventions needed to achieve the agreed transport outcomes. That is, rather than planning mitigation which supplies extra highway capacity to meet increased demand, it actively places an emphasis on modal shift and managing demand for road space. It suggests transport interventions to reduce car dependency, while also understanding any residual highways impact implications and proposing some highway-based interventions. The result is a proposed package of walking, cycling and public transport

¹⁴⁶ Local Parking Standards are set out in the Parking Supplementary Planning Document (July 2016), or any subsequently published update to that SPD:
<https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents>

interventions on the local highway network, together with some limited capacity interventions on key routes and junctions leading up to the strategic road network (the A27 and the A3(M)). These are set out in the Infrastructure Delivery Plan.

- 4.527 By the same token, as planning applications are made on individual sites, developers must not consider motor vehicle traffic capacity enhancements to be the default solution for addressing transport issues linked to development proposals. Only when sustainable transport measures have been exhausted should highway capacity improvements be considered. Mitigation measures should be considered in sequential order as set out part a. of this policy¹⁴⁷.
- 4.528 Hampshire County Council has produced a Local Cycling and Walking Infrastructure Plan (LCWIP)¹⁴⁸ for Havant Borough, which identifies a network of primary and secondary cycle routes and core walking zones. Applicants will be required to show how their site can link to the network and/or contribute to the delivery of the LCWIP to raise the profiles of cycling and walking as viable alternatives to driving, contributing to the objective of reducing the level of car usage in Havant. Where applicable, LCWIP routes are identified within site allocation policies to enable connectivity to be considered from the outset. The LCWIP was developed alongside the South-East Hants Rapid Transit (SEHRT) improvement programme. SEHRT is a partnership between Hampshire County Council and Portsmouth City Council, together with the local public transport operators of First and Stagecoach, which has been set up to take forward plans for Bus Rapid Transit in the sub region. Key SEHRT schemes are reflected in the Council's Infrastructure Delivery Plan. Contributions to these schemes may be sought from developers as part of the mitigation package for their site.
- 4.529 Where a site has been allocated for development, but the site's accessibility by walking, cycling and/or public transport needs to be improved to make development acceptable in this location, some potential measures have been highlighted in the allocation policy. These, or equivalent agreed measures will be expected to be delivered in advance of the development being occupied, or at agreed phases of development.
- 4.530 Consideration must be given to the cumulative impacts with other developments. In accordance with the NPPF, applicants are expected to demonstrate that their proposals would not have severe impacts on the network, either by themselves or cumulatively, once mitigation is taken into account; neither must there be unacceptable impacts on highway safety. This includes both the Local and the Strategic Highway Networks.
- 4.531 In order to demonstrate how the potential transport impacts of their proposal have been considered, applicants are required to submit a Transport Assessment (TA) or a Transport Statement. Site specific Transport Assessments or Statements should be used to assess the needs of all highway users. Transport Assessments are thorough assessments of the transport implications of development. Transport Statements are a 'lighter touch' evaluation, to be used where this would be more proportionate to the potential impact of the development (i.e. in the case of developments with anticipated limited transport impacts). The County Council as Local Highway Authority have published likely thresholds for Transport Assessments¹⁴⁹. Where the transport impacts of development are likely to be insignificant, for example for very minor development proposals, it may be that no Transport Assessment or Statement is required. Equally, a Transport Assessment or Statement may be required where cumulative effects are

¹⁴⁷ This accords with the 'Road User Utility Framework' in HCC's LTP4: <https://www.hants.gov.uk/transport/localtransportplan>

¹⁴⁸ The LCWIP for Havant can be found at <https://www.hants.gov.uk/transport/strategies/transportstrategies>

¹⁴⁹ <https://www.hants.gov.uk/transport/developers/transportassessments>

expected. Applicants are expected to agree with the County Council as Local Highway Authority at the pre-application stage what evaluation is needed in each instance.

- 4.532 Potential applicants are advised to agree the methodology for their Transport Assessment or Transport Statement with the Highway Authorities (Hampshire County Council and National Highways) at the pre-application stage, including the approach to modelling.
- 4.533 Generally, a Travel Plan - a package of measures that aims to encourage more sustainable modes of transport - is also required for all non-residential planning applications where a Transport Assessment is required. For residential schemes a travel plan is generally only required for an application of 100 or more dwellings¹⁵⁰.
- 4.534 Section 106 agreements will be used to secure any necessary transport mitigation measures, alongside Section 278 agreements, which are used to facilitate necessary changes to the public highways, such as creating a new access for a site. Mitigation measures may be those identified through the Strategic Transport Assessment and shown in the Infrastructure Delivery Plan, or other measures as identified through subsequent Strategic Assessments made by the Local Authority or Highway Authorities or applicants' own site-specific Transport Assessment.

¹⁵⁰ <https://www.hants.gov.uk/transport/developers/travelplans>

Policy 54: New Accesses onto Classified Roads

Why the policy is needed

- 4.535 A multitude of access points onto main roads can reduce the efficiency of the road network by significantly slowing traffic flows as drivers join or leave the road. Right turns can be particularly disruptive to traffic flow, as can vehicles reversing onto the road from private accesses. This and other minor traffic disruptions cause 'friction' on the highway network. Whilst only a minor delay is created at first, this can ripple back, causing more hold ups.
- 4.536 Classified roads, also known as A, B and C roads, are the key arteries in the Borough's local highway network, and it is important that these are kept as free flowing as possible without undue disruption from vehicles leaving and joining the road. For this reason, this policy sets out criteria to govern proposals for additional access points and the intensification of use of existing accesses.

Policy 54: New Accesses onto Classified Roads

- a) Proposals for additional accesses onto classified roads, or an intensification of use of existing accesses onto classified roads, will only be permitted where the arrangements on the site allow vehicles to turn, so they can enter and leave the site in forward gear.
- b) Notwithstanding criterion a) additional accesses, or an intensification of use of existing accesses on the northern part of the A3023 between the A27 at Langstone and the Mill Rythe Roundabout on Hayling Island, will not be permitted.

How the policy will be implemented

- 4.537 This policy applies to proposed access roads to new development which exit onto the classified road network. It also covers proposals for new private driveways and intensified use of private driveways which exit onto classified roads. In this context, extensions to dwellings or replacement dwellings which do not increase the number of dwellings on the site will not be considered to constitute an intensification of use of the access, even if the scheme results in a larger dwelling. New or changed accesses that form part of a transport improvement scheme are not covered by this policy.
- 4.538 In the interest of highways safety and the efficiency of the network, the Council will seek to prevent undue interruption of the flow of traffic on classified roads. The network of classified (A, B and C) roads is shown below (Figure 27). It should be noted that the network of classified roads may change over time. For up-to-date information on what roads are classified, Hampshire County Council's 'check the status of a road' tool should be consulted¹⁵¹.

¹⁵¹ <https://www.hants.gov.uk/transport/searchesrightscharges>

- 4.539 The A3023, the main route through Hayling Island and Langstone, is known to be particularly vulnerable to friction caused by driver behaviour and vehicle turning movements. In order to reduce friction as much as possible, this policy restricts the number of additional access points, and the intensification of use of existing accesses onto that road outside of the urban area of South Hayling.
- 4.540 While the classified roads in the rest of the Borough are not affected by friction to the same degree, there is still a need to ensure that efficient use is made of highway capacity. Therefore, all developments on classified roads, on the mainland and on Hayling Island, will be expected to ensure that vehicles are able to exit and enter the highway in forward gear. This means that on-site parking arrangements in new development must be configured to allow vehicles to turn within the boundary of the site. This consideration is particularly pertinent in small scale developments which reuse existing accesses, such as in conversion schemes, or developments on garden land. The Council will expect evidence to be supplied in the form of tracking of parking and turning areas, undertaken assuming a large family car at a minimum speed of 10mph. It should also include consideration of last mile delivery vans.
- 4.541 Notwithstanding the specific provision of this policy, all developers will be expected to meet highways safety and capacity criteria set out both in the individual site allocations, policy 54 and national guidance.

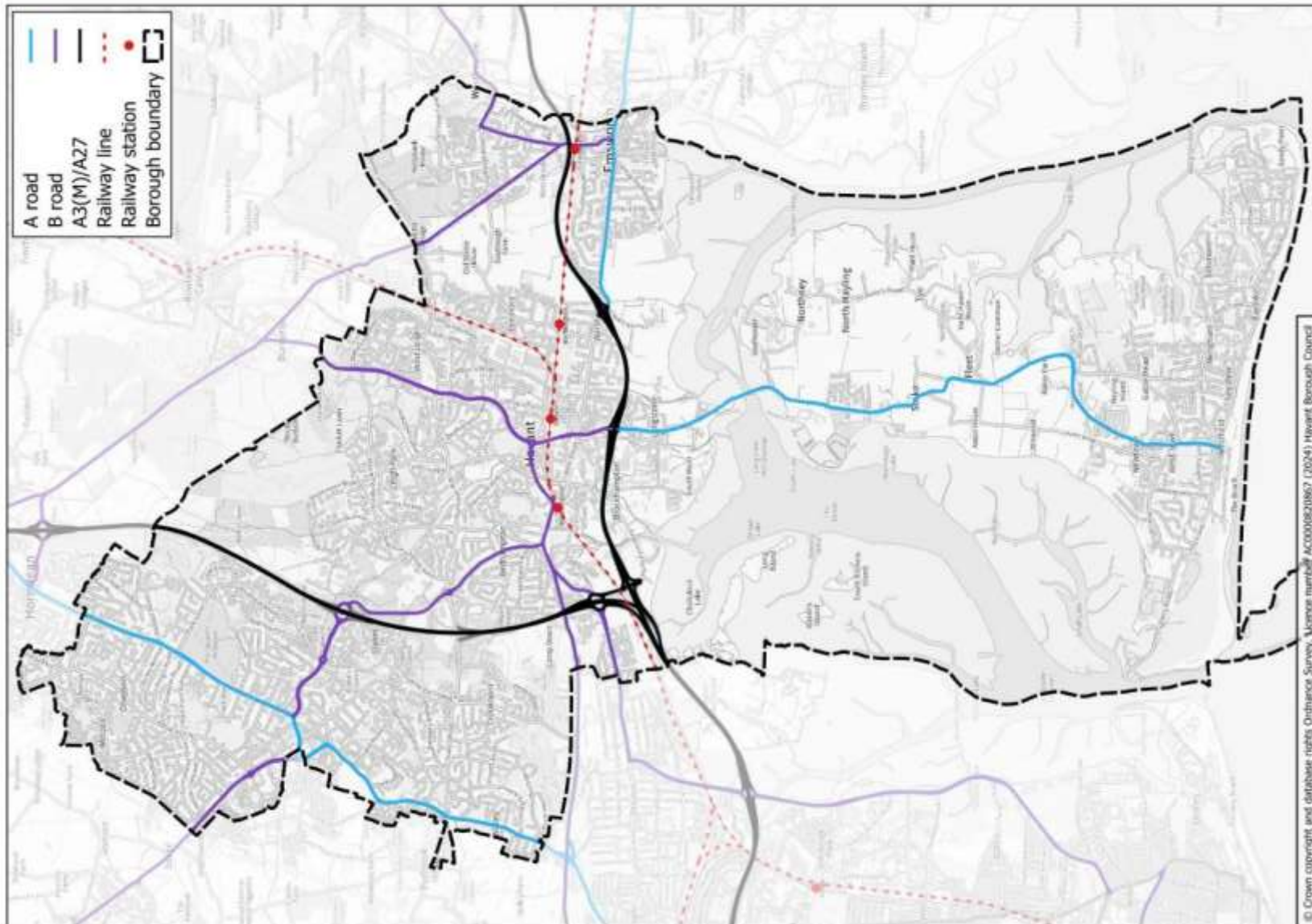


Figure 27 – network of classified (A, B and C) roads.

Policy 55: Protecting Open Space

Why the policy is needed

- 4.542 Open spaces can bring a number of social, environmental and economic benefits including the promotion of healthy living, opportunities for social cohesion, promoting biodiversity and climate resilience, producing urban cooling, reducing and removing carbon emissions and contributing towards flood and heat mitigation. They have an important role to play in enhancing the quality of the environment in order that sustainable growth can be achieved, creating a place where people want to live, visit and invest. The importance of access to open space has been proven further during the Covid-19 pandemic.
- 4.543 The NPPF supports local authorities in planning positively for the protection of open spaces and green infrastructure. The NPPF also introduces Local Green Space designation as a mechanism for local communities to identify and protect green spaces which are of particular importance to them. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community it serves. It must also be demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or wildlife.
- 4.544 The Open Space Strategy¹⁵² and associated addendum¹⁵³ assesses the quality and quantity of the different typologies of open space in the Borough. These typologies are:
- Public Parks and Gardens
 - Amenity Greenspace
 - Natural and Semi-Natural Greenspaces
 - Play Space and Provision for Children and Young People
 - Outdoor Sports and Recreation
 - Allotments and Community Gardens
 - Cemeteries
- 4.545 Open spaces in the Borough can vary dramatically in size and function. This policy covers a multitude of different types of spaces which make up the Borough's open spaces network for example; spaces identified in the Open Space Strategy, large Destination Open Spaces, Local Green Spaces¹⁵⁴, and other smaller spaces that visually break up and enhance built-up areas.

¹⁵² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹⁵³ Ibid

¹⁵⁴ Local Green Space designation provides special protection against development for green areas of particular importance to local communities.

Policy 55: Protecting Open Space

The Borough's open spaces are shown on the Policies Map. Development on any open space will only be permitted where:

- a) The proposal retains or enhances the quality, quantity and accessibility of the existing open space;

Where there is a presumption against development which does not meet criterion a), such development will only be permitted where:

- b) The development is in the public interest and the benefits demonstrably outweighs the need for the protection of the open space; and
- c) Alternative open space provision is made which is of equivalent or greater community benefit in terms of quality, quantity and/or, accessibility

How the policy will be implemented

- 4.546 This policy applies to the open spaces shown on the Policies Map, as well as new open spaces created as part of development in compliance with policy 56 (Provision of Public Open Space in New Development). The Council will resist the loss of existing open space due to the important role open spaces have in a highly urbanised Borough.
- 4.547 While this policy only protects the Borough's most significant open spaces, this does not imply that all others are available for development. Proposals on any open space will be judged against this plan as a whole, in particular its provisions around design, health and wellbeing, and landscape.
- 4.548 The demand for open spaces is higher than ever and every resident in the Borough should have access and be able to make a positive use of open spaces within Havant. Providing a connection to open spaces can lead to a greater appreciation of these spaces. This can help encourage a support of the local environment whereby people are likely to behave in an environmentally friendly way. The Open Space Strategy¹⁵⁵ outlines how there is currently a deficit of play equipment for children and young people, as well as allotments and community gardens (or community food growing provision), in the Borough. This deficit is predicted to rise alongside an increase in resident population.
- 4.549 It is not the intention of the policy to protect all equipment or facilities, such as play equipment or street furniture currently on an open space. This is to allow enhancements and flexibility in the use and management of spaces as needs change over time.
- 4.550 Development on an existing open space protected through this policy will be considered acceptable where it provides a recreational facility needed by residents, while retaining or enhancing the value of the open space. Such proposals could, for example, entail improvements to the play value of

¹⁵⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

a site, or development designed to encourage and enable greater use of the open space for recreation and informal sport, such as the addition of changing rooms. It could also include ancillary facilities (for example a café) if the development in question is formulated to enhance the recreational benefits of the open space to residents.

- 4.551 In exceptional circumstances, as set out in criterion b), planning permission may be granted for other development, and which would result in the reduction or the loss of open space. This will only be acceptable where the public interest value of the development outweighs the need for the protection of the open space, and provided that alternative open space provision can be made. Any replacement must be of the same or improved quality, quantity and accessibility to the community which it serves.
- 4.552 Replacement open space may not necessarily be of the same type as that which is lost. In assessing whether criterion c) has been met, the Council will take into account identified needs for the specific types of provision being lost and being proposed as a replacement. Current local requirement for different types of open space are identified in the Havant Borough Open Space Strategy.

Policy 56: Provision of Public Open Space in New Development

Why the policy is needed

- 4.553 The NPPF requires local planning authorities to plan positively for the creation of open spaces within new developments. Open spaces promote physical activity, positive mental wellbeing and healthy childhood development. They connect people to nature and provide important spaces to meet, socialise, relax and exercise. Given the built-up nature of the Borough, the need for open spaces is particularly acute and so new development should provide high-quality open spaces that residents have easy access to.
- 4.554 Open spaces can also support food growing, encourage biodiversity and pollination. When used effectively green spaces including tree planting can respond positively to the effects of climate change by helping reduce flooding, buffer noise, help air pollution, improve health and wellbeing, reduce carbon emissions and provide heat mitigation and shading.
- 4.555 New development places additional demand on the supply and resilience of open spaces, which means it is important that appropriate new open space is provided alongside.
- 4.556 Local standard provisions are set using quality, quantity and accessibility parameters. In order to ensure a new open space meets with the parameter of being high quality it has to meet with the National Green Flag standards¹⁵⁶. These include:
- Being a welcoming place
 - Feeling healthy, safe and secure
 - Being well maintained and clean
 - Environmentally managed
 - Has biodiversity, landscape and heritage value
 - Has community involvement
 - Marketing and communication of the sites benefits
 - Management of the site

Policy 56: Provision of Public Open Space in New Development

- a) Residential developments will be permitted where they provide amenity green space, outdoor sports and play provision in accordance with Fields in Trust quantitative and design guidance, as set out below. Nonetheless, applicants should also approach the design of on-site public open space considering site context and the nature of the development and the need for measures such as Biodiversity Net Gain.

¹⁵⁶ <https://www.greenflagaward.org/how-it-works/guidance-documents>

The Council will be flexible in terms of the quantity standards for the different typologies of on-site public open space, bearing in mind the type and location of development, characteristics of the site in question and, where applicable, existing provision.

Minimum Guidelines for Open Space, Outdoors Sports and Play Space in New Developments			
Category	Typology	Standard (hectares per 1,000 population)	
Open Space	Parks and gardens	0.8	3.2
	Amenity green space	0.6	
	Natural and semi natural open space	1.8	
Outdoor Sports and Recreation	Outdoor sport pitches	1.2	1.6
	Court, greens, tracks and trails (including Allotments and Community Gardens)	0.4	
Play Space	Equipped designated play areas	0.25	0.55
	Informal play	0.3	

Table 20: Green Space Calculator | Fields In Trust Guidelines (2024)

- b) Where new open space provision would be 0.2ha or more, this should be provided on-site. Below that level, the Council would accept a contribution by way of a planning obligation to provide open space or make equivalent improvements to existing open spaces to improve their quality or accessibility;
- c) Notwithstanding point b) above, where the nature of the development would prevent the inclusion of on-site public open space (notably large scale flatted developments), the Council would accept a contribution by way of a planning obligation to provide open space or make equivalent improvements to existing open spaces to improve their quality or accessibility;

- d) Developers are expected to have regard to the up-to-date Fields in Trust guidance in terms of the size, design and layout of new open space and its separate elements; and
- e) In implementing the standard above for provision of play space for children and young people, this should be achieved through the following types of provision of equipped or designated play areas.

On Site Provision for Children and Young People	
Scale of development	Type(s) of equipped or designated space required
Up to 20 dwellings	▪ Informal Play Areas (where appropriate)
21 - 100 dwellings	▪ Local Area for Play (LAP) ▪ Informal Play Areas/ Contribution to Multi-Use Games Area (MUGA)
101 - 500 dwellings	▪ Local Area for Play (LAP) ▪ Locally Equipped Area for Play (LEAP) ▪ Contribution to Neighbourhood Area for Play (NEAP) ▪ Informal Play Areas/ Multi-Use Games Area (MUGA)
501+ dwellings	▪ Local Area for Play (LAP) ▪ Locally Equipped Area for Play (LEAP) ▪ Neighbourhood Area for Play (NEAP) ▪ Informal Play Areas/ Multi-Use Games Area (MUGA)

Table 21: On Site Provision for Children and Young People Standards

How the policy will be implemented

- 4.512 Residential development will be required to provide open space in line with the standards outlined in the policy which are based on Fields in Trust guidance and the Open Spaces Strategy¹⁵⁷ and associated addendum¹⁵⁸. This includes play space to meet the needs of new residents of the development, having regard to the relevant standards set out in the policy, or provide an offsite contribution towards improving the quantity or quality of existing open spaces. However, the Council's starting point is that new open space should be provided on site where this would be 0.2ha or more of provision, in line with the Open Spaces Strategy. Where possible, development should also address any identified deficiencies in quantity, quality, or type of open space within the Council's most recent open space study. The Fields in Trust standard also includes minimum sizes and other design criteria for individual element of provision¹⁵⁹ which should be adhered to.
- 4.513 Developers will be expected to provide open space on new development depending on the total population generated by the development. The open space standards are exclusive of one another although can form part of the same functional space(s).
- 4.514 Where the proposal is for the redevelopment of a previously developed site which includes the demolition of existing dwellings, the net increase in residents will need to be calculated so that only the additional pressure on open spaces as a result of the development is taken into consideration. The Council's Occupancy Calculator must be used for this purpose.
- 4.515 In the case of outline applications where the final mix of dwellings is not known, a condition will be attached to any planning permission to require the provision of public open space in line with the policy through subsequent reserved matters applications. In such cases, any indicative masterplan will be expected to include relevant areas for open space based on a notional mix of units.
- 4.516 The need for public open space provision will be generated by residential schemes of all types. The only exception will be for accommodation for care homes and nursing homes (Use Class C2) where open space should be provided with the intention of being used exclusively by residents. Equally, it should be noted that the requirement to provide public open space and food growing space does not replace the need to provide private amenity open space for residents, as set out in Policy 15 (High-quality New Homes).
- 4.517 New public open space should be provided on site, enhancing the quality of the development. When designing a new development, an applicant may consider that it is not feasible or appropriate to provide on-site open space due to the characteristics of the development and the local area (for example, if a large park and play site is immediately adjacent to the development or if the nature of the development in question would not lend itself to provision of on-site open space in good placemaking terms - for example a larger scale flatted development). In such situations, the provision of on-site open space should be discussed with the Council through the pre-application process. If it is concluded that there are material considerations which would justify not providing open space, on-site a contribution to provide an equivalent benefit will be required.

¹⁵⁷ Should the Fields in Trust standard be updated during the lifetime of the plan, this would be a material consideration in determining residential planning applications.

¹⁵⁸ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹⁵⁹ This is provided at table 20 at the time of writing

- 4.518 The design of open space of any typology should secure a high-quality finish in terms of landscaping and integration with the wider development. Any existing vegetation should be retained wherever possible. New planting should be native wherever possible, linking with the local ecological network in the area.
- 4.519 The status of on-site public open space, its management and maintenance and the rights of access to the space by the wider community will be secured through legal agreement.

Design and Layout: Amenity Greenspace

- 4.520 On-site amenity greenspace should generally be provided largely as one principal park providing a focal point for the development. This also means that other elements of the site layout, such as car parking provision, should not create undue physical or visual barriers around the open space. It must also be connected appropriately to all parts of the development by surfaced footpaths.
- 4.521 Developers should ensure that an adoptable and high standard is achieved in the design, specification and layout of on-site open space. All spaces created to comply with this policy must be attractive, welcoming, accessible to all and safe to use, as well as durable and adaptable.
- 4.522 Designers should carefully consider the way the space integrates with the development, with a focus on safe access to the site and natural surveillance to create a safe environment for all users, in particular children.
- 4.523 Wherever possible, spaces should be multifunctional, in order to meet the needs of different user groups; some will want places to be active, and some will want to relax, so spaces should support both physical activity and provide places to sit and relax in comfort. Consideration should also be given to how the space can contribute to the Biodiversity Net Gain and the Local Ecological Network in accordance with policies 20 and 22.

Design and Layout: Play Space

- 4.524 For developments of 5 to 10 dwellings, it is expected that an element of play space will be provided (either on-site or through a planning obligation); this is in addition to any requirements for amenity greenspace. Although formal children's play space may not always be required, spaces should still include opportunities for informal play. This could include natural features such as earth mounds, trees or streams, artworks such as interactive sculptures or paint on a path's surface. Designs which provide opportunities for learning to cycle are also encouraged.
- 4.525 Provision of open space does not necessarily have to be all 'natural' but could include an artificial surface specifically laid out for amenity or recreational purposes. Opportunities to combine different requirements in this plan may be explored, for example it may be possible to combine open space with sustainable drainage solutions.
- 4.526 Spaces for play, whether formal or informal, should have the appropriate natural surveillance to help mitigate anti-social behaviour. Each formal space for children and young people should provide an equipment mix which encourages users of all abilities to enjoy the area safely, together. They should encourage children to play creatively, allowing them to experience risk, challenge and excitement whilst striking a balance with safety. Each facility should offer a substantial range of play experiences that support cognitive, social, and emotional development.

- 4.527 Informal play spaces are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces including green linkages. Although largely unequipped, these are generally multifunctional areas and should be of an appropriate size and shape to be suitable for purpose. Informal play areas should not simply be those areas of a site that are difficult to develop but should rather be integrated into the design for the amenity of the residents.
- 4.528 When selecting the specific facilities that will make up the LAP, LEAP or NEAP, community engagement and co-design is expected to ensure that facilities meet local need. Community engagement should be proportionate in scale to the size of the development.

Design and Layout: Food Growing Provision

- 4.529 Any development which incorporates community food growing provision must be available to all residents in the local area, not just those on the development site. It should also be noted that food growing, and allotments in particular, have specific requirements regarding security, layout, water supply, composting facilities, signage and vehicular access.
- 4.530 Applicants are advised to discuss this in detail with the Council at pre-application stage or early in the application process.

Policy 57: Sport and Recreation Facilities

Why the policy is needed

- 4.531 Sport and recreation play an important role in the economy, and the value of the sector, both in terms of economic and social value, cannot be understated. It is one of the wider aims of the Council's corporate strategy for wellbeing and will form an integral part of Council's Active Wellbeing Strategy.
- 4.532 The NPPF recognises the role of sport and recreation as a fundamental part of sustainable development. It is acknowledged that access to high-quality sport and recreation facilities can make an important contribution to the physical and mental health and wellbeing of people and communities. Some of these benefits include:
- Stimulating regeneration and community development;
 - Reducing crime and anti-social behaviour;
 - Enhancing individual's happiness, social and cultural wellbeing, as well as physical and mental health;
 - Creating and supporting economic growth;
 - Providing new opportunities for children and young people;
 - Creating training and educational opportunities;
 - Contributing towards environmental sustainability.

Policy 57: Sport and Recreation Facilities

Planning permission will be granted for development that:

- a) Promotes healthy lifestyles and encourages physical activity by either:
 - i. Protecting existing sports and recreation facilities from loss; or
 - ii. Enhancing existing sports and recreation facilities through improving their quality, accessibility and/or management.
- b) Provides or contributes to new/improved sports, leisure and/or recreation facilities that are fit for purpose, publicly accessible and meet the demands for participation now and in the future.

Development which results in a loss of a sports or recreation facility will only be permitted where:

- c) It is demonstrated that the facility is surplus to requirements; and either/or

- d) Replacement provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility; or
- e) The development is for an alternative type of sports and recreation or ancillary provision, the benefits of which outweigh the loss.

How the policy will be implemented

- 4.533 This policy has been informed by the Council's Playing Pitch Strategy, Indoor Built Sports Facility Strategy and Open Space Strategy. Collectively these three strategies provide a comprehensive and robust assessment of the Borough's existing provision and future need for sports and recreation facilities.
- 4.534 Sports and recreation facilities include both indoor and outdoor facilities. Indoor facilities include swimming pools, sports halls, health and fitness facilities, indoor bowls, squash courts, martial arts dojos and gymnastics halls. Outdoor facilities include tennis courts, bowls, multi-use games areas, skate parks, sports pitches, playing fields and children's play equipment. This list is not exhaustive.
- 4.535 Proposals for new sports and recreation provision will be supported in principle. Where new facilities are planned, these must be fit for purpose to meet demands for participation now and in the future having regard to the Open Space, Sport and Recreation Strategies. The facility, management arrangements and usage programmes should create more accessible and inclusive services for those who face the greatest health inequalities and most significant barriers in being physically active. Future provision will also need to be designed to be multi-purpose to provide greater flexibility going forward.
- 4.536 New provision or enhancements to existing provision should be developed in collaboration with stakeholders working to better the health and wellbeing of residents such as the Council, sports groups, Sport England or the National Governing Bodies. Provision must meet the needs of the local population it serves and specifically support those living with the greatest health inequalities.
- 4.537 Many of the Borough's facilities, particularly sports halls are on education sites with no Community Use Agreements (CUA) in place. Many existing community halls and open spaces can also be better utilised for sport hall activities and new outdoor recreational and play equipment. Opportunities to improve the Borough's existing provision for sport and recreation use through quality, access and management improvements along with appropriate ancillary facilities will be supported. CUA can enhance provision at a more local level and thereby facilitate participation by harder to reach groups. New built facilities (i.e. education and community halls) are expected to be accessible to the local community, and where appropriated secured through a CUA¹⁶⁰.
- 4.538 The Borough has a fantastic natural environment and coastal location. As such, there are opportunities to provide new sporting facilities which complement the area's local environment and heritage.

¹⁶⁰ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

Loss of sports and recreation facilities/land

- 4.539 The Council will resist development that would result in the loss (part or whole), or reduction in accessibility, of facilities and/or land used for sports and recreation due to the important role they play in improving the physical and mental health and wellbeing of communities.
- 4.540 In accordance with the NPPF, as well as Sport England's Playing Fields Policy and Guidance Document, existing provision will be protected unless either a robust assessment of need demonstrates that the facility and/or land is surplus to requirement; replacement provision is made available of an equal or greater community benefit; or the application is for alternative sports and recreation facilities and/or use. In these instances, it is heavily recommended that applicants undertake pre-application discussions with Sport England prior to submitting an application to the Council.
- 4.541 Where a development proposal is on a playing field, applicants will be expected to demonstrate that the proposal complies with the relevant 'exceptions' set out in Sport England's Playing Fields Policy and Guidance, and that there will be no net loss of sports and recreation provision. Replacement playing field provision, where required, should be provided prior to the commencement of development unless exceptional circumstances justify an alternative approach agreed with the Council and Sport England. Replacement provision must be of equivalent or better quality, equivalent or greater quantity, in a suitable location, and subject to equivalent or better accessibility and management arrangements.
- 4.542 Where development affects school playing field land, and in the circumstances where the Education Authority has received consent or approval for the loss of surplus school playing fields from the Secretary of State for Education under Section 77 of the School Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided and where the proposal still complies with the NPPF and, where relevant, Sport England's Playing Fields Policy and Guidance. Applicants will still need to demonstrate that the loss of any playing field land is justified in planning terms, including by reference to the wider sporting and community need for playing field provision and the benefits to sport and recreation arising from the proposal.
- 4.543 If replacement provision is required, the applicant will need to make it available prior to the commencement of the development. As part of this, the replacement provision will need to address an identified need as defined by the Open Space, Sport and Recreation Strategies, and must be of equivalent or greater community benefit in terms of quality, quantity and accessibility.

Policy 58: Renewable Energy Infrastructure

Why the policy is needed

- 4.544 The NPPF strongly reinforces the plan-led system as the primary mechanism to deliver sustainable development over the long term. It highlights the key role of planning in helping to secure radical reductions in greenhouse gas emissions, in part through the delivery of renewable and low carbon energy and associated infrastructure.
- 4.545 National targets to become net zero by 2050 continue to drive decarbonisation efforts in all sectors of the economy, but crucially in continuing a move towards our energy needs being met predominantly through renewable sources. Actions at national level cascade locally and it is important to make best use of local renewable resources from our green spaces and coastline to support local energy needs as well as to contribute to wider regional and national system changes in the way we generate and use power and heat.
- 4.546 The Council has an ambition to have a fully decarbonised and net zero electricity grid by 2035 and to support the delivery the previous Government produced the 'Powering Up Britain: Energy Security Plan' which includes:
- Securing sufficient natural gas supplies,
 - Managing the resilience of both electricity and gas networks including reducing the final energy demand within buildings and the industry by 15% before 2030.
 - Pushing offshore wind capacity
 - Growing solar generation
 - Improving the energy efficiency of buildings.
- 4.547 This is proposed to be achieved through the Future Homes Standard and the Future Buildings Standard to support energy efficiency works. Outcomes of this include the phasing out of natural gas boilers by 2035, extending the boiler upgrade scheme to 2028, supporting the growth of heat networks and launching the energy efficiency taskforce to drive greater private action.
- 4.548 The aim of this policy is to ensure that all new developments are designed to incorporate renewable energies as much as possible by considering the design and orientation of buildings, the building form and fabrics in line with the energy hierarchy in policy 16 (Low carbon development) .
- 4.549 The Council's Renewable Energy Capacity Study provides evidence to show that the Borough has significant opportunities for solar PV with other renewable technologies being possible

Policy 58: Renewable Energy Infrastructure

The installation of renewable energy infrastructure and connections to off-shore renewable energy infrastructure are supported in principle.

Development proposals for the generation of renewable energy will be permitted where:

- a) They address risk of fire to battery storage facilities through submission and implementation of an emergency plan;
- b) They avoid an unacceptable impact on the landscape, setting and visual amenity of areas designated for their national or international importance including but not limited to National Landscapes and Parks by undertaking a Landscape Visual Appraisal/Impact Assessment;
- c) The location, scale and design, avoid or mitigate any adverse effects on the built environment, biodiversity, landscape and neighbouring uses in terms of cumulative impacts;
- d) Proposals have been sensitively integrated within the whole building including where applicable in roof profiles in order to avoid an unacceptable impact on the appearance of the existing development, communities, building and the surrounding landscape;
- e) There is no unacceptable impact on the architectural, historic, archaeological significance or on the natural environment;
- f) The noise impacts from the operational use of the proposal have been acceptably mitigated;
- g) There are opportunities for environmental/ wildlife enhancement included;
- h) Proposals restrict lighting to emergency use only and;
- i) They outline how the materials on the site will be recycled/re-used if the site reverts to its former use as a result of the proposal ceasing of the operation.

How the policy will be implemented

- 4.550 Applicants are expected to submit a sustainability checklist at the validation stage to provide information and evidence of how the requirements in the policy for renewable energy are being incorporated.
- 4.551 The Council recognises that incorporating renewable energies when it comes to conversions and extensions can be more complex than a new build. However, even with extensions to create a bigger home it can lend itself to incorporating measures within the proposal.
- 4.552 If policy reasons (such as harm to heritage assets) prevent full policy compliance the relevant evidence statement supporting the application must demonstrate why the policy criteria cannot be met in full and the degree to which each criterion is proposed to be met so that this can be assessed

4.553 When considering future applications for renewable generation any proposal is expected to consider the below:

- **Environmental Designations** - Proposed development should avoid designated environmental sites or other sensitive natural heritage sites
- **Heritage** - Proposed development should avoid harm to the significance of heritage assets
- **Biodiversity Net Gain** – How this will be incorporated into the scheme design, if it is needed
- **Landscape and visual** - All developments need to account for local landscape and visual impacts as well as any cumulative impacts associated with existing renewable energy generation this will be via the submission of a Landscape Visual Appraisal/Impact Assessment
- **Existing water courses** - Any proposed development will minimise development costs by avoiding areas close to water courses. Minimising flood risk reduces associated design requirements regarding the scale and height of electrical assets. Siting turbines in areas of flood risk would require expensive foundations and make access for maintenance more costly
- **Noise** - Wind turbines must be sited at sufficient distance from existing buildings to ensure noise levels meet national requirements. The noise requirements for non-domestic buildings are less onerous, reflecting the higher ambient noise levels in employment areas
- **Lighting** - Any lighting should be restricted to emergency use only so as to reduce power consumption
- **Infrastructure** - Proposed development should take due account of existing transport infrastructure (roads and rail) recognising the benefit of access to sites (where appropriate). Due account of the location of electrical transmission lines and microwave links should also be in place to avoid costly modifications

Policy 59: Employment and Skills Plans

Why the policy is needed

- 4.554 ONS data indicates that 20% of residents in the Borough have no formal qualifications. There is also a significant difference in the percentage of residents employed in high and low occupations between Havant and the South East region. Therefore, there is a clear need to reduce this gap by maximising opportunities to improve residents' qualifications and occupation skills.
- 4.555 The Council has worked with developers operating in the Borough to improve educational attainment and skills for many years, raising aspirations and improving job prospects. This has led to a significant number of apprenticeships and training courses as well as tangible improvements to the Borough's communities.
- 4.556 Ensuring that residents of the Borough have the skills to succeed in work is a key objective of the Council's Regeneration and Economic Development Strategy, to be delivered through apprenticeship and Sector-Based Work Academy Programmes (SWAP), and by providing quality work experience and career information and guidance for potential new local entrants to the construction sector, especially school aged children and young people.

Policy 59: Employment and Skills Plans

Development proposals for residential developments of 50 dwellings or more (gross) and commercial developments of at least 2,000 sqm floorspace (gross external area) will be permitted where they provide a site specific Skills and Employment Plan to support the Borough's residents to access employment and skills training.

How the policy will be implemented

- 4.557 Employment and Skills Plans use the Construction Industry Training Board (CITB) framework¹⁶¹ for outputs to generate the required outputs in terms of on-site measures towards providing training and jobs for local people. The Council's Economic Development Team will write site specific Employment and Skills Plans, in consultation and in agreement with the developer to ensure that they are aligned to local need and stakeholders' aspirations. This could involve securing on-site apprentices and educational opportunities for young people.
- 4.558 Where on site measures are not possible, the Employment and Skills Plan will require a suitably scaled financial contribution to enable an equivalent programme of training to take place off-site. This will be calculated from KPIs from the Social Value Portal¹⁶² or a suitable equivalent if this is replaced. Further details can be found in the Council's Developer Contributions Guide.

¹⁶¹ Endorsed by the National Skills Academy for Construction

¹⁶² <https://www.socialvalueportal.com/>

Policy 60: Community New Development Officers

Why the policy is needed

- 4.559 New development will only be successful if it integrates well with the Borough's existing communities. Substantial urban extensions will usually by their nature constitute a sub-area of the existing community, with new residents often physically separated to a degree from the existing community, particularly where there is a new access onto the main highway network. As such, developments of 40 dwellings (gross) or more will be expected to contribute towards a network of Community New Development Officers, although some schemes smaller than this may by their nature require this measure as well. This could for example be due to a sensitive use such as a school being in proximity to the new development.
- 4.560 These officers take the lead on community development and resident involvement by ensuring that residents (new and existing) integrate into the wider community, to build community cohesion and promote neighbourhood identity. They will work with partners and residents to create clear channels of communication and maximise opportunities that improve the wellbeing of the community.

Policy 60: Community New Development Officers

Developments for 40 (gross) or more dwellings will be required to contribute towards a network of Community New Development Officers, to help residents in the development to integrate into the wider community, build community cohesion and promote neighbourhood identity.

Major developments smaller than 40 (gross) may need to provide a contribution depending on the nature of the scheme.

How the policy will be implemented

- 4.561 The planning obligation covering Community New Development Officers will be secured through a legal agreement associated with relevant planning permissions. Community New Development Officers will be employed and coordinated by the Council. This enables the Council to deploy the resource flexibly, ensuring that an officer is in place from the start of the process, manage periods of absence and ensure that smaller developments, which do not in and of themselves require a dedicated officer, can be covered.
- 4.562 Development schemes of 40 or more dwellings represent a scale of development where a Community New Development Officer will be required. For schemes of less than 40 dwellings, this may be required depending on the nature of the development in question and the presence of any sensitive uses close by (for example a school). Whether or not a Community New Development Officer is required on schemes of less than 40 dwellings should be determined through the pre-application process.
- 4.563 They will typically be put in place prior to commencement and remain in place until several months after final completion, depending on the scale of the development in question. The officer will arrange and attend liaison meetings between the housebuilder, the Council and the existing community throughout the construction period to ensure that the new development is contributing positively to the community it will eventually be a part of.

- 4.564 During construction period, the New Community Officer will be able to assist the housebuilder in ensuring that the scheme is built out as swiftly as possible, in line with the planning permission which has been issued. As part of this, they will liaise with the housebuilder regarding submissions for discharging conditions so that they are submitted in a timely manner and with the required documentation. They will be a first port of call for both the housebuilder and residents in the existing community.
- 4.565 As new residents begin moving into the scheme, the officer will work to set up community meetings and events with both new and existing residents, enabling the new development to be successfully assimilated into the existing community. They will also assist residents of the new development in setting up any management company to manage and maintain common parts of the development.

APPENDICES

Appendix 1: Housing trajectory

Year	Net Number of dwellings	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Year in Strategic Housing and Economic Land Availability Assessment (SHELA)					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Confirmed completions		1179	495	368	316																	
Planning permissions																						
Planning permissions (implemented/under construction, some/all conditions discharged/in the process of being discharged)		643				206	133	101	104	5	4											
Planning Permissions (minor, <10 dwellings)		130				130																
Planning permissions (major, 10 and more dwellings)		113					33	50	30													
Planning permissions: older persons housing (minor, not yet implemented)						-3																
Rounded dwelling equivalent based on Housing Delivery Test Measurement Technical Note, 2023		-3				-3																
Planning permissions: older persons housing (major, not yet implemented)							48															
Rounded dwelling equivalent based on Housing Delivery Test Measurement Technical Note, 2023		25					25															
Planning permissions: older persons housing (major, permission implemented)						64	78															
Rounded dwelling equivalent based on Housing Delivery Test Measurement Technical Note, 2023		75				34	41															
Total		984				368	174	249	154	35	4											
Allocations (housing)																						
EM01 and EM02a & EM02b Land north of Long Copse Lane		325										30	50	50	50	50	50	45				
EM08a Land south of Havant Road (Horse's Field)		85												30		30	25					
HA02 Helmsley House		30								10								20				
HA06 Land east of Castle Avenue		184								14	50	50	50	20								
HA14 Land at Pale Road		83									42	41										
HA20 Kingscroft Farm		120					26	52		42												
HA21 Portsmouth Water Headquarters		120									80	60										
LP01 Cabbagefield Row		150												50		50	50					
LP02 Stroudland Court		81															24	26	51			
LP07 Former Electricity Round, Burtons Road		90											30	38		12						
WA03 Padnall Grange		84								39	39	5										
WA06 Blue Star		69								32	37											
WA9 Goodwillies Timber Yard		96							30	36	50											
WA14 South Downs College Car Park		85					30	55														
WA15 Campdown		590									28	75	75	75	75	75	75	75	75	37		
Total		2192					56	137	173	286	292	214	264		217	224	151	171	37			
Allocations (older persons housing)																						
HA09 and HA10 Former Oak Park School		90												30								
Rounded dwelling equivalent based on Housing Delivery Test Measurement Technical Note, 2023		47												47								
LP05 Dunsbury Way		70									70											
Rounded dwelling equivalent based on Housing Delivery Test Measurement Technical Note, 2023		37									37											
Total (dwelling equivalent)		84									37			47								
Small/medium housing sites of 1ha or less in size																						
EM06 Fowley Cottage		9					9															
HA17 Land at the western end of Lower Road		14									14											
H017 115 Elm Grove		7					7															
Total		30					7	9			14											
Broad locations																						
BLS Southleigh		1650									50	100	150	150	150	150	150	150	150	150	150	150
Total		1650									50	100	150	150	150	150	150	150	150	150	150	150
Windfall allowance (discounted)																						
Total		1275						83	83	83	85	85	85	85	83	83	85	85	85	85	85	83
Total housing supply																						
Total (completions, permissions)		2163	495	368	316	368	174	249	154	35	4											
Total (allocations, small/medium housing sites, broad locations, windfall)		5231					7	9	141	222	258	472	447	449	546	452	459	386	406	272	235	235
Total		7394	495	368	316	368	181	258	295	257	258	476	447	449	546	452	459	386	406	272	235	235

Appendix 2: Monitoring framework

It is essential that the policies in the Local Plan are both deliverable and effective so as to be able to implement the plan's vision. The Local Plan and its policies are vital for ensuring that the Council delivers sustainable development and economic growth, providing infrastructure and ensuring ongoing environmental protection.

The Council will publish Annual Monitoring Reports (AMRs), which will provide the mechanism for reporting on the effectiveness of the policies in the plan and whether they are delivering the vision of the plan as a whole. The AMR will use a range of indicators to give a clear indication on whether a partial or full review of the plan is required.

The table below proposes the monitoring indicators that the Council will use to monitor the plan, though this will be kept under review if additional or different sources of information and data are available.

Topic	Local Plan Policies	How it will be monitored
Development Strategy	Policy 1: Development Strategy	Number of sites included on the brownfield register Updates to Flood Risk Information Progress of FCERM schemes Major planning permissions granted on appeal
	Policy 2: Defined Settlement Boundary	Number of permissions granted for development outside the settlement boundary
	Policy 3: Regeneration	Number and nature of permissions granted for development within the broad locations
	Policy 4: Infrastructure and Environmental Mitigation to Support Development	Number and nature of permissions granted for infrastructure schemes or which include strategic infrastructure enhancements
Housing Need and Supply	Policy 6: Amount of Housing	Housing completions Planning permission granted for site allocations within the Local Plan Number of planning permissions granted on PDL
	Policy 8: Five Year Housing Land Supply	Delivery timescales as submitted through site proformas requested from developers
	Policy 38: Affordable Housing	Total completions of affordable housing units

Topic	Local Plan Policies	How it will be monitored
		Completions of affordable housing units by tenure
	Policy 40: Retirement and Specialist Housing	Number and nature of permissions granted for specialist accommodation for older people
	Policy 42: Self and Custom Build Housing	Number of permissions granted for self and custom build housing Number of people entered on the Custom Self Build Register
	Policy 43: Gypsies, Travellers and Travelling Showpeople	Number of permissions granted for gypsy, traveller and travelling showpeople accommodation
Employment	Policy 7: Amount of Employment	Total floorspace gains and losses
	Policy 44: Protecting Employment Uses	Total floorspace gains and losses
	Policy 16: Low Carbon Development	Number of permissions granted for renewable and low carbon energy schemes.
Natural Environment	Policy 20: Biodiversity Net Gain	The Annual Biodiversity Monitoring Report including details of BNG provision through planning permissions
	Policy 23: Recreation Disturbance on International Sites	Bird Aware Annual Report including number of payments towards Bird Aware Solent for recreational disturbance mitigation
	Policy 24: Water Quality Effects on International Sites	Solent Mitigation Partnership annual nutrient mitigation supply and demand report detailing supply and likely demand for nutrient mitigation by catchment
	Policy 26: Solent Wader and Brent Goose Strategy Sites	Number of permissions granted which impact Solent Wader and Brent Goose sites Any update or review of the Solent Wader and Brent Goose Strategy and associated mapping
Flood Risk and the Coast	Policy 27: Flood Risk	Progress of FCERM schemes Updates to Flood Risk Information Number of planning permissions granted in areas at risk of flooding
	Policy 29: Development on the Coast	Number and type of permissions granted within Coastal Change Management Areas

Topic	Local Plan Policies	How it will be monitored
Heritage and Landscape	Policy 30: Nationally Protected Landscapes	Number of permissions granted for new housing or commercial floorspace within the Chichester Harbour National Landscape
	Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets	Changes to the local list of non-designated heritage assets
Retail and Leisure	Policy 45: Town, District and Local Centres	All losses of class E uses within the boundaries of the town, district and local centres through planning permissions being granted.
Infrastructure	Policy 4: Infrastructure and Environmental Mitigation to Support Development	Planning permissions granted which include infrastructure as set out in Policy 4
	Policy 55: Protecting Open Space	All losses of open space approved through planning permission being granted
	Policy 57: Sport and Recreation Facilities	Number of planning permissions providing sport and recreation facilities All losses of sport and recreation facilities through planning permission being granted
	Policy 58: Renewable Energy Infrastructure	Number of planning permissions granted for commercial scale renewable electricity generation
	Policy 59: Employment and Skills Plans	The output and outcomes of employment and skills plans submitted to the Council following granting of planning permission

Appendix 3: Local Plan Glossary

Terms	Definition
Active travel	Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes (adapted from the definition in the Future of Mobility: urban strategy. Active travel: local authority toolkit - GOV.UK (www.gov.uk))
Adoption	The final confirmation of the approval of a Local Plan or Supplementary Planning Document by a local planning authority (LPA). This is done by a vote at Full Council.
Affordable housing	Social and affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the open market (including housing that provides a subsidised route to home ownership and/or is for essential local workers), Broadly the definition include: (a) Affordable housing for rent; (b) Starter Homes; (c) Discounted market sales housing; (d) Other affordable routes to home ownership. A full definition can be found in the NPPF at: https://www.gov.uk/government/collections/revised-national-planning-policy-framework
Air Quality Management Area (AQMA)	Air Quality Management Areas are designated by Local Authorities where air quality objectives are not being met
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Ancient Tree	A tree of great age in relation to others of the same species.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Annual Monitoring Report (AMR)	A report, published in December, which assesses progress with implementing the Local Plan. It also sets out the Borough's five year housing land supply position.
Appropriate Assessment	An Appropriate Assessment (AA) forms part of a Habitats Regulations Assessment (HRA) and is required under the Habitats Directive (92/43/EEC)142 for any plan or project likely to have a significant effect on

Terms	Definition
	European sites designated for nature conservation. It should seek to establish whether the plan will adversely affect the ecological integrity of European sites.
Article 4 direction	A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015) which withdraws permitted development rights granted by that Order. In Basingstoke and Deane, there are Article 4 Directions in some parts of the Borough to prevent changes to conservation areas, the formation of new houses of multiple occupation, and the conversion of commercial properties to homes
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biodiversity Net Gain (BNG)	An approach to ensure development contributes to the recovery of nature. It is a way of making sure the habitat for wildlife is in a better state than it was before development.
Brownfield	Land which has been previously developed.
Buildings at Risk	Historic buildings which are included on the Council's Buildings at Risk Register, due to their risk of irreversible damage or loss due to neglect, decay, deliberate or accidental damage. Buildings at risk may be listed, within conservation areas, or not subject to any designation or statutory protection.
Buffer Zone	An area of land separating certain types of development from adjoining sensitive land uses.
BR	Building Regulations
BREEAM	Building research Establishment Environmental Assessment Method - for assessing, rating and certifying the sustainability of buildings, infrastructure and Masterplanning projects. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.
Call for Sites	An exercise whereby the Council asks for sites to be nominated as potential allocations in the Local Plan.
Car Clubs	Car clubs allow users to access a vehicle without owning one and can offer a flexible, cost-effective alternative to private car ownership or leasing. As car club vehicles are often newer, they tend to have lower emissions than private cars, which helps to reduce carbon emissions and air pollution.

Terms	Definition
Carbon Neutral	A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.
CEMP	Construction Environmental Management Plan
CIBSE	Chartered Institute of Building Services Engineers
Circular Economy	An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of 'make, use, dispose'
Climate Emergency	A Climate Emergency was declared by Ealing Council in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate and vital action. Ealing Council has aimed to become carbon neutral as a Borough and an organisation by 2030.
Coastal Management Area	An area identified in the Local Plan as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Community Open Space	Community Open Space is protected from development so that it is available as open space for the community, but not with full public access.
Cooling Hierarchy	Ensures internal heat generation is minimised through efficient design measures first.
Common Parts	Typically include, but are not limited to, Sustainable Drainage Systems and other flood risk management measures; highways including roads, paths, parking areas and associated lighting; foul drainage systems and infrastructure; landscaping and trees; land for ecology; public and green opens spaces.
Community Infrastructure Levy (CIL)	A levy that allows local authorities to raise funds from owners/developers of land undertaking new building projects to help pay for the infrastructure needed to support the development.
Community Use Agreement (CUA)	A Community Use Agreement (CUA) is a formal legal agreement between an educational facility, the Local Planning Authority, and sometimes Sport England. It ensures that school-owned sports and leisure facilities remain safely accessible to the public outside of traditional school hours
Compulsory Purchase	Compulsory purchase or a compulsory purchase order (CPO) is a legal function that allows public bodies to apply to the Government for powers to obtain land or property without the owner's consent.

Terms	Definition
Conservation Area	An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees
Countryside	In planning terms, an area outside of the settlement boundary where more restrictive policies would be applied.
Density	In the case of the Building a Better Future Plan, density is defined as the number of dwellings per developable hectare, after removing items like roads, open space and sustainable drainage systems.
Design and Access Statement (DAS)	A report accompanying and supporting a planning application, which should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development. It should also explain how the design ensures that all users will have equal and convenient access to the development
Designated Sites	Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC) and Sites of Special Scientific Interest (SSSI)
Development Plan	A plan that sets out our policies for the development and use of land. It identifies areas for particular types of development, such as housing
District Centre	A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from a town centre but with more variety than local centres.
Dwelling	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
Embodied Carbon	In the context of this plan, the amount of carbon dioxide or greenhouse gas emissions associated with construction of a building or development.
Employment Land Review (ELR)	A key component of the evidence base to support the delivery of the Local Plan, the study aims to assess the potential of existing and planned employment land, and its ability to meet economic needs.
Energy Hierarchy	A framework to encourage a reduction in consumption first and only then seeking a clean supply second
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Terms	Definition
EPDs	Environmental Product Declarations. A verified and transparent document that reports the environmental impact of a product throughout its entire life cycle
Energy Use Intensity (EUI)	Energy Use Intensity. A metric measuring a building's annual energy consumption relative to its size.
European Site	This includes Special Areas of Conservation (SPAs), Special Areas of Conservation (SACs) and are defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010. Ramsar sites are treated the same as European sites in the National Planning Policy Framework.
Extra Care Housing	Extra Care housing provides a tenure range of self-contained accommodation which provides flexible care and support arrangements to meet the increasing needs of people as they get older and/or become more disabled whilst enabling them to live independently. This type of care offers higher levels of support than sheltered housing, resulting in it being a popular alternative to care homes.
Fabric First	Increases a buildings energy efficiency by prioritising its physical structure first to reduce the carbon associated
Flora and Fauna	Plants and animals of a place.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Flood Zones	The Environment Agency designate flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain. Refer to the NPPF for more detail.
FSC	Forestry Stewardship Council
Full Application	A planning application seeking full planning permission for a development proposal, with no matters reserved for later planning approval.
Green Infrastructure	Natural areas which provide environmental, social and economic benefits.
Greenhouse Gas Emissions	Emissions that are put into the atmosphere from burning fossil fuels.
Gypsies and Travellers	The term 'Gypsies and Travellers' is difficult to define as it does not constitute a single, homogenous group, but encompasses a range of groups with different histories, cultures and beliefs including: Romany Gypsies, Welsh Gypsies, Scottish Gypsy Travellers and Irish Travellers. Gypsies and Travellers experience some of the worst outcomes of any group, across a wide range of social indicators. It includes such persons who on

Terms	Definition
	grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excludes members of an organised group of travelling showpeople or circus people travelling together as such.
Habitats Regulations	Refers to the habitats and Conservation of Species Regulations 2010, which provide for the designation and protection of European sites. Under these regulations, the Local Plan has to have a specific assessment to make sure that it would not be likely to cause a significant effect to a European site. This is called a Habitats Regulations Assessment.
Health Impact Assessment (HIA)	A process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. The Health Impact Assessment recommends measures to maximise positive impacts, minimise negative impacts, and reduce health inequalities.
Heritage Impact Assessment	A document which sets out the heritage significance of a site, and considers the potential impacts on that significance resulting from a proposed change or alteration
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.
Housing Needs Assessment (HNA)	An assessment that looks to understand and investigate the nature and make-up of current and future housing needs across the area
Housing Trajectory	A tool to compare how much housing the authority will provide against its requirement and manage the supply.
Infrastructure Delivery Plan (IDP)	Forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the Borough and provides an overview of the way infrastructure is planned and the organisations involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure and forms the basis for assessing contributions that would be sought to meet the needs for new development.
LETI	Low Energy Transformation Initiative. A voluntary network of over 1,000 built environment professionals, working together to put the UK and the planet on the path to a zero carbon future.
Listed Buildings	Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.

Terms	Definition
Local Development Order	A Local Development Order is a tool that a local authority can use to grant permission for certain types of development within a specified area, and can therefore be used to simplify the planning process.
Local Green Space	A type of green space protected for its particular local significance according to criteria in the National Planning Policy Framework.
Local Planning Authority (LPA)	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to 'local planning authority' apply to Havant Borough Council for the purposes of this Local Plan.
Local Transport Plan (LTP)	A plan setting out the strategy and priority for transport.
Low Carbon	Refers to a process that produces a reduced amount of GHG/ carbon over a lifecycle.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Management Plan	A plan for the detailed, sometimes day-to-day management or conservation of communal and/or important areas in a new development.
Market Housing	Private housing for rent or for sale where the price is set in the open market.
Masterplan	A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent planning applications.
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Mineral Safeguarding Area	An area designated by the Minerals Planning Authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Mitigation (Climate)	Removing and reducing greenhouse gas emissions
Mixed use (or mixed-use development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Terms	Definition
Multi-Use Games Area (MUGA)	A fenced, non-turf surfaced area, marked out, and an adequate size for at least two of the following sports: tennis, netball, basketball and five-a-side football. (Source of definition: Sport England)
National Landscape	A landscape protected at national level due to its character and natural beauty. Formerly known as Areas of Outstanding Natural Beauty (AONBs).
National Planning Policy Framework (NPPF)	The NPPF sets out Central Government's planning policies for England and how these are expected to be applied. All local planning policies should take account of policies contained within the NPPF and this is a key test in the examination of a Local Plan.
Neighbourhood plans	A plan prepared by a Parish Council or designated Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Net Zero	The balance between the amount of greenhouse gases produced and the amount removed from the atmosphere
Net Zero Carbon	Achieving a balance between the carbon emitted into the atmosphere, and the carbon removed from it (source of definition: Energy Saving Trust)
Non-designated heritage Assets	Buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which have not been designated as Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens or registered battlefields. Non designated heritage assets may be locally listed, but local listing is not a pre-requisite for recognition as a non-designated heritage asset.
Non-householder	All development which is not classified as an amendment or change to a dwellinghouse.
Older people	People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass, accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Partnership for Urban South Hampshire (PUSH)	A partnership of twelve local authorities in South Hampshire, set up to co-ordinate economic development, transport, housing and environmental policy. Often referred to as the 'sub-regional level'.

Terms	Definition
Passivhaus	A standard for houses that are very environmentally friendly because they can be kept at a comfortable temperature using no or almost no energy, or a house that meets this standard (source of definition: Cambridge Dictionary).
Planning Appeal	There is a right for applicants to appeal against a decision on a planning application.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Practice Guidance (PPG)	Planning Practice Guidance (PPG): National guidance on planning practice that can be found at Planning practice guidance - GOV.UK (www.gov.uk)
Playing field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary shopping area	Primary shopping areas are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.
Ramsar site	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regeneration	The economic, social and environmental renewal and improvement, in particular of urban areas.

Terms	Definition
River Basin Management Plans (RBMPs)	Strategic legal frameworks designed to protect and improve the water environment, including rivers, lakes, canals, groundwaters, and coastal waters.
Regeneration	The economic, social and environmental renewal and improvement, in particular of urban areas.
Retrofit	In the context of this plan, to alter a building that has already been built to improve its environmental performance.
SAP	Standard Assessment Procedure. The UK Government's official methodology for assessing the energy performance and carbon emissions of residential buildings
Scheduled Ancient Monument	Specified nationally important archaeological sites.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Sense of Place	Creating somewhere that is recognisably distinct, but also simultaneously strengthens the local distinctiveness of an existing settlement/community.
Sequential Test (Flood Risk)	A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.
Sequential Test (Town Centre Uses)	A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interest of vitality and viability
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement Boundary	The dividing line between the urban area and countryside to define where planning policies apply. There is a presumption against new development beyond the defined settlement boundaries, in particular against new residential or commercial development.
Shared Ownership	An affordable housing product where a proportion of the property is purchased and the remainder rented from the Registered Provider.

Terms	Definition
Shoreline Management Plans	A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes. Havant Borough is covered by the North Solent Shoreline Management Plan.
Site of Importance for Nature Conservation (SINC)	A local site which is of substantive nature conservation value. The Site of Importance for Nature Conservation system in Hampshire is managed by Hampshire Biodiversity Information Centre on behalf of the Hampshire Biodiversity Partnership. Such sites are often referred to as Local Wildlife Sites, Local Sites or Sites of Nature Conservation Importance.
Special Areas of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries.
Site of Special Scientific Interest (SSSI)	A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).
Solent Recreation Mitigation Partnership (SRMP)	A partnership consisting of 13 Solent Local Planning Authorities, Natural England, the RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The objective of the group is to guide the implementation of mitigation measures to ensure that additional recreational activity through new development would not result in harm to the SPAs.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of the Local Plan, the assessment aims to identify sites with potential for housing, assess their capacity, and timing for development.
Strategic Housing Market Assessment (SHMA)	A SHMA considers the local housing market and the type, size and tenure of homes which are needed across the housing market area. It previously identified how many homes were needed, which is now set out through the Government's standard need methodology.
Supplementary Planning Document (SPD)	Provides additional guidance at a level of detail that would not be appropriate in a Local Plan. They do not create new or amend existing policies in a Local Plan.
Sustainability Appraisal	An assessment of proposed policies or plans judged against the concept of sustainable development.

Terms	Definition
Sustainability/ Sustainable Development	Development that meets the economic, environmental and social needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SuDS)	A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channeling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.
Site Waste Management Plan (SWMP)	A document detailing how materials will be managed and waste reduced or recycled during construction.
Transport assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Tree Preservation Order (TPO)	A Tree Preservation Order is an order made by a Local Planning Authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
Townscape	The view or scene of buildings and structures in an urban area.
Viability	A financial appraisal of the profit and loss arising from a proposed development, taking into account the estimated value of the scheme upon completions and other building and development costs incurred delivering the scheme.
Windfall Development/Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
Written Ministerial Statement (WMS)	A formal statement made by a government minister to Parliament that updates national policy

Appendix 4: Superseded policies

Current Adopted Local Plan (Core Strategy 2011)			Replacement by Building a Better Future Plan policy
Core Strategy Policies	Policy Ref.	Policy Title	Policy Title
	CS1	Health and Wellbeing	Policy 12: Health
	CS2	Employment	Policy 7: Amount of Employment
	CS3	Skills and Employability	Policy 7: Amount of Employment Policy 44: Protecting Employment Uses
	CS4	Town, District and Local Centres	Policy 46: Town, District and Local Centres
	CS5	Tourism	Policy 2: Defined Settlement Boundary Policy 3: Regeneration Policy 10: Supporting a Strong and Prosperous Economy
	CS6	Regeneration of the Borough	Policy 3: Regeneration
	CS7	Community Support and Inclusion	Policy 10: Supporting a Strong and Prosperous Economy Policy 40: Retirement and Specialist Housing
	CS8	Community Safety	Policy 13: High Quality Design
	CS9	Housing	Policy 6: Amount of Housing Policy 14: Housing Density
	CS10	Gypsies, Travellers and Travelling Showpeople	Policy 43: Gypsies, Travellers and Travelling Showpeople
	CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough	Policy 21: International and National Nature Conservation Sites Policy 22: The Local Ecological Network Policy 30: Nationally Protected Landscapes Policy 31: Trees, Hedgerows and Woodland Policy 32: The Historic Environment Policy 33: Conservation Areas

Current Adopted Local Plan (Core Strategy 2011)			Replacement by Building a Better Future Plan policy
			Policy 34: Listed Buildings Policy 35: Archaeology Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets Policy 37: Improvements in Energy Performance of Historic Assets
	CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)	Policy 30: Nationally Protected Landscapes
	CS13	Green Infrastructure	Policy 5: Green and Blue Infrastructure Policy 55: Protecting Open Space
	CS14	Efficient Use of Resources	Policy 16: Low Carbon Development
	CS15	Flood and Erosion Risk	Policy 27: Flood Risk
	CS16	High Quality Design	Policy 13: High Quality Design
	CS17	Concentration and Distribution of Development within the Urban Areas	Policy 2: Defined Settlement Boundaries
	CS18	Strategic Site Delivery	Policy 4: Infrastructure and Environmental Mitigation to support development
	CS19	Effective Provision of Infrastructure	Policy 4: Infrastructure and Environmental Mitigation to support development
	CS20	Transport and Access Strategy	Policy 53: Accessibility, Transport and Parking
	CS21	Developer Requirements	Policy 4: Infrastructure and Environmental Mitigation to support development
Development Management Policies	<i>Health and Wellbeing - Community Facilities, Recreation and Open Space</i>		
	DM1	Recreation and Open Space	Policy 55: Protecting Open Space Policy 56: Provision of Public Open Space in New Developments Policy 57: Sport and Recreation Facilities

Current Adopted Local Plan (Core Strategy 2011)			Replacement by Building a Better Future Plan policy
	DM2	Protection of Existing Community Facilities and Shops	Policy 48: Protecting Existing Community Facilities
	<i>Promoting Havant Borough's Economy</i>		
	DM3	Protection of Existing Employment and Tourism Sites	Policy 44: Protecting Employment Uses
	DM4	Static Holiday Caravan Development	
	DM5	Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses	Policy 47: Food, Drink and Entertainment Uses
	DM6	Coordination of Development	
	<i>Housing</i>		
	DM7	Elderly and Specialist Housing Provision	Policy 40: Retirement and Specialist Housing
	<i>Caring for Our Borough</i>		
	DM8	Conservation, Protection and Enhancement of Existing Natural Features	Policy 21: International and National Nature Conservation Sites Policy 22: The Local Ecological Network Policy 25: Protected and Notable Species
	DM9	Development in the Coastal Zone	Policy 29: Development on the Coast
	DM10	Pollution	Policy 49: Amenity and Pollution
	<i>Infrastructure - Transport</i>		
	DM11	Planning for More Sustainable Travel	Policy 53: Accessibility, Transport and Parking
	DM12	Mitigating the Impacts of Travel	Policy 53: Accessibility, Transport and Parking
	DM13	Car and Cycle Parking on Residential Development	Policy 53: Accessibility, Transport and Parking
	DM14	Car and Cycle Parking on Development (excluding residential)	Policy 53: Accessibility, Transport and Parking
	DM15	Safeguarding Transport Infrastructure	Policy 53: Accessibility, Transport and Parking
	DM16	Freight Transport	Policy 53: Accessibility, Transport and Parking

Havant Borough Local Plan (Allocation Plan 2011)			Replacement by Building a Better Future Plan policy
Strategic Policies and Allocations			
	AL1	Presumption in Favour of Sustainable Development	Policy 1: Development Strategy
	AL2	Urban Area Boundaries and Undeveloped Gaps between Settlements	Policy 2: Defined Settlement Boundary
	AL3	Town, District and Local Centres	Policy 45: Town, District and Local Centres
	AL4	Coastal Change Management Areas	Policy 29: Development at the Coast
	AL5	Cross-Borough Bus Rapid Transport Route	Policy 4: Infrastructure and Environmental Mitigation to Support New Development
	AL6	Havant Thicket Reservoir Pipeline	
	AL7	Hermitage Stream	
	AL8	Local Green Spaces	Policy 55: Protecting Open Space
Development Allocations: Emsworth			
	EM1	Emsworth Housing Allocations	
	EM2	Emsworth Employment Allocation	
Development Allocations: Havant and Bedhampton			
	HB1	Havant and Bedhampton Housing Allocations	
	HB2	Havant and Bedhampton Employment Allocations	
	HB3	Havant and Bedhampton Mixed Use Allocations	
Development Allocations: Hayling Island			
	HY1	Hayling Island Housing Allocations	
	HY2	Hayling Island Mixed Use Allocations	
Development Allocations: Leigh Park			

Havant Borough Local Plan (Allocation Plan 2011)			Replacement by Building a Better Future Plan policy
	LP1	Leigh Park Housing Allocations (Sites)	
	LP2	Leigh Park Housing Allocations (Garage Courts/Parking Areas)	
	LP3	Leigh Park Mixed Use Allocations	
Development Allocations: Waterloo			
	WA1	Waterloo Housing Allocations	
	WA2	Waterloo Mixed Use Allocations	
Development Management Policies			
	DM17	Contaminated Land	Policy 52: Contaminated Land
	DM18	Protecting New Development from Pollution	Policy 49: Amenity and Pollution
	DM19	Small Shops outside Town, District and Local Centres	Policy 46: Local Shops Outside of Designated Centres
	DM20	Historic Assets	Policy 32: The Historic Environment Policy 33: Conservation Areas Policy 34: Listed Buildings Policy 35: Archaeology Policy 36: Locally Listed Buildings and Non-Designated Heritage Assets Policy 37: Improvements in Energy Performance of Historic Assets
	DM21	Shopfronts, Signs, Security Shutters and Advertisements	Policy 13: High Quality Design
	DM22	New Cemeteries	
	DM23	Sites for Brent Geese and Waders	Policy 26: Solent Wader and Brent Goose Strategy Sites
	DM24	Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development	Policy 23: Recreational Disturbance on International Sites
	DM25	Managing Flood Risk in Emsworth	Policy 27: Flood Risk



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