

BUILDING

A BETTER FUTURE



What it is

How far we've come

How will it help our residents?

Havant
BOROUGH COUNCIL

FOREWORD



**Councillor
Jonathan Hulls**

Cabinet Lead
for Coastal,
Communities &
Local Plan

**Councillor
Gillian Harris
MBE**

Leader of
Havant
Borough
Council

The Building a Better Future 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 the plan will provide 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. The 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.

The 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.

WHY HAVE A LOCAL PLAN?

Every council in the country must produce a Local Plan. The document provides a blueprint for all development in the borough for the long term.

A Local Plan includes numerous local policies setting out how and where development should take place. If no plan is in place – or is considered out of date – then these cannot be considered in planning decisions.

Central government has a standard method for calculating housing need. However, only a Local Plan can set a realistic housing target for the area, taking into account available land and environmental constraints of the area.

A Local Plan is approved by a government inspector. Its validation provides the council with a government-approved strategy that clearly defines to developers what can be built and where.

By meeting central government requirements with its Local Plan, the council is best placed to have local leverage and make sure the development is high quality and will stand the test of time.

If a council does not produce a suitable Local Plan, central government will intervene and produce the plan. In the meantime, the council will not be able to stop piecemeal development or demand the necessary infrastructure to support it.

With Local Government Reorganisation, a new Local Plan offers an opportunity to leave a legacy for Havant Borough to guide development decisions to be taken by the new unitary authority.

Only an approved Local Plan can provide the council with the opportunity to capture significant additional local benefits with developments that support the environment, infrastructure, transport and residents' quality of life.

THE ADVANTAGES OF A LOCAL PLAN

Previously adopted versions of the Local Plan have delivered additional local benefits where development took place. Examples include:



HAMPSHIRE FARM

- A total of £825,000 in transport infrastructure, including highways works, public transport services and walking and cycling paths.
- Extensive open space provision as part of the development and £130,000 funding towards its ongoing maintenance.
- £55,000 of improvement works to playing pitches and courts in Emsworth.
- On-site allotments.

WEST OF WATERLOOVILLE

- Employment of a dedicated officer to help build a community as the development progresses.
- Extensive open space, including youth facilities, natural green space and a meadow.
- A new primary school, two community facilities and a sports pavilion.
- Award winning, sustainably designed drainage systems.
- A hotel, pub, older people's housing and employment development.
- Off-site infrastructure including highways works and support for Waterlooville town centre.
- Effective coordination of development and infrastructure across two local authorities.

WHAT HAPPENS WITHOUT AN UP-TO-DATE LOCAL PLAN?

Not having an up-to-date Local Plan makes a real difference when new developments are proposed and this is being felt in many places across the country. The two local examples below show what could happen without one....



LOWER ROAD, BEDHAMPTON

- A developer appealed against non-determination of an outline application for 43 dwellings on a greenfield site.
- The Council had concerns regarding the adequacy of the surface water system but this was addressed through the submission of further information.
- The Inspector acknowledged the loss of best and most versatile land but found there were insufficient brownfield sites to meet the housing shortfall.
- The proposal would cause low to moderate harm to the Conservation Area, to be weighed against its public benefits.
- The Council's 1.8-year housing land supply was considered severe, with little prospect of being remedied in the near future.
- The developer was successful in its appeal.



BROAD ROAD, NUTBOURNE AND DRIFT LANE, CHIDHAM

- Before it was able to adopt its Local Plan, Chichester District Council refused applications for 132 homes at Nutbourne and 68 at Chidham.
- Both sites were outside the Chichester Harbour National Landscape, but within its setting.
- At appeal, the Inspector found that there was insufficient housing supply, the sites would reduce the housing shortfall and landscape harm could be mitigated and so the appeals were allowed.
- Now that it has a Local Plan in place, there is greater control over where development is located.

CHALLENGES AND OPPORTUNITIES

Based on projections, the borough's population will increase by 6,686 by 2043.



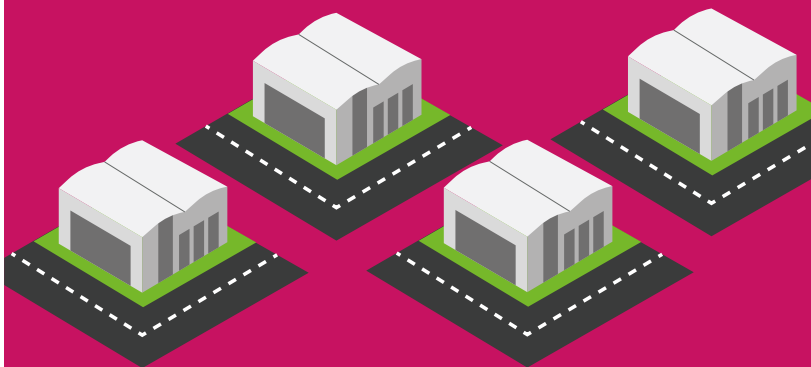
With 56km of shoreline and increasing built environment, Havant is challenged by the expected increase in sea levels.



29% of the borough's population will be aged 65 and over by 2043.



The Dunsbury Park freeport tax site offers the opportunity to deliver significant new employment floorspace.



Havant has a housing affordability ratio of 9.2 in 2026 – this means on average, a home in Havant costs almost ten times the average annual salary.



According to waiting list data, there are 1,477 households in need of affordable homes within the borough.



Opportunities to regenerate and invest in Havant, the Civic Campus and Waterloooville and Leigh Park Town Centres.



WHAT THE LOCAL PLAN WILL PROVIDE...

7,432 new homes in the borough.



Southleigh – a new community providing 2,100 new homes and associated facilities.



Energy efficiency standards will reduce the total heating and energy demand in new homes and will assist the borough to be net zero by 2045.

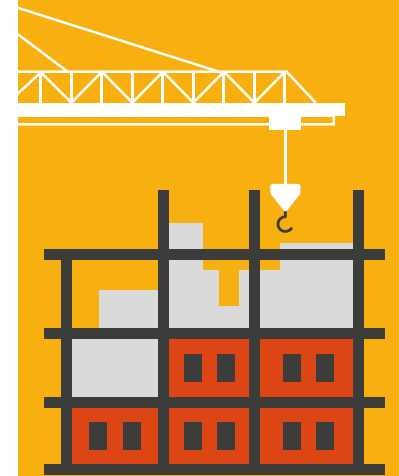


23 allocated development sites for housing.

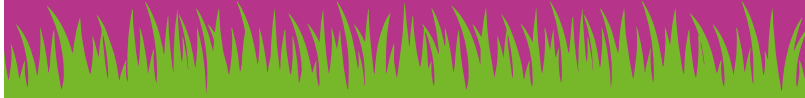
A quarter of new homes built to be adaptable so that older people can stay in their own home for longer.



Development (and redevelopment) of allocated employment sites throughout the borough.



At least 30% affordable housing on greenfield housing sites, with a reduced requirement on brownfield sites to incentivise their delivery.



Regeneration of old town centres to provide new housing, and engaging social spaces to enjoy.



47 separate local policies covering the environment, infrastructure, housing and commercial development.



CONTENTIOUS ELEMENTS OF THE BUILDING A BETTER FUTURE PLAN

Understandably with such an emotive subject, some residents have concerns with elements of the Local Plan. A number of sites are contentious with these examples:

ALLOCATION 1 - SOUTHLEIGH



Controversial due to impacts on local roads, healthcare and education.

The Plan safeguards land for a future walking, cycling and public transport bridge (subject to transport assessment). The site will deliver significant new infrastructure including a primary school, community facilities and a local centre. It will also need to mitigate its impact on existing infrastructure provision.

ALLOCATION 2 - LONG COPSE LANE



Controversial due to impact on road infrastructure, local wildlife and loss of open space.

Significant improvements to walking and cycling and public transport will be required as part of any development. Public rights of way providing access to the countryside beyond will be protected and enhanced. Environmental policies in the Plan will ensure that local wildlife is protected.

ALLOCATION 3 - LAND SOUTH OF HAVANT ROAD



Land south of Havant Road (Horse's Field)

Controversial due to it being within the Chichester Harbour National Landscape.

Promoted as a larger site, but only the northern part is allocated. The site promoter's evidence has been assessed and it is concluded that impact from the development could be moderated and mitigated in line with the NPPF. The Plan will secure this mitigation to avoid unacceptable landscape and ecology impacts.

CONTENTIOUS ELEMENTS OF THE BUILDING A BETTER FUTURE PLAN

Southleigh is allocated for 2,100 dwellings in the Local Plan and is the largest site allocation. Identified for comprehensive development since 2016, it presents a significant opportunity to deliver a new community.

At the same time as the Local Plan consultation, Bloor Homes has submitted an outline planning application for most of the site. While related, the Local Plan allocation and planning application are separate. The Local Plan sets the policy framework and expectations for development, while the planning application seeks outline permission and will be assessed against those policies.

As the application is in outline, it seeks to establish the principle of development, with much of the detailed design to follow at later stages.

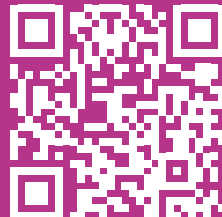
Click here to view the application on the Council's public register or scan the QR code.



Click here to comment on the planning application via the public register or scan the QR code.



Click here to comment on the Local Plan by using the online survey or scan the QR code.



A TIMELINE OF OUR LOCAL PLAN

THE PAST



MARCH 2022

Full Council approve the production of a new Local Plan

AUTUMN 2022

Public Consultation on the contents of the new Local Plan

SPRING 2023

Consultation responses are reviewed



2023 / 2024

Evidence is gathered and the Draft Local Plan is produced



SUMMER 2025

Public consultation on the Draft Local Plan

AUTUMN 2025

Consultation responses are reviewed

WE ARE HERE

SPRING 2026

Plan is updated as a result of the consultation responses, and the evidence base is finalised



SUMMER 2026

Public consultation on the Publication version of the Local Plan

THE FUTURE

BY DECEMBER 2026

Submission of the Local Plan to the Secretary of State



2027

Public Examination of the Plan by an appointed Inspector

WHAT NEXT?



Meeting the Government's housing requirements means developing some greenfield sites. While difficult, this allows the Council to plan and coordinate development and infrastructure, rather than leaving decisions to be made on an ad hoc basis under national guidelines.

Throughout the Local Plan process, the Council has been open and honest about the difficult choices required to meet Government housing requirements as sustainably as possible. Without our Local Plan, the infrastructure and environmental safeguards our borough deserves will not be in place.

The Publication Building a Better Future Plan is the version the Council considers to be sound, following extensive evidence gathering, technical advice and public consultation. It will be submitted for independent examination by a Government-appointed Planning Inspector.

CONSULTATION ON THE PUBLICATION BUILDING A BETTER FUTURE PLAN

Public consultation runs from **20 July to 9 September 2026** and focuses on whether the Plan is legally compliant and sound. Following consultation, the Plan will be examined by the Planning Inspector and can only be adopted if it is found to meet the required legal and planning tests.

HOW TO RESPOND

The Publication Building a Better Future Plan is available at:
www.havant.gov.uk/localplan and at the Public Service Plaza.

The website has the consultation form you will need to use and the guidance to help you complete it. If you need assistance with completing the form, please contact the Planning Policy Team by emailing **policy.design@havant.gov.uk** or by calling **023 9244 6539**.

Paper copies of forms are available for collection from the Plaza, or via the contact details above.



If you have questions about the content of the consultation, please email the Planning Policy Team at policy.design@havant.gov.uk or by calling **023 9244 6539**

Havant Borough Council, Public Service Plaza,
Civic Centre Road, Havant PO9 2AX