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Multiple Refs (see each para below)

Outlook

Build a Better Future Consultation Response

From Sarah Roberts [redacted]
Date Wed 2026-09-09 15:40
To Planning Policy and Urban Design <planning.design@havant.gov.uk>

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Dear Havant Borough Council Planning Policy Team,

I am writing to submit our representation and feedback regarding the "Build a Better Future" Local Plan consultation. Having reviewed the document—specifically in light of recent announcements regarding Hampshire devolution and Local Government Reorganisation (LGR)—we have noted several areas where we require clarification and have raised questions regarding the soundness and context of the plan.

We had further questions about the future of Havant regarding Devolution, but we have now excluded them given recent decisions to halt that process.

Ref: 306025710

National Policy Alignment (Sections 1.7 & 1.2) Section 1.7 states that the plan has been prepared under transitional arrangements and will be examined under the 2024 NPPF. However, a new NPPF was released on 17th August 2026. Does this not, in effect, make the emerging Local Plan an out-of-date document? We question how this document can be used effectively in the future if it is not aligned with current national policy. Furthermore, a vast amount of time has passed between the initial 2022 consultation and 2026. Given the significant changes to development and national policies during this time, we question whether an updated consultation is required to reflect this gap.

Ref: 306026237

Development Management (Paragraph 2.43) Paragraph 2.43 is highly suggestive of utilising pre-applications. However, it is widely recognised that the LPA currently cannot cope with the existing volume of enquiries. We would like to understand how the Council foresees overcoming this capacity issue to make the pre-application process effective enough to genuinely encourage applicants to submit them.

Ref: 306026761

Constructing in the Countryside (Policy 2) We note that Policy 2 appears to be more limited than the overarching NPPF definition regarding construction in the countryside. We are seeking clarification as to why this policy is more restrictive than national policy.

Ref: 306027379

Design and Heritage (Policy 13) In relation to the design levels expected in Policy 13, will there be a new Design Guide SPD produced to align with these standards? Additionally, could you confirm if there will be a Conservation Area Appraisal review?

Site Specific Inquiries

- **Land at Langstone:** Could you please clarify what the outcome of the Regulation 19 consultation was for the Land at Langstone? Ref: 306027621

- **Allocation 12:** Regarding Allocation 12, will the Portsmouth Water buildings of architectural interest be protected? Ref: 306027783

Thank you for your time and for considering our representation. We look forward to hearing your thoughts on these points.

Kind Regards,

Sarah

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