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# Havant Borough Profile

January 2018



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Purpose of this paper	To inform the vision and objectives of the Draft Local Plan 2036.
Why?	By reviewing how Havant Borough has developed and grown, and by highlighting the issues and opportunities that the Borough faces today, the Draft Local Plan 2036 will be able to establish a direction of travel (or vision) for the future about how these issues could be overcome.
Objectives	<ul style="list-style-type: none"><li>▪ To set out the birth of Havant Borough and how the area has developed and grown.</li><li>▪ To establish a profile of Havant Borough today in order to identify the main issues and opportunities faced by the Borough as a whole, as well as those faced by the five main areas of the Borough.</li></ul>

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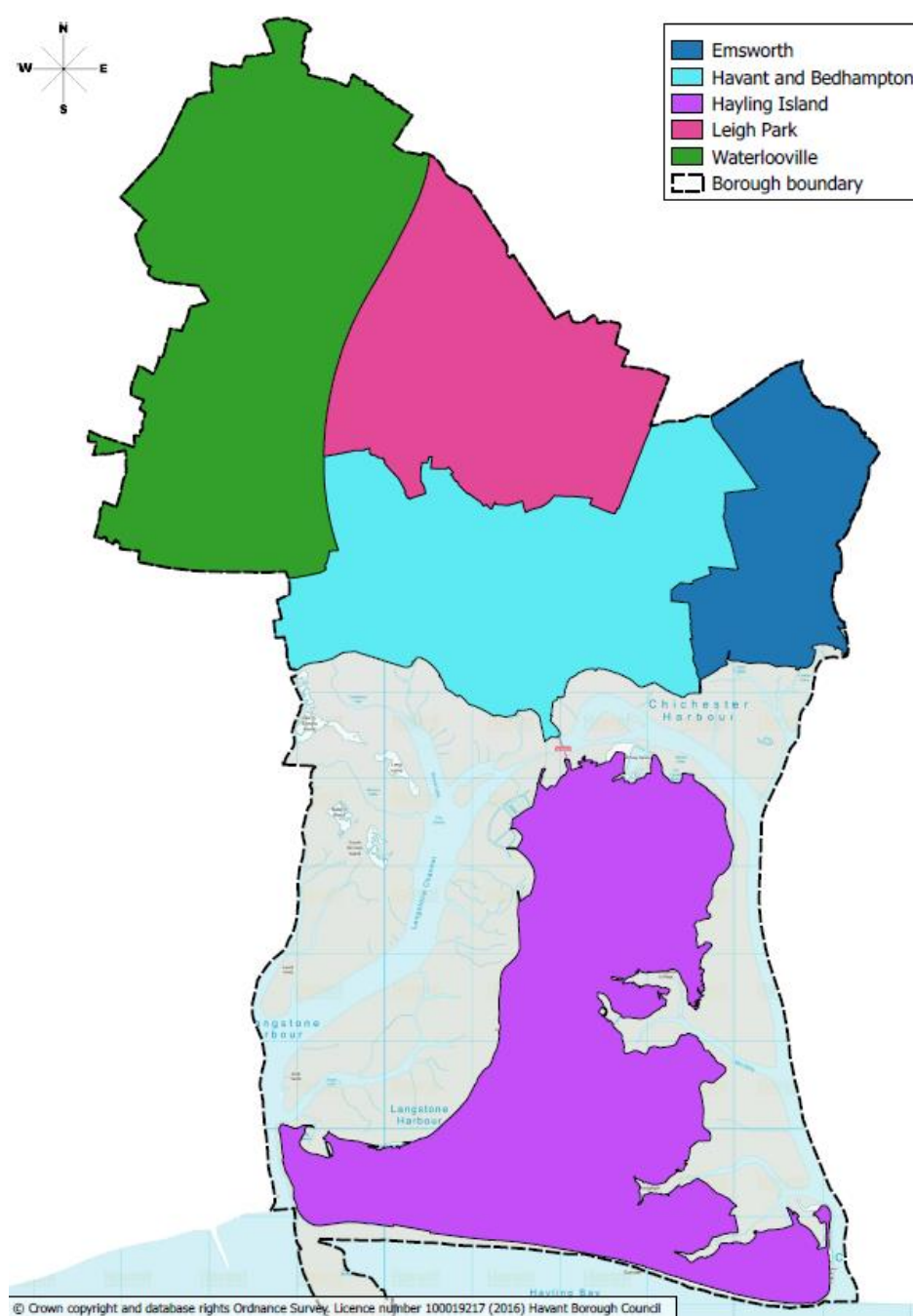
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# 1. Introduction

- 1.1 This profile of Havant Borough has been produced to inform the vision and objectives of the Draft Local Plan 2036. To do this, the profile demonstrates how the Borough has grown and developed over time, highlighting where we have come from and where we are presently in order to consider where the Borough should head in the future.
- 1.2 Chapters 2 and 3 of this report outline the history of the area and the profile of Havant Borough as a whole, while Chapters 4 to 8 provide an overview of the five areas which make up the Borough and highlights the challenges and opportunities that they each face. The five areas of the Borough are shown below in Figure 1.1 and include: Emsworth, Havant & Bedhampton, Hayling Island, Leigh Park and Waterlooville.



**Figure 1.1** – *The five areas of Havant Borough.*

## 2. The History of Havant

### The Birth of Havant

- 2.1 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, as well as Hayling Island with Rowlands Castle and London, joining to what is now the A3. The Homewell Spring was the Roman's initial attraction to the area and remained as a key draw to the Anglo-Saxons after the Roman's departure in the year 410 AD.
- 2.2 The Saxons named the area Haman Funta. Hama was a man (with the "n" indicating possession like our modern day apostrophes) and Funta was the Saxon word for spring, meaning the area was known as Hama's spring.
- 2.3 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. The village later grew to form a small market town with the Parish Church of St Faith's either being built or rebuilt around 1150 (Figure 5.4 – L). In 1200 the town was given a charter (a document granting the townspeople certain rights) which allowed the right to hold a weekly market; from this the area's economy and trading profile was born.
- 2.4 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. It is said that it was used for the Magna Carta (1215) and the Treaty of Versailles (1919).
- 2.5 From the 15th century onwards the area of Havant continued to grow through agriculture and trade. The wool industry blossomed in the 16th century but then declined by the 17th century. The glove making industry later thrived and by 1801 Havant had a population of about 1,670 people. Conversely, in 1861, the Civil Parish of Waterloo only had 243 residents rising to 609 by 1901.
- 2.6 From 1801 to 1939, the area continued to grow. The 19th century saw further enhancements to the transport network with the erection of a wooden toll bridge between Langstone and Hayling Island in the 1820s. With this, Havant's first train station was built in 1847 connecting the town to Chichester whilst a connection to London was opened in 1859.
- 2.7 By 1932, the Havant & Waterloo Urban District Council was formed.

### After World War II

- 2.8 The aftermath of World War II changed the area forever. Following the bombing of Portsmouth the area needed to home the displaced Portsmouth population. Portsmouth City Council (PCC) 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. In addition, the quiet little market town of Havant started to form a larger, suburban conurbation with the settlements of Langstone, Warblington, Bedhampton and Denvilles.
- 2.9 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.

- 2.10 As the 20th century progressed, Waterloooville continued to grow, forming a suburban expansion to the city of Portsmouth. Other significant extensions to the area's settlements including Denvilles, West Bedhampton and northern Emsworth all became established during this time. By 1974, Havant became a Borough and our first Mayor was appointed.

# 3. The Profile of Havant Borough Today

- 2.11 In 2017, the town of Havant continues to be at the heart of the Borough with its historic streets, Georgian architecture, fresh water springs, shops, civic and cultural functions. 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 of the Borough's settlements have continued to grow and now almost half of the Borough's population live to the west of the A3(M) in Waterlooville.

## Economy

- 2.12 The Borough is in a prominent geographical location with excellent transport links. The M27/A27 coastal trunk route and the A3(M) meet in Havant and so the Borough enjoys connections towards London, Brighton, Portsmouth, Southampton and beyond. Havant also benefits from excellent rail connectivity: Havant Station is the best connected in South Hampshire with direct services to a large number of key destinations. The London airports of Heathrow and Gatwick are only 75 minutes away whilst Portsmouth International Port offers further international connections. Havant's place as a key transport route led to its birth (see Chapter 2) and this still remains an important part of the character of the Borough today.
- 2.13 The economy of Havant Borough has been largely manufacturing based since World War II with a high concentration of marine and technology businesses. 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. That is not to say that the Borough's manufacturing industry is no longer significant, on the contrary, the area remains home to major national and multi-national advanced manufacturing firms. Many of these firms rely on higher skilled workers; however many of their employees commute in from outside of the Borough. As a result, 59% of Havant Borough's residents who are in employment commute out of Havant Borough for employment purposes.
- 2.14 According to the Regional Labour Market Indicators<sup>1</sup>, between July 2016 and June 2017, the proportion of Havant Borough's residents between the ages of 16-64 years who were employed, unemployed and economically inactive were around 74%, 4% and 22% respectively. The unemployment rate of Havant Borough has decreased from 5.1% in 2016 to 4% in 2017. This unemployment rate is lower than the national unemployment rate of 4.6%; however, it is still higher than the regional South East rate of 3.5%.
- 2.15 There were a total of 47,000 jobs in Havant Borough with around 288 to 767 job vacancies between December 2011 and November 2012. Most recent data from the Office of National Statistics (ONS) indicate that the total number of jobs in the Borough has risen to 50,000 as of 2015<sup>2</sup>.

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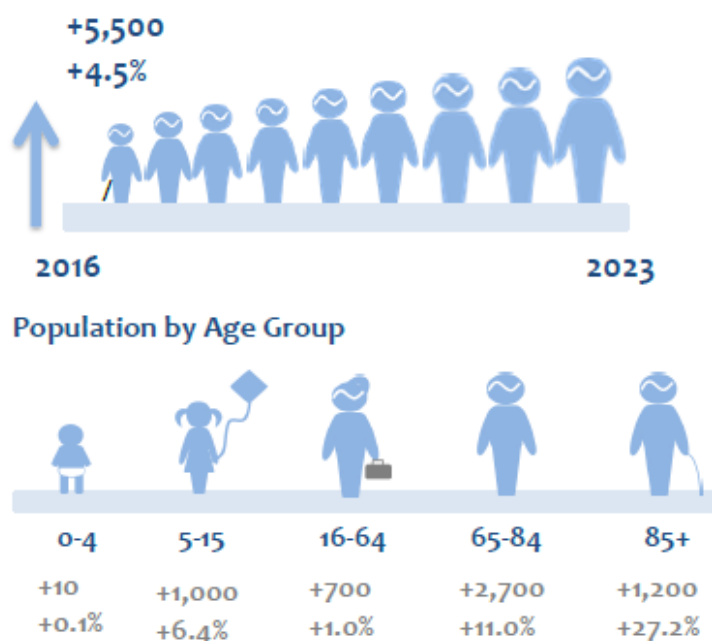
<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/localauthoritiesandunitaryauthoritiesli01>

<sup>2</sup> Data accessed from ONS:

<https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=>

## Population

- 2.16 The 2011 census recorded the population of Havant Borough as 120,684 people. The most recent 'Small Area Population Forecasts' (SAPF) estimated the population of the Borough as 123,700 people in 2016 and this is expected to rise to 129,300 people by 2023. A breakdown of the predicted population increase in age groups from 2016 to 2023 can be found in Figure 3.1 below.



**Figure 3.1** – The predicted population growth of Havant Borough, broken down in age groups, from 2016 to 2023.

**Source** - HCC SAPF 2016-based update: <http://documents.hants.gov.uk/population/Factsheet-HavantSAPF2016.pdf>

- 2.17 The Office of National Statistics (ONS) produces the Sub-National Population Projections (SNPP) using baseline data from previous years. The population projection for the Borough has fluctuated over recent years, however it is anticipated that the population of Havant Borough is likely to increase by 12,000 to 16,000+ people from 2011 to 2036.
- 2.18 Havant Borough also has an ageing population. As the population continues to age there will be a corresponding drop in the proportion of working-age people. The 2011 census shows that for every 100 working age people, there were 61 older people. This is predicted to rise to 71 by 2021.
- 2.19 It is anticipated that an ageing population will result in the following<sup>3</sup>:
- An increase in annual costs and the need for further health and social care facilities;
  - An increase in the number of hospital admissions for older residents;
  - A higher proportion of older people living on their own who would be more likely to require formal care, and;
  - An increase in the number of older people with care needs by more than 60% nationally in the next 20 years.

<sup>3</sup> Kings Fund. 2015. [Accessed 16 September 2015]. Available from: <http://www.kingsfund.org.uk/time-to-think-differently/trends/demography/ageing-population>.



2.20 The above will increase pressure on health and social care infrastructure both locally and nationally. In addition, a greater diversity in type and tenure of housing will be needed in the Borough in order to home the ageing population.

2.21 The key population statistics of the Borough can be found in Table 3.1 below.

Population (2011 Census)	Proportion of Borough population (2011)	SAPF population estimate for 2015	SAPF population estimate for 2021	Estimated dependency ratio (2015)	Estimated dependency ratio (2021)	No of households (2011 Census)	Proportion of total households within the Borough (2011)
<b>Emsworth</b>							
9,492	7.87%	10,289	11,052	79%	79%	4,329	8.44%
<b>Havant &amp; Bedhampton</b>							
17,717	14.68%	18,243	20,945	62%	66%	7,661	14.93%
<b>Hayling Island</b>							
17,379	14.40%	17,776	18,565	77%	80%	7,959	15.51%
<b>Leigh Park</b>							
28,109	23.29%	27,943	27,859	60%	65%	11,136	21.70%
<b>Waterlooville</b>							
47,987	39.76%	48,355	49,960	62%	67%	20,226	39.42%
<b>Havant Borough</b>							
120,684	100%	122,606	128,381	67.3 <sup>4</sup>	70.5	51,311	100%

**Table 3.1 – The key population statistics of Havant Borough.**

## Households

2.22 The 2011 census recorded 51,311 households in the Borough (see Table 3.1 above); the equivalent of 2.3 people per household. Nationally and locally, the way households are formed is changing. In particular, the number of single person households is likely to increase due to:

- an ageing population;
- continuing divorce rates, and;
- an increasing number of couples who live in separate homes.

2.23 As such, the average household size is projected to fall. As a result, more homes will be required to meet the needs of the Borough's changing household structure.

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<sup>4</sup> 2017 estimated figures

## Housing Affordability and Tenure

- 2.24 Affordability is a major issue both nationally and locally, particularly for young people looking to enter the housing market. Owner-occupation remains difficult to achieve for many as the average house price in Havant Borough was £266,540 in June 2017; an 11% increase from the average price 12 months previously. This is significantly higher than the national increase of 4.9%<sup>5</sup>. Alongside these increases, local incomes are relatively low at just over £27,500 per annum, being around half of what is needed to afford the average home. Alongside this, house prices are rising faster than the national average wage<sup>6</sup> which will make housing even less affordable in the future. To compensate for this, a greater range of homes and tenures will need to be provided which embrace specialist and innovative housing products for young people and an ageing population (see sub-section above on population).
- 2.25 A breakdown of the Borough's housing tenure as of 2011 is presented in Table 3.2 (below). Please note that the percentages will not equate to 100% exactly as they have been rounded to the nearest whole number.

Housing Tenure		Total number of Households	% of total households in Havant Borough	% of total households in Hampshire	% of total households in England
Owner occupied (Owned outright or owned with mortgage and/or loan)		35,387	69%	72%	64%
Shared Ownership (Part owned and part rented)		281	1%	1%	1%
Private Rented		5,087	10%	13%	16%
Social Rented	Socially rented from the Council	5,300	10%	5%	9%
	Socially rented (other)	4,737	9%	9%	8%
Living Rent Free		519	1%	1%	1%
<b>Total</b>		<b>51,311</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Table 3.2** – The breakdown of the housing tenure in Havant Borough as of 2011.

**Source** – Office of National Statistics. Last Updated: 30<sup>th</sup> January 2013.

- 2.26 Across the Borough (as seen above in Table 3.2), over two thirds of houses were owner occupied; this was slightly higher than the percentage of homes owned outright or with a mortgage in England, but is less than the overall proportion in Hampshire County. In Leigh Park, which makes up over a fifth of all households in the Borough (see Table 3.1), only 46% were owner occupied and 32% were socially rented. This large proportion of socially-rented properties in Leigh Park raises the Borough's overall proportion of socially-rented accommodation from the Council to over 10%. This figure is higher than the 5% and 9% recorded in Hampshire and England respectively. In order to establish mixed communities, an appropriate proportion of private market housing in communities where there are already a large presence of social housing and vice versa will need to be produced by new housing schemes.

<sup>5</sup> See Land Registry UK House Price Index online tool

<sup>6</sup> Land Registry sets out that prices rose 4.9% nationally from June 2016 to June 2017 and 11% in Havant Borough.

## Deprivation, Education and Health

- 2.27 The Indices of Multiple Deprivation (IMD) are produced by the Department for Communities and Local Government (DCLG) and provide information on deprivation on a range of economic, social and housing issues. In 2015, the Borough had 18 areas within the 20% most deprived areas in England; of these, 6 were in the 10% most deprived. These 18 areas were located in Waterlooville (most notably Wecock Farm) and Leigh Park; with one exception in west Hayling. In contrast, some of the least deprived areas in the country also exist in Havant Borough, i.e. Emsworth. As a result, a renewed effort is needed to provide opportunities and regeneration in the most deprived parts of the Borough.
- 2.28 Overall, in 2015, Havant Borough was ranked 142<sup>nd</sup> out of the 326 local authorities in England in terms of deprivation<sup>7</sup>. This was an improvement from 107<sup>th</sup> in 2010.
- 2.29 In terms of education, skills and training more specifically however, Havant Borough was ranked as 73<sup>rd</sup> out of 326<sup>8</sup> and is therefore within the most deprived 25% of local authorities in England in terms of this indicator. Nevertheless, this ranking can be attributed to high variations in education, skills and training at ward level throughout Havant Borough. Warren Park, Battins and Bondfields (all within Leigh Park, see Chapter 6) are all within the 10% most deprived wards in England with respect to average education, skills and training; however, Hayling West, St Faith's, Purbrook, Waterloo, Emsworth and Cowplain are all within the least deprived half of English wards (the latter two are even within the least deprived third).
- 2.30 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; life expectancy is 10.5 and 7.8 years lower for men and women respectively in the most deprived areas of the Borough when compared to the least deprived areas.
- 2.31 Around one third of the Borough's adults were deemed obese in 2012 and almost a fifth of Year 6 children were classified as obese in 2016. Public Health England has produced a [Health Profile for Havant Borough](#) which shows that Havant is significantly worse in 2016 than the England average in respect of:
- Children from low income families;
  - GCSEs achieved;
  - Violent crime;
  - Smoking status at time of delivery of a baby;
  - Excess weight in adults;
  - Hospital stays for self-harm, and;
  - Recorded diabetes.
- 2.32 Contrary to this, self-defined general health in the Borough was collected through the 2011 census and it was reported that 44% of the population chose to describe themselves as being in '*very good health*'. In contrast, only 1.3% saw themselves as having '*very bad health*'<sup>9</sup>.
- 2.33 In terms of economic inactivity as a result of long-term sickness and disability, Havant experiences a similar rate to the English average, albeit almost double the Hampshire average.

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<sup>7</sup> A ranking of 1 is the most deprived.

<sup>8</sup> A ranking of 1 is the most deprived.

<sup>9</sup> General health is a self-assessment of a person's general state of health. People were asked whether their health was very good, good, fair, bad or very bad. This is not based on a person's health over any specified period of time

- 2.34 As well as the pressures on health and care services that come from an ageing population, there is a need to enable people to make healthy choices and encourage the self management of health conditions, which could help reduce this increasing pressure. The Joint Strategic Needs Assessment (JSNA) from Public Health England<sup>10</sup> proposes '*starting well, staying well and ageing well*' as an initiative feeding into public health. As such, the Local Plan will need to prioritise health and wellbeing on this basis and aim to support development and schemes which support people in making healthy choices.

### **Working Collaboratively**

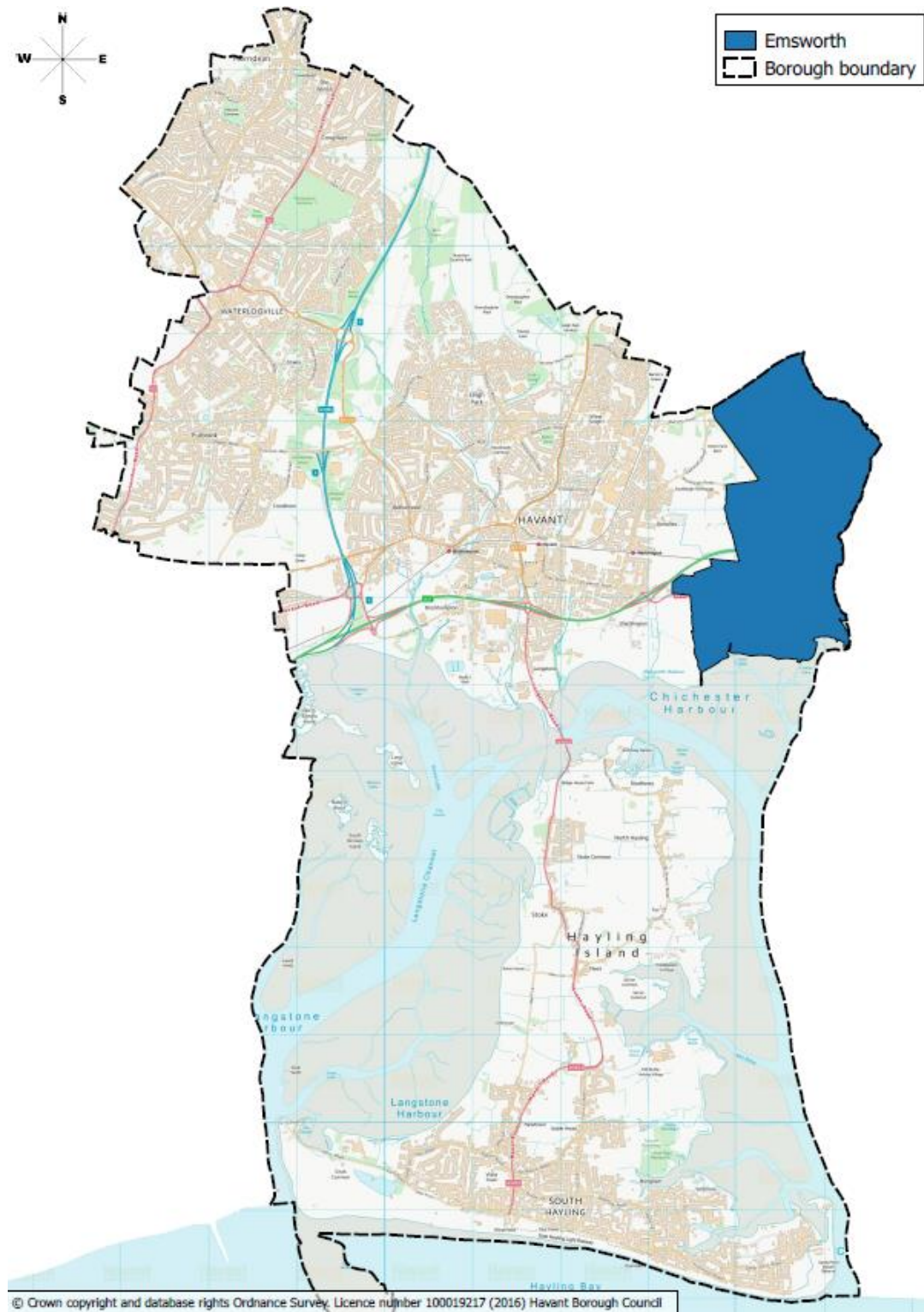
- 2.35 None of the issues facing the Borough can be solved by the Council alone. The Council believes that the achievement of the Local Plan will be dependent on working with a range of partners whose influence goes beyond the boundaries of the Borough in order to shape our future. Such partners include; the South Hampshire local authorities (working through the Partnership for Urban South Hampshire), Hampshire County Council (HCC), community organisations, infrastructure providers and services, the South East Hampshire NHS Clinical Commissioning Group (CCG), Central Government, as well as developers to name but a few. Local communities also need to be actively engaged in positively shaping development which is going to take place across the Borough as well.
- 2.36 In creating the Local Plan, consideration has been given to both the issues facing the Borough within the national and sub-regional context, as well as those facing the individual areas of the Borough.

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<sup>10</sup> <http://www3.hants.gov.uk/jsna>

# 4. Emsworth

- 4.1 Emsworth is located in the east of the Borough and shares a boundary with Chichester District and the County of West Sussex. The area of Emsworth is shown below in Figure 4.1.



**Figure 4.1 – The location of Emsworth within Havant Borough.**

- 4.2 Emsworth began as a small Saxon village and expanded in the 13<sup>th</sup> century after it was granted the right to hold a weekly market and annual fair. The proximity of Emsworth to Chichester Harbour has helped to provide numerous sailing, maritime and trading activities throughout the area's history. In the 16<sup>th</sup> century maritime traffic to and from the Port of Chichester passed through Emsworth and by the 17<sup>th</sup> and 18<sup>th</sup> centuries the village was using the rivers and tides to provide power for the grain mills of the surrounding farms. Boat building and the oyster trade then became the prominent industries by the 19<sup>th</sup> century.
- 4.3 Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964 and has been managed by the Chichester Harbour Conservancy since 1971. Today, the harbour still provides opportunities for leisure and recreation activities adding to the attraction for tourists and day visitors.
- 4.4 At present, Emsworth is 482 hectares in area which is less than a tenth of the total area of Havant Borough<sup>11</sup>. There are expanses of woodland in north Emsworth; these include Hollybank Wood and Southleigh Forest from the remnants of the ancient Forest of Bere. The River Ems flows down the eastern side of the area also.
- 4.5 The area is covered by one ward: Emsworth.

## **Population**

- 4.6 In 2011, around one third of the population was in the 45-64 age group with another third aged over 65 years of age<sup>12</sup>. The latter age group rose to 36% in 2015 and is predicted to remain roughly stable, with only a small drop to 34% in 2021. This will mean that the dependency ratio for the area will remain around 79%<sup>13</sup> over the coming years<sup>14</sup>. See Table 3.1 in Chapter 3 for further information.

## **Housing Tenure**

- 4.7 In 2011, 69% of homes in Emsworth were owner-occupied (i.e. owned outright or with a mortgage or a loan). This is the same household ownership proportion as the Borough as a whole<sup>15</sup>. See Table 3.2 in Chapter 3 for further information.

## **Economy**

- 4.8 Today the economy of Emsworth is focused around the district centre, located in the south of the town. Independent retail uses dominate here, and there is a strong presence of small independent restaurants and cafés. The section of the district centre which is south of the A259 (Havant Road) is located within the Emsworth Conservation Area (Figure 4.1 below). While in the north of the district centre, there are a number of industrial/warehouse units supporting small scale manufacturing, office and distribution businesses.

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<sup>11</sup> Local Government Association (2015) (Accessed 9 September 2015).

<sup>12</sup> Office of National Statistics. Last Updated 30 January 2013.

<sup>13</sup> I.e. for every 100 people of working age (15-64 years), there are 79 people dependent upon them.

<sup>14</sup> Hampshire County Council Small Area Population Forecast (SAPF).

<sup>15</sup> Office of National Statistics Last. Updated 30 January 2013.

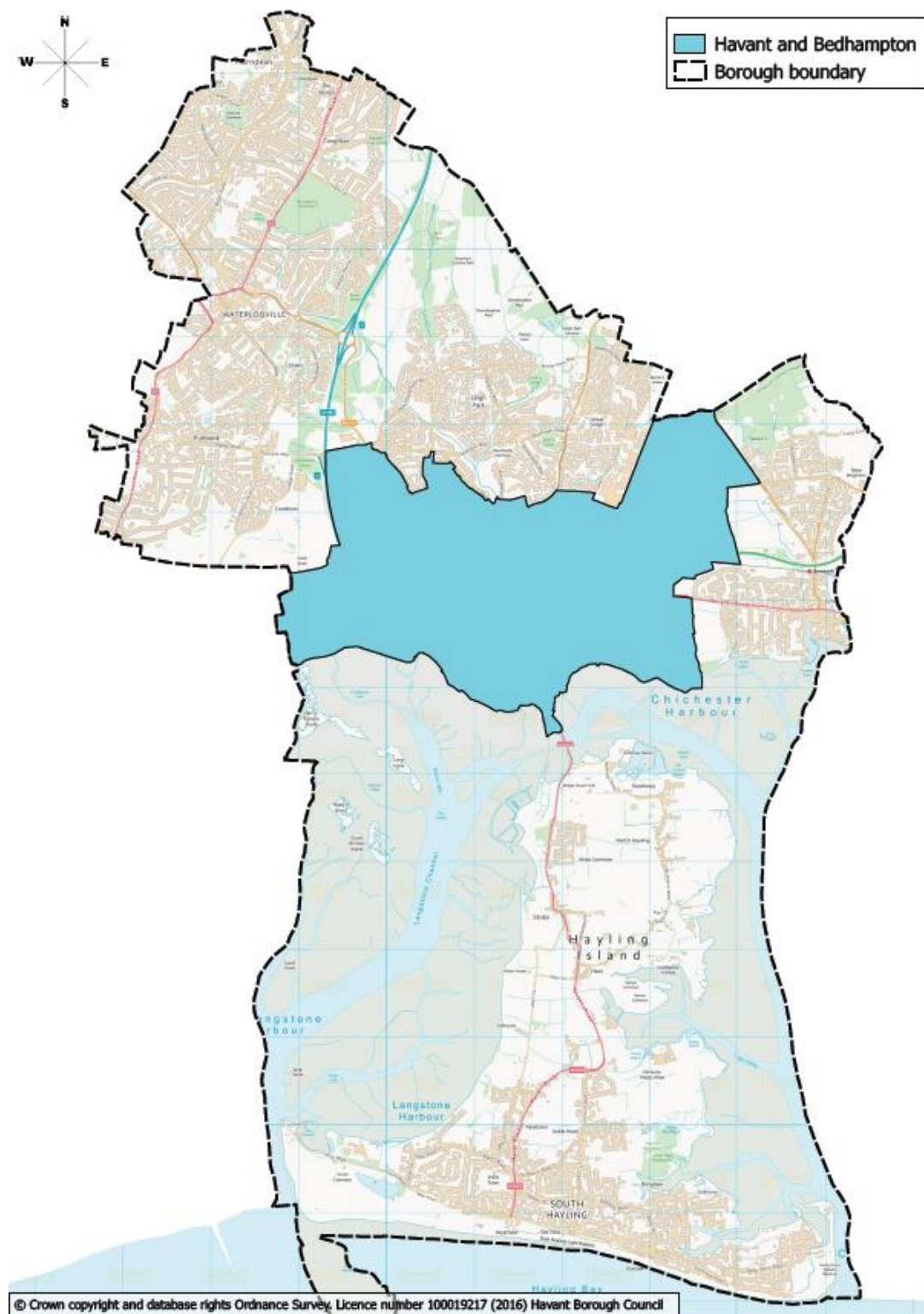




**Figure 4.1** – *St Peter's Square and the High Street located in Emsworth District Centre and Emsworth Conservation Area.*

# 5. Havant & Bedhampton

- 5.1 After World War II, the market town of Havant formed a larger urban area with the settlements of Denvilles, Langstone, Bedhampton and Warblington. The area of Havant and Bedhampton is shown below in Figure 5.1.



**Figure 5.1** – The location of Havant & Bedhampton within Havant Borough.



- 5.2 It is thought that Denvilles and Langstone originate back to Saxon times. The Saxon word “*Denn*” meant woodland pasture for pigs and the word “*Lang*” meant long. It is therefore assumed that Langstone (Figure 5.2) was probably once a village by a long stone. The former Manor of Bedhampton was documented in the Domesday Book (1086) and is now designated as the Old Bedhampton Conservation Area (Figure 5.3 – R).



**Figure 5.2** – the Langstone Conservation Area (L) and the view of Langstone from the north of Hayling Island (R).

- 5.3 With regard to Warblington, it is thought that the Saxon named Weorbald established his village of Weorblington between the 5<sup>th</sup> and 6<sup>th</sup> centuries. Warblington Castle was built between 1513 and 1526 by Margaret, Countess of Salisbury. However, in 1643 during the civil war, parliamentary soldiers destroyed the majority of the castle. The single turret (see Figure 5.3 - L) and part of the gateway are all that remains today with the land now under private ownership.



**Figure 5.3** – the remaining single turret of Warblington Castle (L) and the Church of St Thomas in the Bedhampton Conservation Area (R).

- 5.4 Today, the wider area of Havant, Denvilles, Langstone, Bedhampton and Warblington is collectively known as Havant & Bedhampton with the Langstone and Chichester Harbours situated to the south.
- 5.5 The area is covered by two wards: Bedhampton and St Faiths.

## Population

- 5.6 In 2011, 30% of the population were in the 45-64 age group and a fifth were over 65 years of age<sup>16</sup>. The 45-64 age group is predicted to decrease to 27% and the over 65 age group is predicted to rise to 23% by 2021. As a result, the dependency ratio is predicted to rise to 66%<sup>17</sup> by 2021<sup>18</sup>. See Table 3.1 in Chapter 3 of further information.

## Households

- 5.7 In 2011, 77% of homes in Havant and Bedhampton were owner-occupied (i.e. owned outright or with a mortgage or a loan). This is greater than the household ownership proportion of the Borough as a whole<sup>19</sup>. See Table 3.2 in Chapter 3 for further information.

## Economy

- 5.8 The strength of Havant and Bedhampton's present-day economy is centred on Havant Town Centre and the industrial and business areas of Langstone Technology Park, Broadmarsh Industrial Area and New Lane. These manufacturing areas have remained healthy, underlining the Borough's economic strength in high technology manufacturing.
- 5.9 Havant Town Centre (Figure 5.4) has seen significant retail development since 2007, most recently through the expansion of the Solent Retail Park. However, town centre regeneration projects are required in order to maintain and improve the historic town centre's viability and help it to adapt to the 21<sup>st</sup> century.



**Figure 5.4** – *The Church of St Faith's (L) and West Street (C and R), are all within Havant Town Centre.*

- 5.11 The two colleges in the Borough merged in August 2017 to form Havant and South Downs College. The Havant campus is situated in Havant & Bedhampton and is recognised as a Centre of Excellence which provides further and adult education opportunities.

## Other Characteristics

- 5.12 The biodiversity of Langstone and Chichester Harbours are protected by international and national nature designations. In particular, the harbours are both designated as Special Protection Areas (SPAs)<sup>20</sup> as Brent Geese feed from the mudflats and surrounding land.

<sup>16</sup> Office of National Statistics. Last updated 30 January 2013.

<sup>17</sup> i.e. for every 100 people of working age (15-64 years), there are 66 people dependent upon them

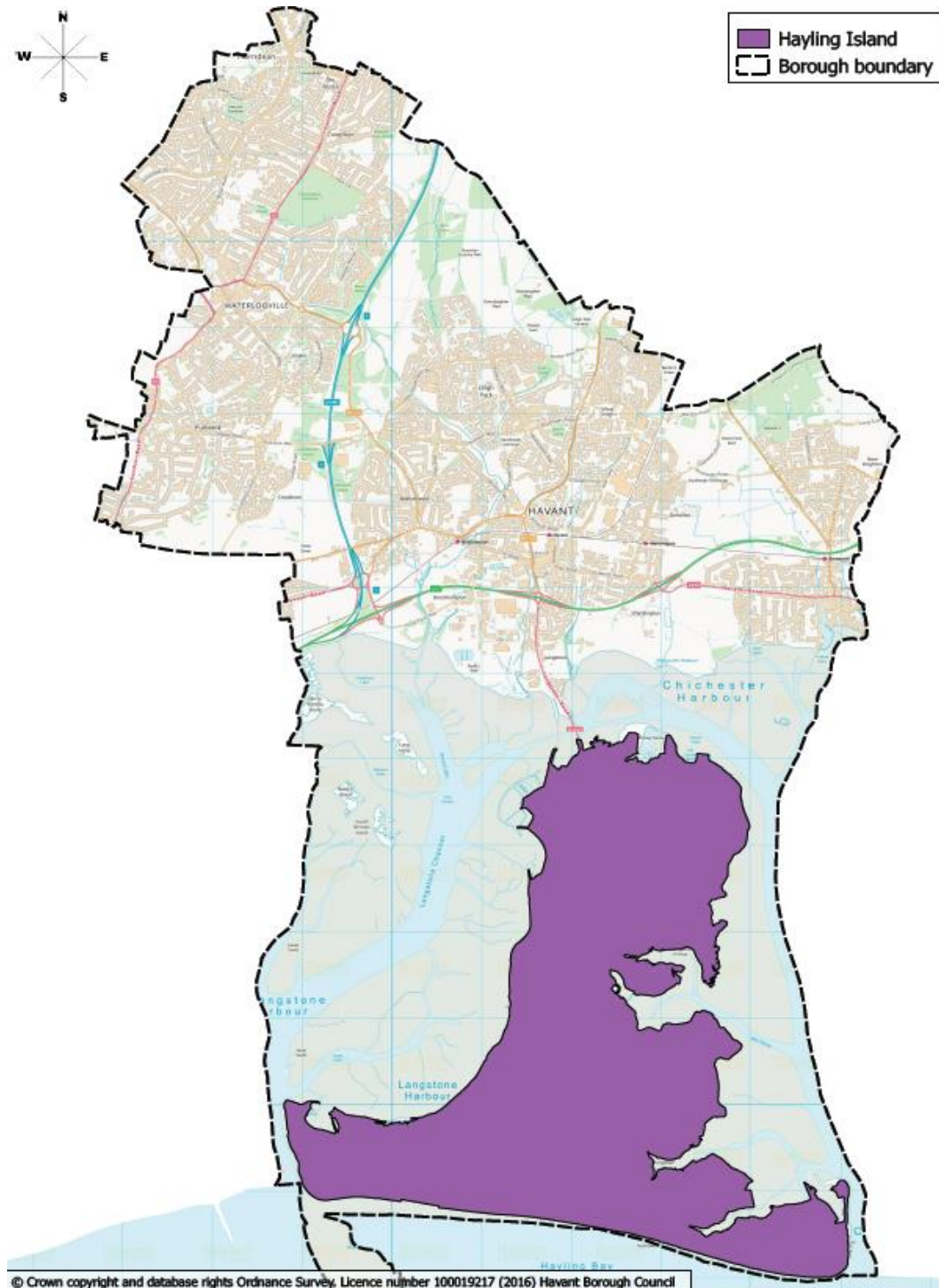
<sup>18</sup> Hampshire County Council Small Area Population Forecast (SAPF).

<sup>19</sup> Office of National Statistics. Last Updated 30 January 2013.



# 6. Hayling Island

- 6.1 Hayling Island is separated from the mainland by a narrow channel known as Sweare Deep and lies between Chichester Harbour to the east and Langstone Harbour to the west. The location of the island is shown below in Figure 6.1.



**Figure 6.1** – *The location of Hayling Island within Havant Borough.*

<sup>20</sup> In accordance with Article 4 of the EC Bird Directive.

- 6.2 The physical foundations of the island are thought to be from large "erratic" stones which were left as the ice receded at the end of the last ice age. The island's name is Saxon in origin and means the Island of Hegel's People, though at the time of Saxon occupation, a Roman building was discovered in North Hayling. By the time of the Domesday Book (1086), most of the island had been settled with a population as large as the three mainland parishes of Bedhampton, Havant and Warblington put together. Throughout the island's history it has exchanged ownership on a number of occasions, with the Manor of South Hayling first given to the French Abbey of Jumieges in Normandy by William the Conqueror, until it was confiscated by the King in the 15<sup>th</sup> century. It then became the property of the Dukes of Norfolk in the 16<sup>th</sup> century.
- 6.3 The Hayling Bridge was first built as a wooden toll bridge in 1824 allowing the island to become accessible to pedestrians, cyclist and motorists via Langstone Road (today known as the A3023); this was later replaced in 1956 by the concrete bridge which stands today. In 1865 the railway line opened to Langstone Quay and then was extended to South Hayling in 1867 (this became known as the Hayling Billy Line). The Hayling Billy Line closed in 1963 however it is still accessible for pedestrians and cyclists as a permissive route managed by Hampshire County Council.
- 6.4 The island is regarded as the birthplace of windsurfing after local resident, Peter Chilvers, invented the first windsurfer in 1958<sup>21</sup>. The watersports provision contributed to the tourist economy during the 20<sup>th</sup> century where the island flourished as a seaside tourist destination. The island has been awarded the Blue Flag Award for the last 26 consecutive years. The award is an international benchmark which recognises clean and safe stretches of coastline that promote environmental education and offer excellent visitor facilities<sup>22</sup>.
- 6.5 The area is covered by two wards: Hayling East and Hayling West.

## Population

- 6.6 In 2011, almost one third of the population were in the 45-64 age group, with a further third aged 65 years and above<sup>23</sup>. Though the proportion of residents aged 45-64 years is predicted to decrease to a quarter, those aged 65 years and over are predicted to increase. As such, the decrease in residents of a working age will lead to an increased dependency ratio of 80%<sup>24</sup> by 2021<sup>25</sup>. See Table 3.1 in Chapter 3 for further information.
- 6.7 The proportion of elderly residents is expected to remain high in future years owing to the island's attractiveness as a retirement destination. This age structure presents unique challenges for Hayling Island. See Chapter 3 of this report for further information.

## Households

- 6.8 In 2011, 69% of homes on Hayling Island were owner-occupied (i.e. owned outright or with a mortgage or a loan). This is the same as the household ownership proportion for the Borough as a whole. More specifically however, 15% of Hayling households were occupied by a single resident over the age of 65 years at this time<sup>26</sup>. See Table 3.2 in Chapter 3 for further information.

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<sup>21</sup> <https://www.hayling.co.uk/activity/windsurfing/>

<sup>22</sup> [https://www.thebeachguide.co.uk/best-beaches/blue\\_flag.htm](https://www.thebeachguide.co.uk/best-beaches/blue_flag.htm)

<sup>23</sup> Office of National Statistics. Last Updated 30 January 2013.

<sup>24</sup> I.e. for every 100 people of working age (15-64 years), there are 80 people dependent upon them.

<sup>25</sup> Hampshire County Council Small Area Population Forecast (SAPF).

<sup>26</sup> Office of National Statistics. Last Updated 30 January 2011.

## Economy

- 6.9 In the mid-20th century, the population of the island was known to double in the summer months as result of tourist activity. As domestic holidays have declined and Hayling Island's prominence as a traditional seaside resort has followed in parallel, the population only increased by 20-25% in the summer months by the turn of the millennium<sup>27</sup>. It is acknowledged that parts of the Seafront are now dated and there is a risk that without further development and improvement that the decrease in tourist numbers could continue. As such, regeneration of the Seafront is required to help improve the attraction of the island to visitors in the 21<sup>st</sup> century.



**Figure 6.1** – *The Hayling Island Light Railway operates along the Seafront from the Rails Lane Local Centre to Beachlands.*

- 6.10 Despite the national and local decline of domestic tourism, a strong maritime employment base and day visitor economy has still been maintained. The Mengham District Centre provides a modest but successful retail hub. However, other employment opportunities on the island are limited and the vast majority of working residents commute off the island to work.

## Other Characteristics

- 6.11 A significant proportion of Hayling Island is considered to be at risk from coastal flooding; this is further highlighted when the expected implications of climate change are taken into account. This presents a challenge in balancing flood risk management and safeguarding the island's protected habitats. In addition, existing residential properties and tourist facilities will also need to be protected from flood risk.
- 6.12 In addition, Chichester and Langstone Harbours, along with the island's coastline, are protected by a number of international and national designations which present unique challenges for the area. In particular, the harbours are both designated as Special Protection Areas (SPAs)<sup>28</sup> as the Brent Geese feed from the mudflats and surrounding land.

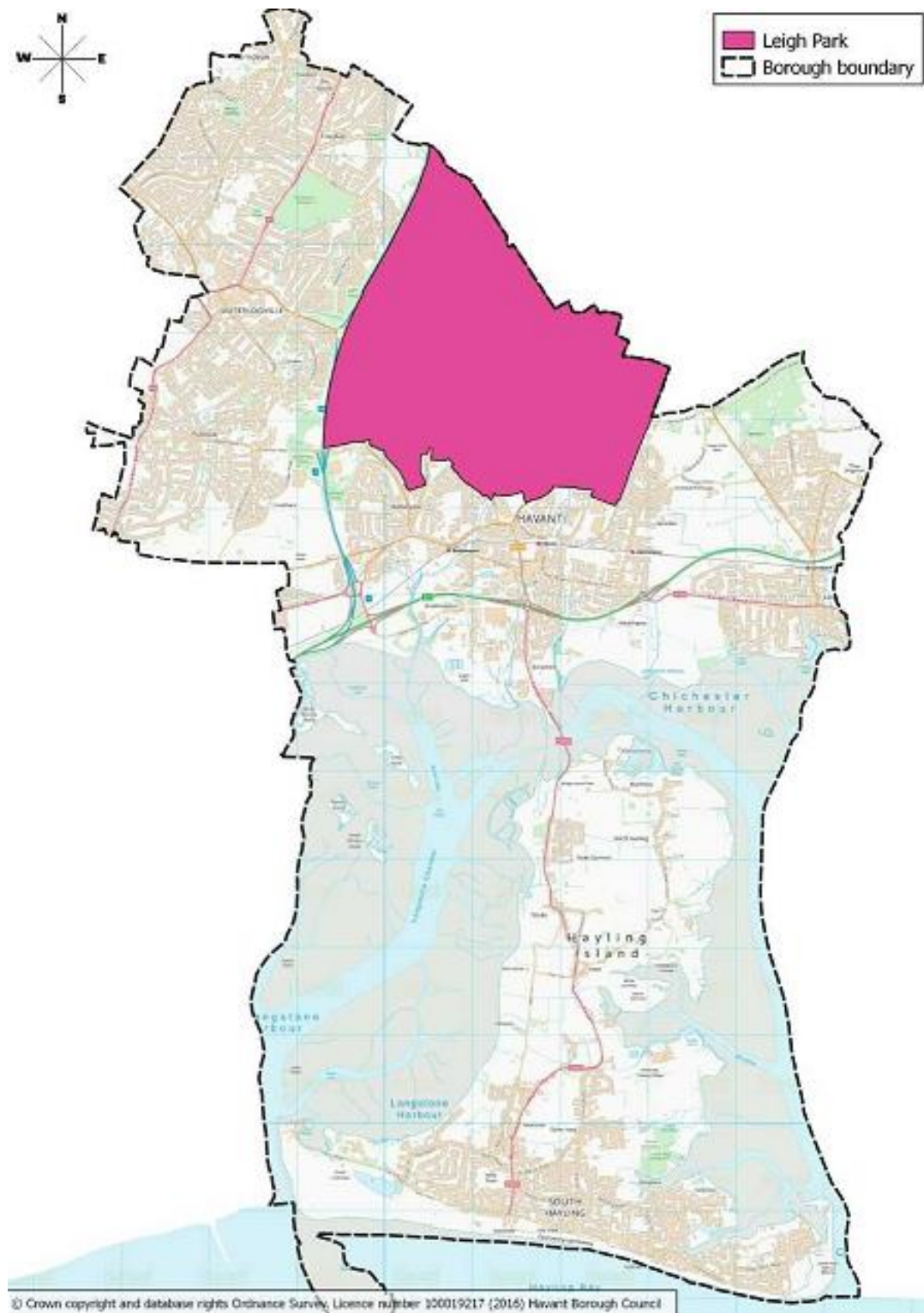
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<sup>27</sup> English Tourist Board estimate, 2001

<sup>28</sup> In accordance with Article 4 of the EC Bird Directive.

# 7. Leigh Park

7.1 Leigh Park is located in the central north section of the Borough as shown below in Figure 7.1.



**Figure 7.1** – The location of Leigh Park within Havant Borough.

- 7.2 Sir George Staunton brought the Leigh Park Estate in 1819 upon his return from diplomatic service in China. Sir Staunton extended and landscaped the estate creating artificial lakes and ornamental structures. The Fitzwygram family later purchased the estate in 1874, but sold the land in 1944 to Portsmouth City Council (PCC) so that PCC could accommodate the city's growing housing need. Following this, a large scale house building program commenced in the 1950s and early 1960s along with demolition of Leigh Park House in 1959. The construction of Warren Park in the 1970s introduced largely flat roofed properties. To this day, a large amount of Leigh Park is still owned by PCC although many properties have been purchased under the 'right to buy'. The urban landscape is dominated by two-storey brick built terraces.
- 7.3 The remnants of the original country estate, Staunton Country Park (named after Sir Staunton), provides a significant asset to the area. The Hermitage Stream runs through the area and many mature trees and copses from the Ancient Forest of Bere can still be found.
- 7.4 The area is covered by four wards: Battins, Barncroft, Bondfields and Warren Park

## Population

- 7.5 The age structure of Leigh Park was relatively mixed in 2011 with the area having the lowest proportion of residents aged over 65 years (14%)<sup>29</sup>. Nevertheless, the dependency ratio is predicted to rise from 60% (in 2015) to 65% by 2021<sup>30</sup>. See Table 3.1 in Chapter 3 for further information.

## Households

- 7.6 In 2011, around 32% of Leigh Park households were socially rented; this was far higher than the Borough's overall proportion of socially rented accommodation (about 10%). This was also far higher than the South East and England averages of 6% and 9% respectively. Subsequently, only 46% of Leigh Park households were owner-occupied (i.e. owned outright or with a mortgage or a loan) which is lower than the Borough's overall proportion of 69% home ownership<sup>31</sup>. See Table 3.2 in Chapter 3 for further information.

## Economy

- 7.7 The Leigh Park District Centre is located to the eastern side of Leigh Park (Figure 7.2 - R). The centre's vacancy rate has fluctuated over recent years between 25.88% (October 2015), 14.12% (October 2016) and 22.62% (October 2017)<sup>32</sup>. Overall, the centre's vacancy rate has been above the national average during these years, as such regeneration is required. In contrast to this, there is a large Asda store on the western edge of the area that attracts a significant amount of local retail spending.
- 7.8 Manufacturing activities were once present in Leigh Park but many of these companies have now left as part of a wider manufacturing migration abroad. Although there are some smaller businesses, there remains a significant skills gap between the local population and the jobs locally available. Dunsbury Park in the north west of Leigh Park has been identified as a key employment site by the Council and the Solent LEP, having a prominent location in relation to Junction 3 of the A3(M). Outline planning consent for 61,779 sq. m of employment space along with a hotel,

<sup>29</sup> Office of National Statistics. Last Updated 30 January 2013.

<sup>30</sup> I.e. for every 100 people of working age (15-64 years), there are 65 people dependent upon them.

<sup>31</sup> Office of National Statistics. Last Updated 30 January 2013.

<sup>32</sup> [https://www.havant.gov.uk/sites/default/files/documents/AMR%202017%20%28PDF%20Format%29\\_0.pdf](https://www.havant.gov.uk/sites/default/files/documents/AMR%202017%20%28PDF%20Format%29_0.pdf)



conference centre and associated link road was granted in February 2014<sup>33</sup>. The FatFace distribution centre was the first unit to be occupied in 2017 (Figure 7.2 – L). Once completed, Dunsbury Park will be a centre of excellence for specialised industry and technology companies, as well as accommodation for start ups which will help provide high quality jobs in close proximity to Leigh Park.



**Figure 7.2** – *The FatFace Distribution Centre in Dunsbury Park (L), and the Leigh Park Community Centre within Leigh Park District Centre (R).*

## Other Characteristics

- 7.9 The Indices of Multiple Deprivation (IMD) show that Leigh Park has some of the most deprived wards in England. Battins ward has the highest percentage of residents in the Borough who have “no qualifications” and who regard themselves in “very bad health”. With this, the Warren Park ward has the highest percentage of residents in the Borough who are long-term unemployed or who have never worked.
- 7.10 The key opportunity for Leigh Park is to deliver regeneration. This needs to be focused on social and economic issues, but physical regeneration is also required in areas such Leigh Park District Centre. Addressing the skills gap and high unemployment is a key challenge of the area; however, the development of Dunsbury Park may help improve the situation by providing greater job opportunities, access and training.
- 7.11 The Havant Thicket Reservoir and adjacent greenspaces have leisure and recreation potential, which complement Staunton Country Park. These provide significant health and wellbeing benefits. More specifically, Havant Thicket has been identified by Portsmouth Water as a site for a new winter storage reservoir. As well as meeting the demand for increased water supply in south Hampshire; this key infrastructure will also help provide further opportunities for leisure and recreation.

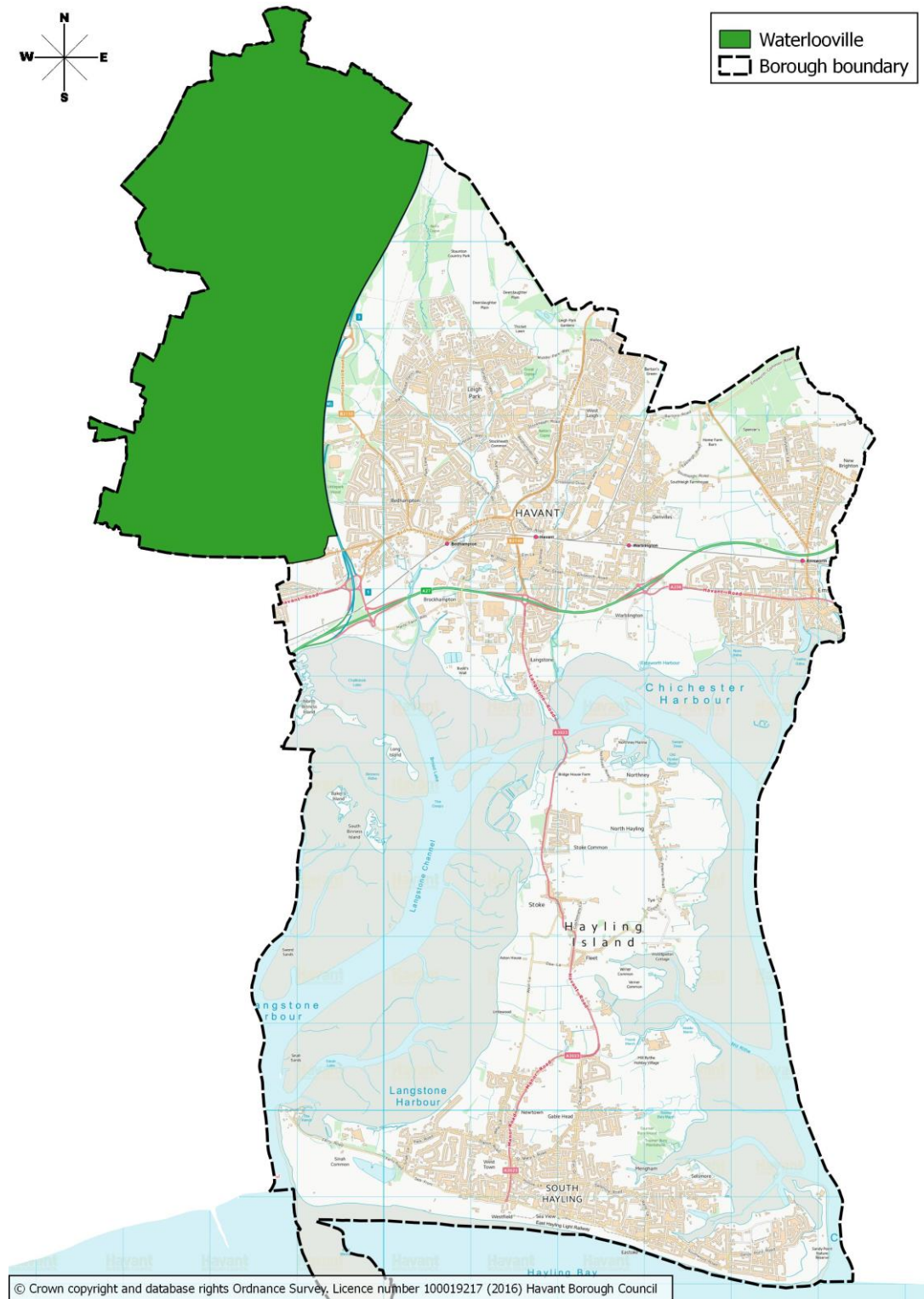
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<sup>33</sup> <https://www.havant.gov.uk/dunsbury-park>



# 8. Waterlooville

8.1 Waterlooville is located west of the A3(M) and is bounded by Portsmouth City, Winchester District and East Hampshire District to the south, west and north respectively. The location of Waterlooville is shown in Figure 8.1 below.



**Figure 8.1** – *The location of Waterlooville within Havant Borough.*

- 8.2 The Waterlooville area was once part of the ancient Forest of Bere; today the Queen's Inclosure is one of the last remnants of this ancient woodland in the area. A track used to lead through the forest from Horndean to Portsmouth but it was only usable in the summer months. In 1711 a much more accessible road was built from London to Portsmouth which travelled through Horndean to Cosham. After 1810 the Forest of Bere was divided into plots and sold for building which resulted in small settlements springing up along what is now London Road. By 1815, there was a collective of five buildings by the side of the road, one of which was an Inn called the Heroes of Waterloo (after the battle that had been fought that year). From this point the area began to expand and was named Waterlooville for postal purposes in later years.
- 8.3 In addition, on the southern fringes of the forest was a stream called Purbrook. Its name is a corruption of '*Pucan brook*' which means the brook of the water spirit. The birth of Purbrook in south Waterlooville is centred on the Deverell family. In 1830, John Deverell moved to the district and as Lord of the Manor bought Purbrook Park lands. During Mr Deverell's residency he built the second Purbrook Park House (between 1838 and 1840) along with two schools.
- 8.4 Similar to Leigh Park, the area grew rapidly after World War II to home the expanding Portsmouth conurbation along the A3. Today, the wider area of Waterlooville (west of the A3(M)) contains a wide variety of house types, employment opportunities and Waterlooville Town Centre, along with the Cowplain District Centre and additional local centres.
- 8.5 The construction of the Berewood and Wellington Park development (formerly known as the Major Development Area or MDA) to the west of Waterlooville is ongoing<sup>34</sup>. The development will provide around 3000 new homes and new employment space once completed. However, only about 600 of these homes will be within Havant Borough's administrative boundary, the rest will be within Winchester City Council's (WCC). The Council will continue to work in partnership with WCC and Hampshire County Council (HCC) to ensure the planned delivery of the Berewood development and the infrastructure required to support it.
- 8.6 The area is covered by five wards: Cowplain, Hart Plain, Purbrook, Stakes and Waterloo.

## Population

- 8.7 The age structure was relatively mixed in 2011 with 20% of the population aged over 65 years<sup>35</sup>. This age group is predicted to rise to 24% by 2021 and thus a corresponding rise in the dependency ratio to 67%<sup>36</sup> is also predicted<sup>37</sup>. See Table 3.1 in Chapter 3 for further information.

## Households

- 8.8 In 2011, 69% of homes in Waterlooville were owner-occupied (i.e. owned outright or with a mortgage or a loan). This is the same as the Borough's overall home ownership proportion<sup>38</sup>. See Table 3.2 in Chapter 3 for further information.

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<sup>34</sup> <https://www.havant.gov.uk/west-waterlooville-major-development-area>

<sup>35</sup> Office of National Statistics. Last Updated 30 January 2013.

<sup>36</sup> I.e. for every 100 people of working age (15-64 years), there are 67 people dependent upon them.

<sup>37</sup> Hampshire County Council Small Area Population Forecast (SAPF).

<sup>38</sup> Office of National Statistics. Last Updated 30 January 2013

## Economy

- 8.9 The strength of Waterlooville's present-day economy is centred on Waterlooville Town Centre and the nearby Brambles Business Park which provides traditional and high-tech manufacturing services. The expansion and success of Wellington Retail Park (Figure 8.1) has provided a strong retail hub within the town centre; however, consequently this has led to an increase in vacancy rates in the older part of the town centre especially around Wellington Way, the Boulevard and certain parts of London Road. As such, town centre regeneration projects are required in order to improve the older town centre's viability and help it to adapt to the 21<sup>st</sup> century. An opportunity to provide formal leisure opportunities have also been identified outside of the town centre on the former BAE Systems site.



**Figure 8.1** – *Wellington Retail Park in the north of Waterlooville Town Centre.*

- 8.10 The two colleges in the Borough merged in August 2017 to form Havant and South Downs College. The South Downs campus is situated in south east Waterlooville and is recognised as a Centre of Excellence which provides further and adult education opportunities.

## Other Characteristics

- 8.11 The A3(M) provides a physical separation between the Waterlooville area and the rest of the Borough. Therefore, improved public transport and cycle connectivity from east to west is an important aspiration for the future of the Borough.
- 8.12 The Wecock Farm estate (mainly owned by Portsmouth City Council) on the north western edge of Waterlooville is identified in the Indices of Multiple Deprivation (IMD 2015) as being in the 20% most deprived areas in England. In comparison, the area is located near to some of the least deprived areas in the Borough. Portsmouth City Council (PCC) and Havant Borough Council (HBC) are both pursuing a number of social regeneration projects in Wecock Farm to reduce deprivation and increase social cohesion.

