

BUILDING A BETTER FUTURE

DRAFT BUILDING A BETTER FUTURE PLAN

AVAILABLE FOR CONSULTATION BETWEEN 6 MAY 2025 AND 1 JULY 2025



Foreword

Local Plans are at the heart of the planning system and every local authority in England is required by government to prepare one. The Local Plan sets out the amount, type and location of development that will take place in an area over an at least a 15-year period.

Housing naturally takes much of the focus, but a Local Plan is about so much more. While the government has reinstated housing targets for local authorities (more on that later), the Local Plan will also include commercial development, infrastructure and how we will endeavour to develop sustainably to protect our natural environment and futureproof against climate change.

At the time of writing this foreword (January 2025), the plan is still taking shape and public consultation and engagement has yet to take place. Some key themes are already emerging though. As a borough, Havant is largely developed up to its administrative boundary. Simply put, there is very little strategic scale land left for development so, like many other local authorities, we will not be able to meet the ambitious housing targets set for us by central government.

A further challenge for us is flood risk, which is a key constraint to development given our coastal location and projected sea level rise and climate change. On this basis, no greenfield land on Hayling Island is being put forward for development. 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 plan is the regeneration of the borough's town centres, and the work already underway on the Waterlooville Town Centre Masterplan will be drawn into the Local Plan to ensure it is complementary.

It will be a challenge to reconcile all the needs of the borough, but at the heart of our work is the knowledge that development quality brings physical, social and environmental benefits and economic growth. While the Local Plan won't set in stone every new development that will – or won't – take place in the borough for the next 15 years, it will provide the framework within which those planning decisions will be made and it will set out our ambition for Havant.

It is crucial that our residents, visitors, businesses and partners feed into this plan and make their voices heard, which is why the consultation later in the spring is such a core part of the process. We can't promise that we will be able to deliver everything that everyone wants, but we are committed to ensuring that we capture as many views as possible so that the plan accurately represents the needs, concerns and aspirations of our community.



Councillor Philip Munday
Leader of Havant Borough Council

Contents

SECTION 1: INTRODUCTION

The journey of the Building a Better Future Plan	9
The journey of Havant Borough.....	13
Challenges and opportunities	16

SECTION 2: VISION AND DEVELOPMENT STRATEGY

Context and Approach to the Vision and the Development Strategy.....	19
Policy 1: Spatial Strategy	32
Policy 2: Defined Urban Areas	35
Policy 3: Regeneration	38
Policy 4: Infrastructure and Environmental Mitigation to Support Development	45
Policy 5: Amount of Housing	52
Policy 6: Amount of Employment.....	56
Policy 7: Five Year Housing Land Supply.....	59
Policy 8: Health and Climate Change	62
Policy 9: New Homes for Sustainable Communities	67
Policy 10: Supporting a Strong and Prosperous Economy	69
Policy 11: The Role of Applicants and the Local Planning Authority in Delivering Development	71

SECTION 3: DEVELOPMENT ALLOCATIONS

Context and Approach to Development Allocations	76
Allocation 1: Southleigh.....	80
Allocation 2: Long Copse Lane.....	84
Allocation 3: Coldharbour Farm.....	86
Allocation 4: Helmsley House.....	88
Allocation 5: Southleigh Park House	90

Allocation 6: Land East of Castle Avenue.....	92
Allocation 7: Former Oak Park School.....	94
Allocation 8: Palk Road	96
Allocation 9: Belmont Castle Rest Home, 18-20 Portsdown Hill Road	98
Allocation 10: Land south of Lower Road (Phase 2).....	100
Allocation 11 Kingscroft Farm.....	102
Allocation 12: Portsmouth Water Headquarters.....	104
Allocation 13: Cabbagefield Row.....	106
Allocation 14: Strouden Court.....	108
Allocation 15: Land West of Hulbert Road	110
Allocation 16: Dunsbury Way	112
Allocation 17: Former Dairy Crest Depot, Dunsbury Way	114
Allocation 18: Former Electricity Board, Bartons Road	116
Allocation 19: Padnell Grange	118
Allocation 20: Land at Cowplain School	120
Allocation 21: Blue Star	122
Allocation 22: Goodwillies Timber Yard	124
Allocation 23: MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)	126
Allocation 24: South Downs College Car Park.....	128
Allocation 25: Campdown.....	130
Allocation 26: Waterloo Park	134
Allocation 27: Dunsbury Park strategic site	136
Allocation 28: Former Colt Site.....	138
Allocation 29: Gas Holder Site, Downley Road, New Lane	140
Allocation 30: Langstone Park.....	142
Allocation 31: Interbridges West.....	144
Allocation 32: Interbridges East.....	146

Allocation 33: Gas Site, Palmers Road, Emsworth	148
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SECTION 4: DELIVERING SUSTAINABLE DEVELOPMENT IN HAVANT BOROUGH

High Quality Development

Policy 12: High Quality Design	155
Policy 13: Housing Density.....	160
Policy 14: High Quality New Homes	166

Climate Change

Policy 15: Low Carbon Development.....	175
Policy 16: Preventing Overheating	180
Policy 17: Sustainable Construction Methods, Materials and Waste.....	182
Policy 18: Water Efficiency	186

The Natural Environment

Policy 19: Biodiversity Net Gain	192
Policy 20: International and National Nature Conservation Sites	196
Policy 21: The Local Ecological Network	204
Policy 22: Recreation Disturbance on International Sites	212
Policy 23: Water Quality Effects on International Sites	215
Policy 24: Protected and Notable Species.....	217
Policy 25: Solent Wader and Brent Goose Strategy Sites	221

Flood Risk and the Coast

Policy 26: Flood Risk.....	229
Policy 27: Drainage	233
Policy 28: Development on the Coast.....	238

Heritage and Landscape

Policy 29: Designated Landscapes.....	247
Policy 30: Heritage and the Historic Environment.....	249
Policy 31: Trees, Hedgerows and Woodland.....	254

Homes for All

Policy 32: Affordable Housing	260
Policy 33: Housing Mix	265
Policy 34: Retirement and Specialist Housing	267
Policy 35: Residential Annexes	270
Policy 36: Self and Custom Build Housing.....	271
Policy 37: Gypsies, Travellers and Travelling Showpeople.....	273

The Borough's Economy and Town Centres

Policy 38: Protecting Employment Uses.....	280
Policy 39: Town, District and Local Centres	285
Policy 40: Local Shops Outside of Designated Centres.....	288
Policy 41: Food, Drink and Entertainment Uses	289
Policy 42: Protecting Existing Community Facilities.....	294

Amenity and Pollution

Policy 43: Amenity and Pollution	300
Policy 44: Air Quality	302
Policy 45: Aquifer Source Protection Zones	305
Policy 46: Contaminated Land.....	309

Infrastructure

Policy 47: Accessibility, Transport and Parking	314
Policy 48: New Accesses onto Classified Roads.....	321

Policy 49: Protecting Open Space	324
Policy 50: Provision of Public Open Space in New Development	327
Policy 51: Sport and Recreation Facilities	333
Policy 52: Renewable Energy Infrastructure	336
Policy 53: Employment and Skills Plans	339
Policy 54: Community New Development Officers.....	340
Policy 55: Future Management and Management Plans	342

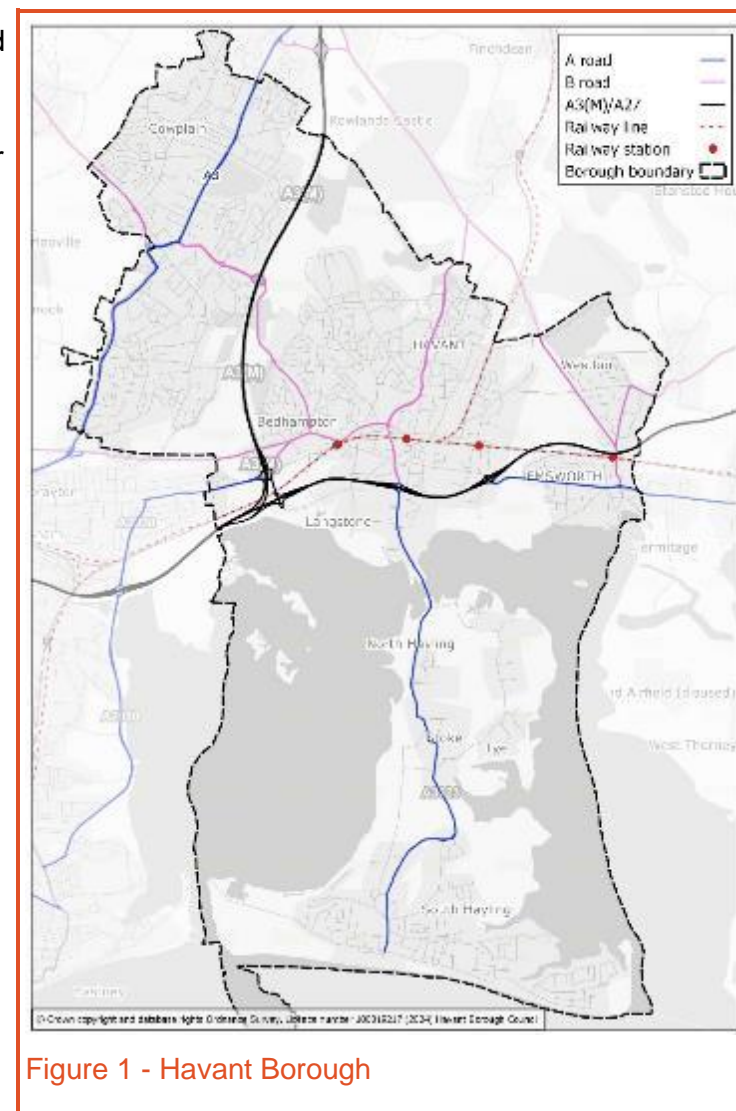
SECTION 1:

INTRODUCTION

- 1.1 The Building a Better Future Plan provides a strategy for how our borough will develop and grow into the middle of the 21st Century, responding to the opportunities and challenges this presents us and providing innovative solutions. The plan provides an overarching framework and a long-term spatial strategy which responds to climate change, provides for new development, promotes regeneration and the re-use of brownfield sites, protects our cherished environment, delivers the infrastructure to support growth and enables our communities to be healthy and vibrant.

What is a local plan?

- 1.2 The Building a Better Future Plan will be the Local Plan for Havant Borough. Local Plans are at the heart of the planning system and every local authority in England is required by Government to prepare one. The Local Plan sets out how much, what type and where development will take place over at least a 15 year period.
- 1.3 Once finalised, the plan will carry great weight in making decisions on planning applications. As a result, anyone who wants to influence decisions on how much development comes forward, where it should take place and what form it should take should become involved in the Building a Better Future Plan. The Building a Better Future Plan will fully replace the Council's local planning policies set out in the Local Plan (Core Strategy) (2011) and the Local Plan (Allocations) (2014) and will apply to all of Havant Borough (figure 1).
- 1.4 At the time of writing, Emsworth Neighbourhood Planning Forum is the only designated planning area in the Borough. Emsworth Neighbourhood Plan was adopted, or 'made' by Havant Borough Council in 2021 and will continue to form part of the development plan. Any future neighbourhood plans will need to be consistent with this Local Plan.
- 1.5 Government are planning substantial changes to the UK planning system through the implementation of the Levelling Up and Regeneration Act through secondary legislation and the introduction of the Planning and Infrastructure Bill and updates to the National Planning Policy Framework (NPPF). Nevertheless, the Draft 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 and any reforms to the planning system at a national level. In particular, Government are proposing to roll out a series of national development management policies. This would necessitate reviewing the number and extent of thematic policies in this plan.



How to use this plan

- 1.6 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 Planning Documents (SPDs) which will set out further detail on either sites, development or regeneration areas or topics.
- 1.7 Whilst the NPPF is not formally part of the Local 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. If the Local Plan is silent on a particular matter, the default policy position is the NPPF.
- 1.8 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.

The journey of the Building a Better Future Plan

- 1.9 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

- 1.10 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, 5841 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:

- 67% of survey respondents agreed with the proposed approach to avoid or mitigate significant effects on the natural environment
- 66% of survey respondents agreed with the proposed approach to protect, conserve, and enhance sites with local nature designations
- 85% of survey respondents agreed with the proposed approach to cover the retention and enhancement of existing open spaces and the creation of new spaces in new developments
- 40% of survey respondents agreed with the proposed approach to recognise, protect, and enhance designated landscapes



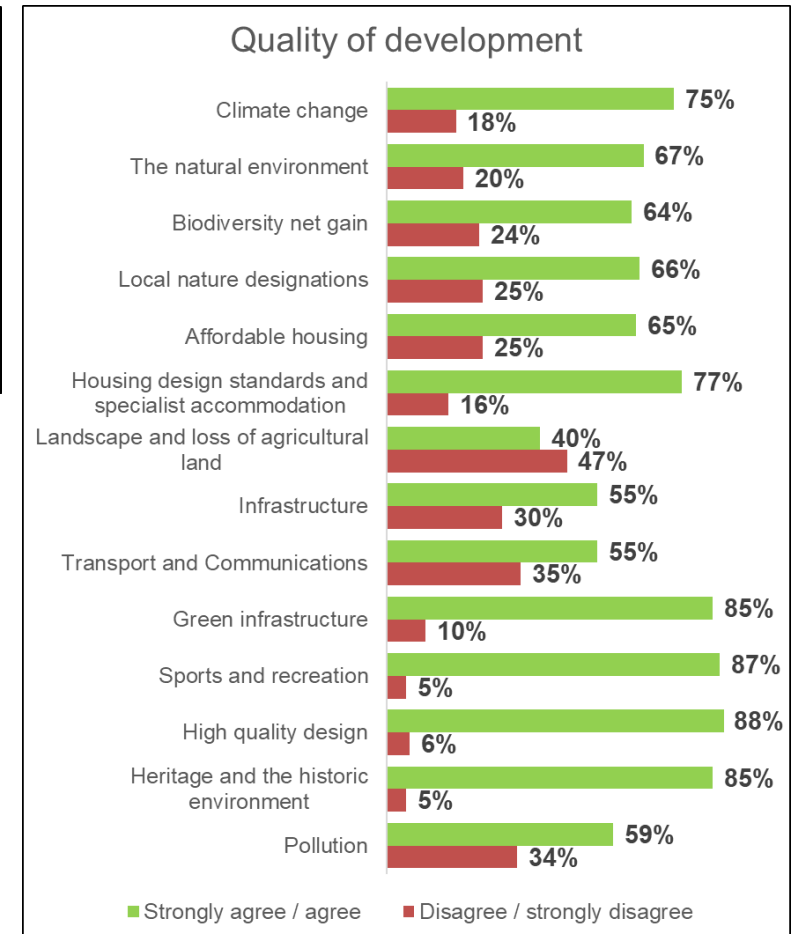
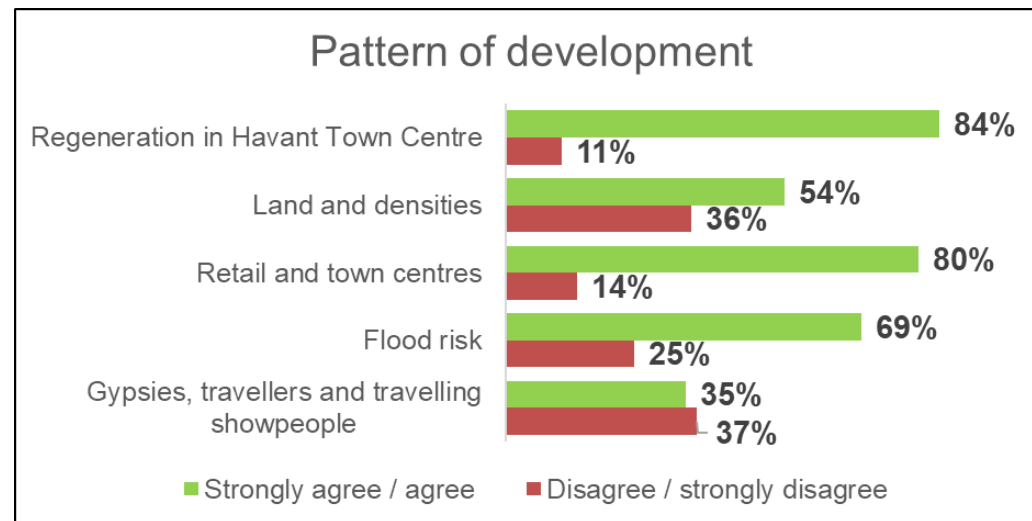
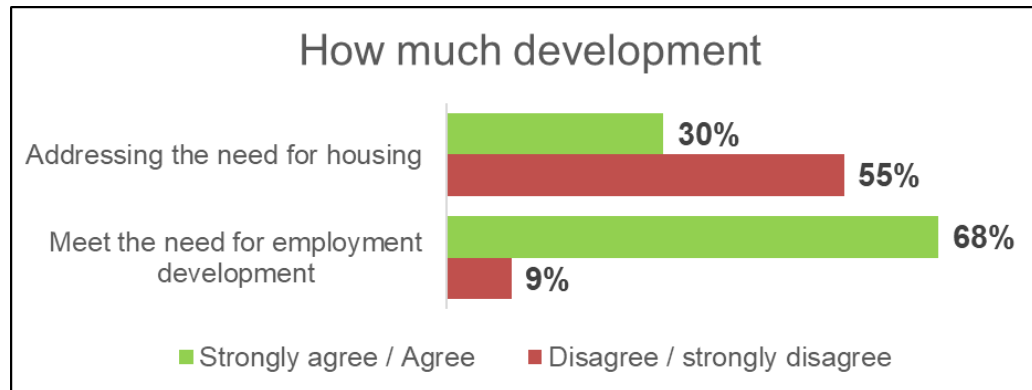
Figure 2 - Consultation exhibition in 2022

- 1.11 Across the consultation (including all methods), the four above 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. Reducing the impact of development on the natural environment was chosen as the top priority by survey respondents (52% chose this amongst their top five priorities) for the Plan to place greater emphasis upon. Protecting, conserving, and enhancing the borough's local nature designations was chosen as the second highest priority by survey respondents (39%). Retaining and enhancing open spaces ranked third, with 35%

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

of survey respondents choosing this within their top five priorities. Recognising, protecting, and enhancing designated landscapes although not in the top five themes overall, was ranked fifth in themes chosen as the most important priority.

- 1.12 The below graphs provide an overview of views towards the proposed approaches detailed within the Consultation Document. The survey asked respondents whether they agree or disagree with the proposed approaches for each theme, and these are summarised below, by section of the Document. There was broad support for most of the approaches detailed within the Document, with higher levels of agreement from respondents for a majority of the themes.



- 1.13 The detailed policies in this draft plan, reflect the consultation findings, take forward positive suggestions for detailed policies and respond where possible to suggested changes.
- 1.14 Alongside the consultation on topics, 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 Draft Local Plan has been under preparation, so developers could submit sites at any time.

Engaging with this draft plan

- 1.15 This consultation document² is a full draft of all the policies that the Council proposes to include the Building a Better Future Plan. It is the best opportunity to look at detailed approach to each topic. In addition, the draft plan includes all the sites which the Council considers should be allocated for development to meet the need for housing and commercial development.
- 1.16 The Draft Building a Better Future Plan is available for public consultation from 6 May 2025 to 1 July 2025. This consultation is being undertaken in line with the Statement of Community Involvement³.
- 1.17 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 comments to policy.design@havant.gov.uk or write to us at:

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

Next steps

- 1.18 Following the close of the consultation, the responses will be analysed and published. This will establish more clearly where there is broad support for the detailed policies and sites and where further work might be needed. This report will also set out views about the individual proposed allocations and detail of any new sites that are proposed through the consultation.
- 1.19 The Council will assess the extent of changes that are needed to the plan to respond to the consultation comments. The next stage in the plan's preparation is for the Council to publish a 'Pre-Submission Building a Better Future Plan'. The Council will confirm when this is likely to be when the consultation comments are published, as the amount of time will depend on the level and nature of the comments to this consultation.

² This consultation is being undertaken in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

³ <https://www.havant.gov.uk/planning-services/planning-policy/statement-community-involvement-sci>

How will planning applications be determined when the plan is still being prepared?

- 1.20 Planning applications will still need to be determined whilst the Building a Better Future Plan is in preparation. The UK has a plan led planning system and all planning applications are determined in line with the development plan⁴ unless material considerations indicate otherwise, in line with national regulations. Notably, the policies in this Draft Local Plan are considered to have very little weight in the determination of planning applications, given that the plan is at a procedurally early stage in its preparation⁵. At the next stage (the Pre-Submission stage⁶), the plan will start to have limited weight.
- 1.21 One such material consideration is the five year housing land supply. This is a long standing requirement of national policy. At the time of writing, the Borough has a five year housing land supply which is below the 5 year requirement. This engages the ‘presumption in favour of sustainable development’, often referred to as the ‘tilted balance’, set out in paragraph 11 d of the NPPF. This means that in most situations⁷, the NPPF sets out that the Council should grant planning permission unless the scheme is affected by certain specific national constraints or where the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.
- 1.22 The Council has engaged the presumption many times when assessing planning applications for new housing development in the recent past and in those cases, the material consideration of housing supply is given great weight in determining the applications in question. This has also been considered by Inspectors in determining appeals.
- 1.23 The NPPF also indicates when a planning application can be considered premature to a local plan being put in place, however these circumstances are limited to instances where approving the proposed development would undermine the plan making process. In assessing whether any planning applications submitted are premature the Council will note the very high bar the NPPF sets.
- 1.24 Up until now, the Council had a Housing Delivery Position Statement which set out specific sites and standards for developments not in line with the development plan. The Housing Delivery Position Statement was revoked when the consultation on the Draft Local Plan was approved and is no longer in effect.
- 1.25 Eventually, the plan will be examined by an Inspector appointed by the Secretary of State, who will determine whether the plan is legally compliant and sound. The Council will continue to clearly and transparently set out how planning applications are determined whilst the Plan is being prepared.

⁴ The development plan is comprised of the Adopted Local Plan alongside the Hampshire Minerals and Waste Plan and the Emsworth Neighbourhood Plan.

⁵ This consultation is being undertaken in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁶ This is Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012

⁷ The presumption does not apply to any planning application where a Habitats Regulations has concluded that there could be harm to internationally protected nature conservation sites. This is set out in the NPPF.

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 wage⁸, as house prices in the borough have increased by 8% since 2004⁹. 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 areas¹⁰. The Borough's population is steadily ageing. In 2021, 24% of residents were aged 65 and over¹¹, and this rate is projected to rise to 30% by 2043¹². 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

⁸ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2023>

⁹ Source: UK House Price Index, HM Land Registry - <https://landregistry.data.gov.uk/app/ukhpi/?lang=en>

¹⁰ <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>

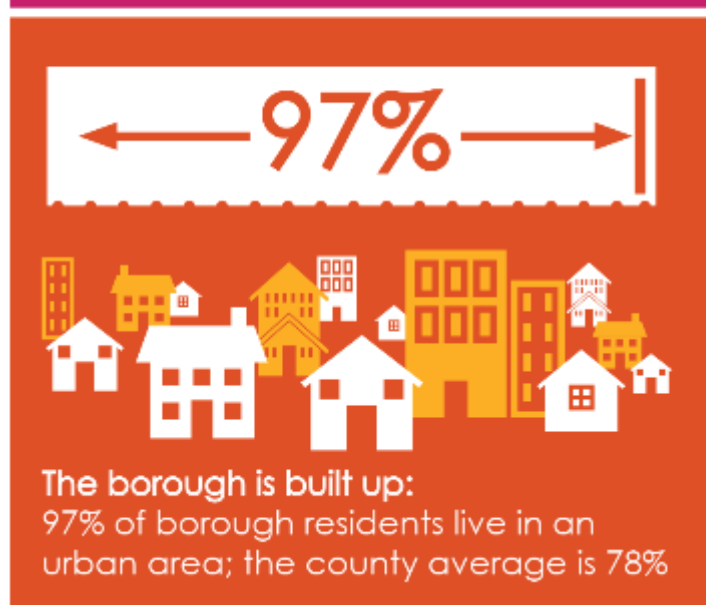
¹¹ Source: Census 2021 Data, <https://www.ons.gov.uk/census>

¹² 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 first a Community Infrastructure Levy (CIL) Charging Schedule in since August 2013. This 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.

Challenges and opportunities





Buying a home is a major investment:
Average borough house prices in 2023 were ten times gross annual earnings



Local housing prices are competitive:
Borough house prices are £60,000 lower than the Hampshire average



0.64
jobs for every one
resident in the borough

0.24
high-skilled jobs for
every one resident

Job density is an issue in the borough:
Working age job density is lower than national, regional or county averages



Borough commuting is largely car-led:
61% use private motor transport to get to work (as a passenger or driving)



A variety of sources contribute to the borough's carbon footprint:
Measured in kilotons and based on 2022 figures, key contributors to the borough's carbon footprint come from a variety of industrial, agricultural and social sources

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 three themes focusing on the outcomes the Council wants for Havant borough:

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

- 2.4 These three themes form the objectives for the Building a Better Future Plan. In the Corporate Strategy, they are underpinned by an additional theme which covers how the council will communicate and engage about its services. 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
<p><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></p> <p><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></p> <p>The Council aspires to achieve this objective in the following ways:</p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p> <p>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.</p>

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
<p><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></p> <p><i>We want to make the borough a place that residents can be proud of and that visitors want to spend time in."</i></p> <p>The Council aspires to achieve this objective in the following ways:</p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p>
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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
<p><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></p> <p>The Council aspires to achieve this objective in the following ways:</p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p>

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

“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.”

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 is being 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 material which will be produced to support will provide stakeholders with information about the development of the Local Plan, key messages of the current draft and how they can submit their feedback to shape the eventual plan. 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.

Consultation is taking place on the Draft Building a Better Future Plan which is considered to exceed 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 is youth engagement. This recognises 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.
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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 development¹³. 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 and developer requirements. There are further evidence base studies which will still need to be completed to inform the final plan. 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 Assessment¹⁴.

¹³ Paragraph 11 of the National Planning Policy Framework (2024), <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁴ <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 Strategy¹⁵ 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) 4¹⁶ 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 consultation¹⁷ 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.

Duty to Cooperate

- 2.16 The plan and its preparation have also been influenced through strategic work with other local authorities in the area to comply with the legal test of the Duty to Cooperate. This has taken place over the course of many years, through many successful partnerships.
- 2.17 The Council is a member of the Partnership for South Hampshire (PfSH). Through this partnership, the Council is able to work collaboratively with neighbouring authorities on strategic planning matters. A non-statutory Spatial Position Statement¹⁸ has been agreed setting out how the PfSH authorities will collectively address the need for housing into the medium term. This will be reinforced through bilateral working through the preparation of this plan as well as the Local Plans of Havant's neighbouring and nearby local authorities. The partnership is in a strong position to respond to future challenges as the need for housing increases with the introduction of the 2024 standard method.
- 2.18 PfSH has been particularly successful in addressing cross-boundary, strategic scale environmental initiatives. 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.

¹⁵ <https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance>

¹⁶ <https://www.hants.gov.uk/transport/localtransportplan>

¹⁷ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/building-better-future-plan-emerging-local-plan>

¹⁸ www.push.gov.uk/work/planning-and-infrastructure/push-position-statement

- 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 takes place with the aim to embed the new 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.
- 2.20 Moving forwards, Government has initiated a review of the system of local government in England. Havant Borough Council supports this initiative and there are many benefits to be had by planning for growth and development over a more strategic scale. Nonetheless, the Council is also committed to developing the Building a Better Future Plan at pace as this will put Havant Borough in the strongest position to manage development in the area as the local government structure evolves.

Overview of the Development Strategy

- 2.21 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.
- 2.22 Together, the policies in this section, all of which are strategic in nature, 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

- 2.23 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 area. Nonetheless, brownfield sites by themselves are not sufficient and so sustainable greenfield urban extensions are also allocated in line with the development strategy.
- 2.24 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, primarily 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.
- 2.25 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.

- 2.26 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

- 2.27 The 2024 standard method shows that there is a need for 17,840 dwellings over the Plan period (2023 to 2043) which equates to 892 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.
- 2.28 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.
- 2.29 Overall, the plan provides for 7,218 net new homes (net) across the Borough during the Plan period, averaging 360 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.
- 2.30 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

- 2.31 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.
- 2.32 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

- 2.33 A total of four potential strategies were considered, covering a broad spectrum from a full environmental and brownfield focus to a full housing delivery driven focus with few environmental considerations. The alternative strategies considered are set out in more detail in the Sustainability Appraisal.
- 2.34 The development strategy presented in this plan is considered to be the most appropriate strategy for the Building a Better Future Plan. It combines and balances key national and local objectives and overall represents the most sustainable strategy, when considered against the alternatives. The strongly expressed local drive to maximise environmental protection - both for people and nature itself - guided the Council away from the two options that sought to prioritise housing delivery over all other matters. The chosen strategy seeks to positively address the reality of climate change and the precarious state of the natural environment. On the other hand, it was concluded that the strategy with the greatest environmental focus would reduce too far the already constrained supply of available development land in the borough to meet housing need. The selected strategy strikes an appropriate balance between these two key competing drivers.
- 2.35 The sustainability effects of the alternatives considered and the reasons the strategy was chosen are set out in detail in the Sustainability Appraisal which accompanies this plan.

Policies in this section

The Pattern of development

- Policy 1: Spatial Strategy
- Policy 2: Defined Urban Areas
- Policy 3: Regeneration
- Policy 4: Infrastructure and Environmental Mitigation to Support Development

How much development

- Policy 5: Amount of Housing
- Policy 6: Amount of Employment
- Policy 7: Five Year Housing Land Supply

The quality of development

- Policy 8: Health and Climate Change
- Policy 9: New Homes for Sustainable Communities
- Policy 10: Supporting a Strong and Prosperous Economy
- Policy 11: The Role of Applicants and the Local Planning Authority in Delivering Development

THE PATTERN OF DEVELOPMENT

Policy 1: Spatial Strategy

- 2.36 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.

Policy 1: Spatial 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:

- 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;
- b) Maximising development in established urban and developed areas and on brownfield sites across the borough;
- c) A particular focus on development and regeneration which will help to sustain and enhance the borough's town centres;
- d) Development densities which make efficient use of land and promote sustainable transport accessibility, while taking account of the local townscape and landscape context;
- e) A pattern of development and improvements to the transport network which move the Borough towards lower car dependency, with housing development encouraged on sites with good access to public transport routes and/or services and facilities, or where such access can be improved significantly;
- f) Development which promotes better self-containment and reduces the need to travel, by supporting commercial, retail and service uses to serve local communities;
- g) Greenfield development only where it has no unacceptable impacts on international, national or local ecological designations, or national landscape designations;
- h) Protecting and enhancing our special coastline and harbours for wildlife; 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; 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;
- j) Safeguarding existing open spaces and expecting new developments to enhance them and/or provide new open spaces;

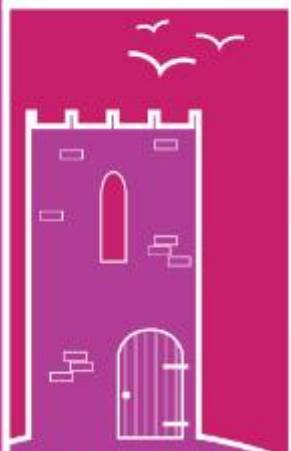
2.37 The key diagram (figure 3) below illustrates the spatial strategy. It shows where this plan directs development in order to achieve its vision and objectives.



14% predicted population rise in borough between 2021 and 2040



Flood risk – direct and indirect – limits available sites for development



330 natural and heritage designations protect key assets



97% of borough residents live in an urban area (78% county average)

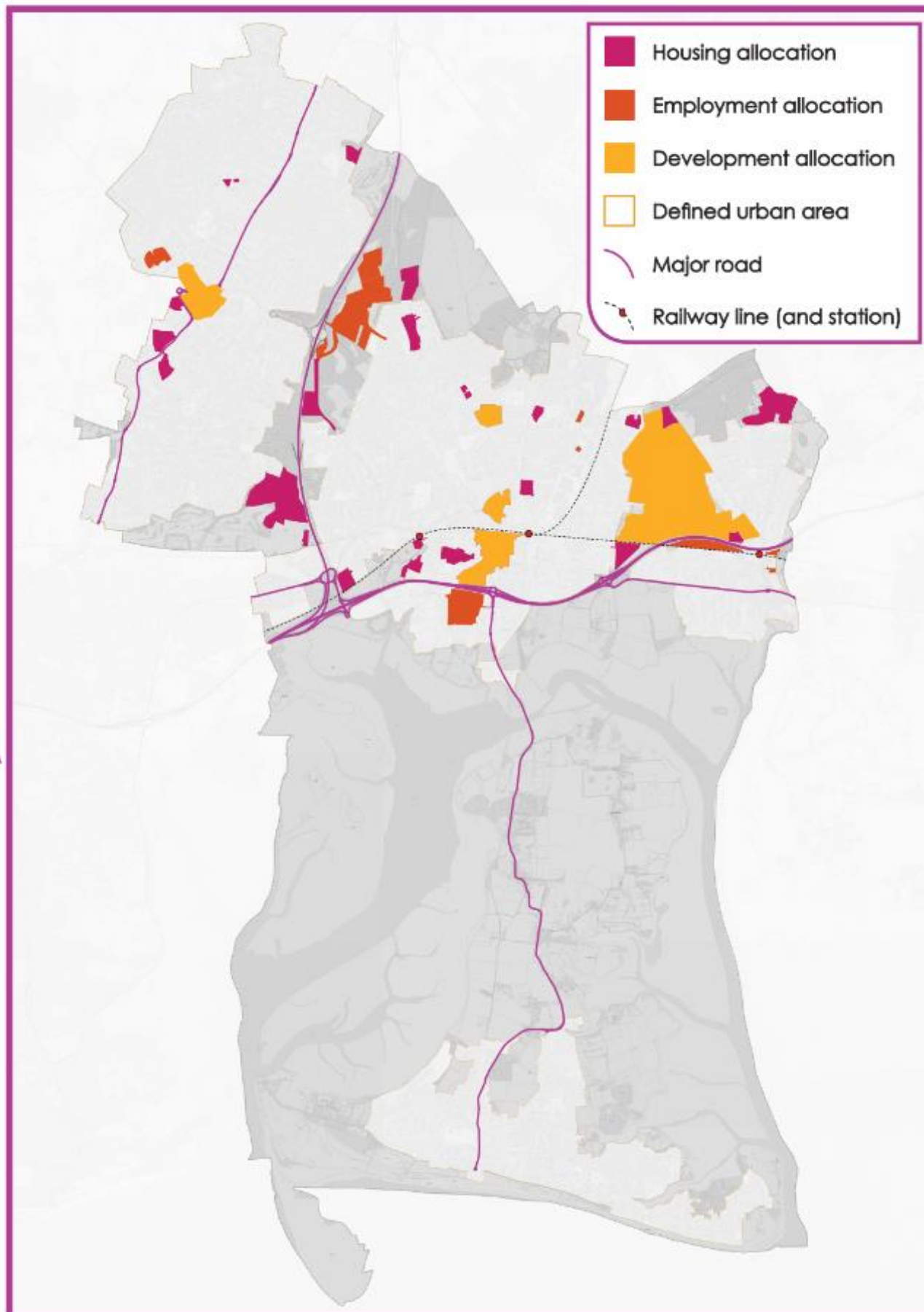


There is also a recognised gap in commercial development

BUILDING A BETTER FUTURE

KEY DIAGRAM

A SUMMARY FROM THE PROPOSED LOCAL PLAN



The borough of Havant covers an area of 20.34 square kilometres

124,200



As of 2021, the population of the borough was 124,200



Government has given a target of 17,840 new homes by 2043



That equates to a borough average of 892 new homes per year

Calculated new homes by 2043:



← 17,840

Government expectation

← 9,292

Gap between figures

← 8,548

Council calculation

Gap between calculations of

465

new borough homes annually



Significant council work has assessed borough sites for development

There is a clear gap between the government target for housing and what local research and investigation proves is possible in the borough

Policy 2: Defined Urban Areas

Why the policy is needed

- 2.38 The role of a settlement boundary is to show where the principle of development is usually acceptable and where it is not.
- 2.39 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.
- 2.40 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 Urban Areas

Development within the urban area (as defined on the Policies Map) is acceptable in principle.

Planning permission for non-householder development outside of the urban area, 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

- 2.41 Householder development is not covered by this policy and will continue to be acceptable in principle.
- 2.42 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 urban area, this exception to the presumption against development outside the settlement boundaries applies only to the types of development set out in this policy.

- 2.43 Site allocations forming urban extensions are not included within the defined urban area. 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 in the urban area in the next Local Plan.
- 2.44 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 urban area. They have not been included in the urban area, 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 NPPF¹⁹.
- 2.45 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.

¹⁹ Paragraph 56 of the NPPF.

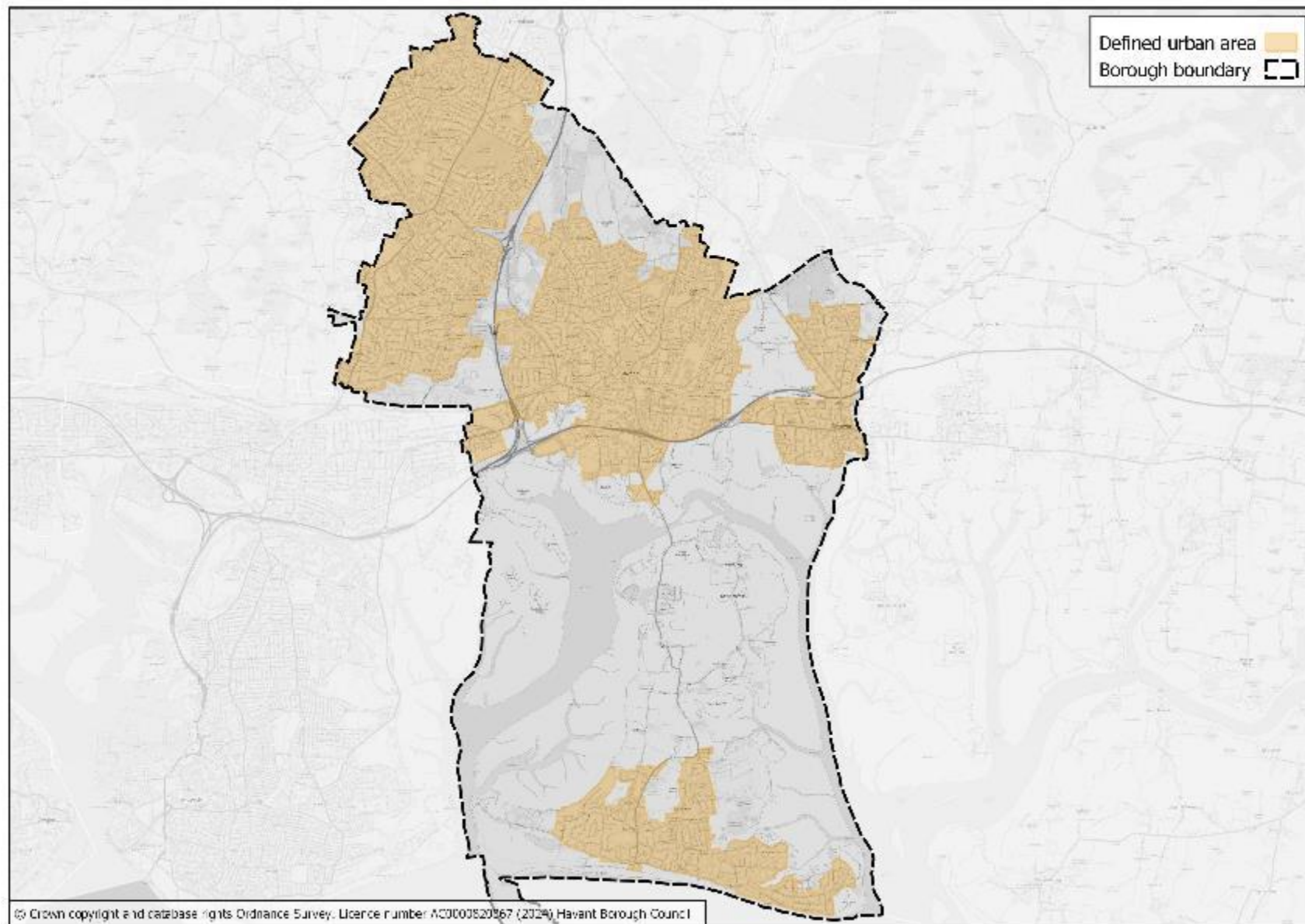


Figure 4 - Defined Urban Areas

Policy 3: Regeneration

Why the policy is needed

- 2.46 The Council is committed to the regeneration of Havant, Leigh Park and Waterlooville 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.
- 2.47 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.
- 2.48 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.
- 2.49 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 make a significant contribution towards housing delivery and an enhanced sense of place:
 - i. Havant Town Centre
 - ii. Civic Campus, Havant
 - iii. Waterlooville 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 in the latter phases of the Plan. 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.

Hayling Island Seafront

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

How the policy will be implemented

- 2.50 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.
- 2.51 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 39 (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.
- 2.52 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 will feed into the preparation of the Pre-Submission Building a Better Future Plan.
- 2.53 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.
- 2.54 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.

- 2.55 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.
- 2.56 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.
- 2.57 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.
- 2.58 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.
- 2.59 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. In contrast to the large scale change envisaged in the town centres, the Council will instead seek to make public realm improvements and support leisure proposals which contribute to the enjoyment of the seafront.



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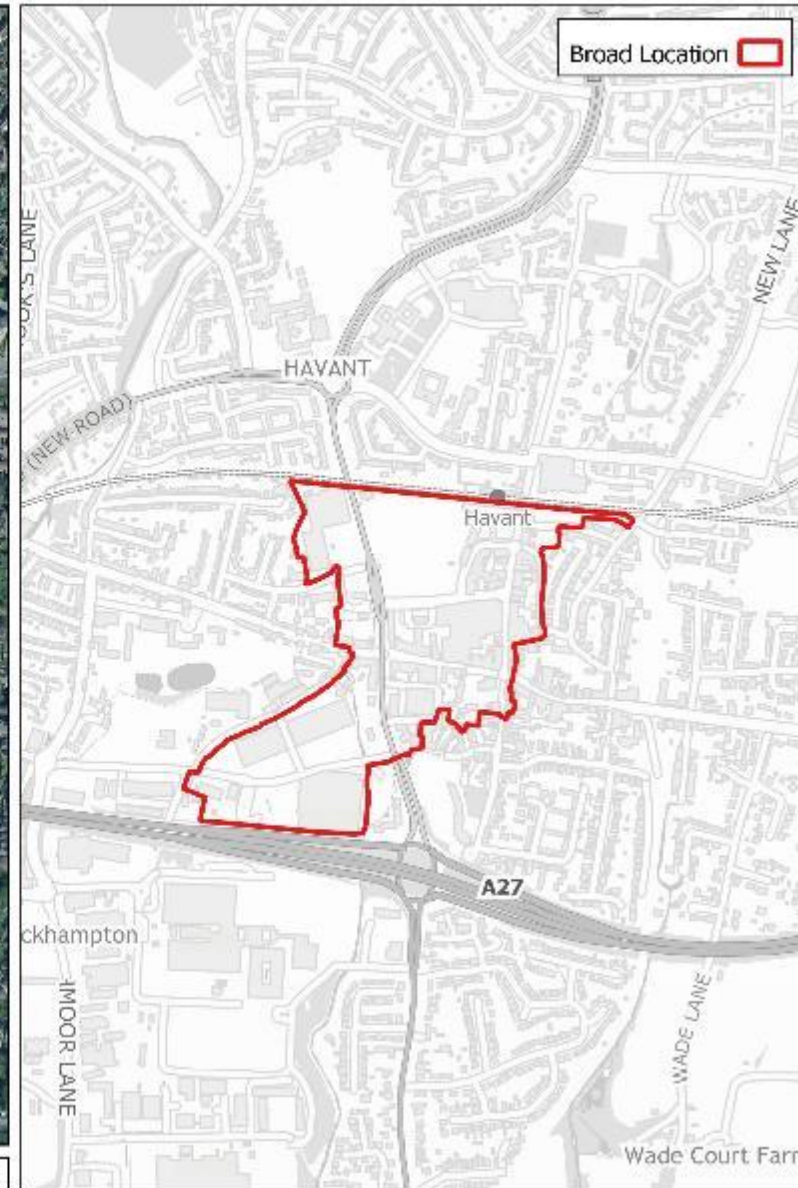


Figure 5 - Havant Town Centre broad location for regeneration



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Figure 6 - Civic Campus broad location for regeneration

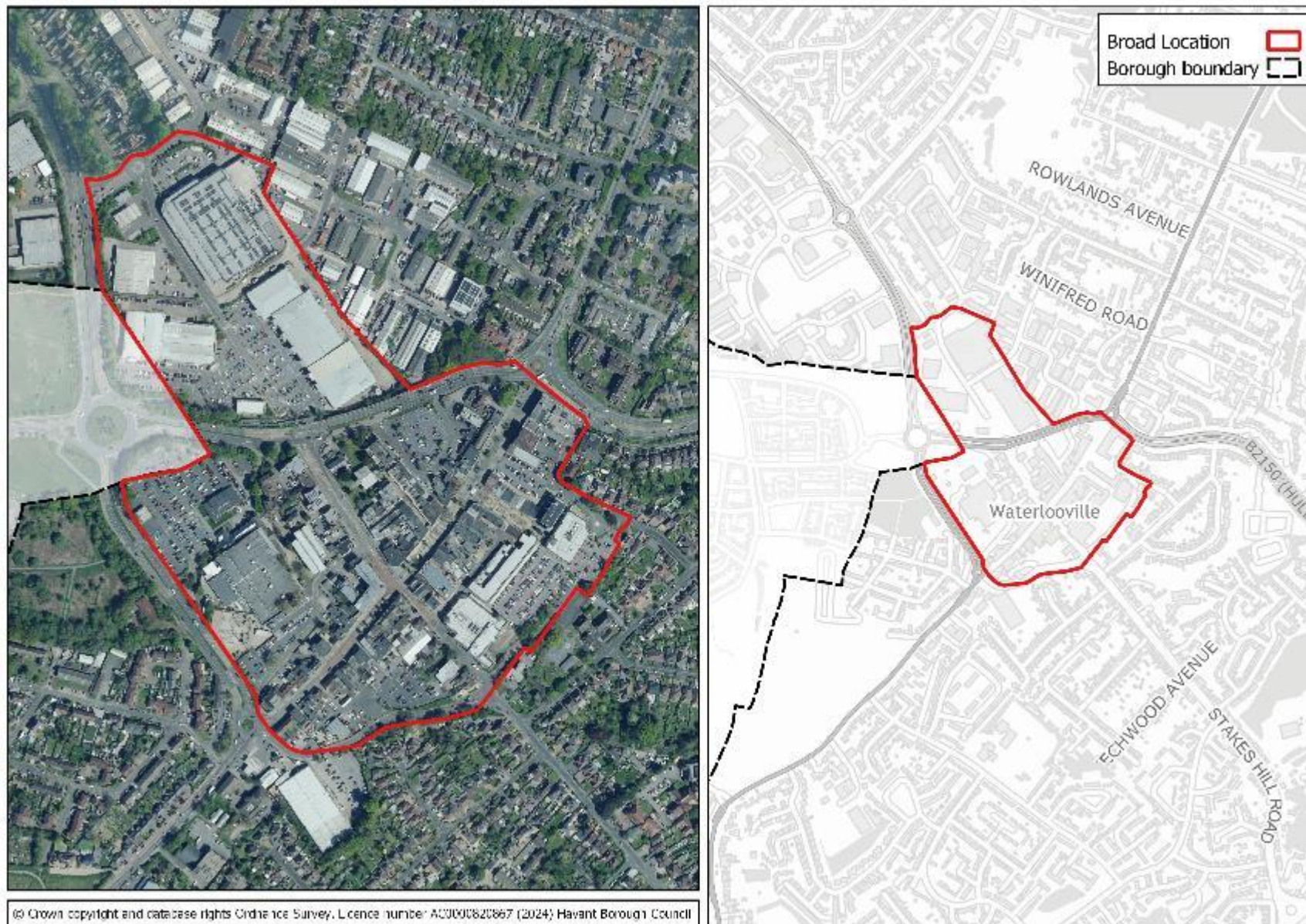


Figure 7 - Waterloooville Town Centre broad location for regeneration



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Figure 8 - Leigh Park Town Centre broad location for regeneration

Policy 4: Infrastructure and Environmental Mitigation to Support Development

Why the policy is needed

- 2.60 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.
- 2.61 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.
- 2.62 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.
- 2.63 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

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, 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) Facilitating the delivery of sufficient capacity in water supply and foul water conveyance and treatment;
- e) Securing land for environmental mitigation to address the effects of development;
- f) Supporting the delivery of facilities to meet the operational requirements of healthcare providers and the emergency services;
- g) Supporting the delivery of school places for every child when and where it is needed;
- h) Supporting the provision of sufficient early years spaces where they are needed;
- i) Protecting and enhancing recreational open space and sports facilities; and
- j) Supporting improvements to the borough's digital communication technology.

In undertaking a.- j. 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) – j), land is safeguarded through this Plan, as shown on the Policies Map, for:

- k) Community, Education and Health Facilities
 - Community Provision at Redlands Grange
 - Expansion of the Hayling Island Health Centre at Mengham
 - Expansion of Morelands Primary School
- l) Flood & Coastal Erosion Risk Management Schemes
 - Langstone
 - Broadmarsh Landfill Revetment
 - Northney
- m) Environmental mitigation
 - Sites to provide habitat compensation, biodiversity net gain and nutrient neutrality
- n) Transport mitigation
 - A road and/or active travel link to the south west to serve Southleigh (BL5) (exact requirements to be determined through transport assessments for the Local Plan and the site)

- Transport Schemes to support Hampshire County Council's LTP4 and the Havant Transport Strategy
 - 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 to infrastructure which is needed to make the development acceptable in planning terms. Planning permission will be granted where:

- o) The applicant has demonstrated due consideration of all the infrastructure needs arising from the development including cumulative effects of nearby sites;
- p) The proposal meets all the identified on-site and/or off-site infrastructure requirements;
- q) The whole life cost of infrastructure provision has been considered and mechanisms are in place for its future management and maintenance;
- r) 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
- s) 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

- 2.64 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.
- 2.65 The Council will work with developers 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.

- 2.66 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.
- 2.67 The Council has a strong track record in the delivery of infrastructure in the Borough. Coastal Partners, which are part of Havant Borough Council and manage coastal flood and erosion risk across 246km in five local authorities²⁰. 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.
- 2.68 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.
- 2.69 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.
- 2.70 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.
- 2.71 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.

²⁰ Coastal Partners manage the coastline for Havant Borough Council, Fareham Borough Council, Gosport Borough Council, Portsmouth City Council and Chichester District Council.

- 2.72 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.
- 2.73 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.
- 2.74 Where developers are making provision for infrastructure themselves they must check that the appropriate technical requirements of the relevant authorities and statutory undertakers are met. Preferably, infrastructure should be designed to a standard that would allow adoption by the relevant infrastructure body, but the council accepts that adoption is not always possible. Where infrastructure is provided on site and not adopted, arrangements for the ongoing maintenance of facilities will be required in line with Policy 55.
- 2.75 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.
- 2.76 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.
- 2.77 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.

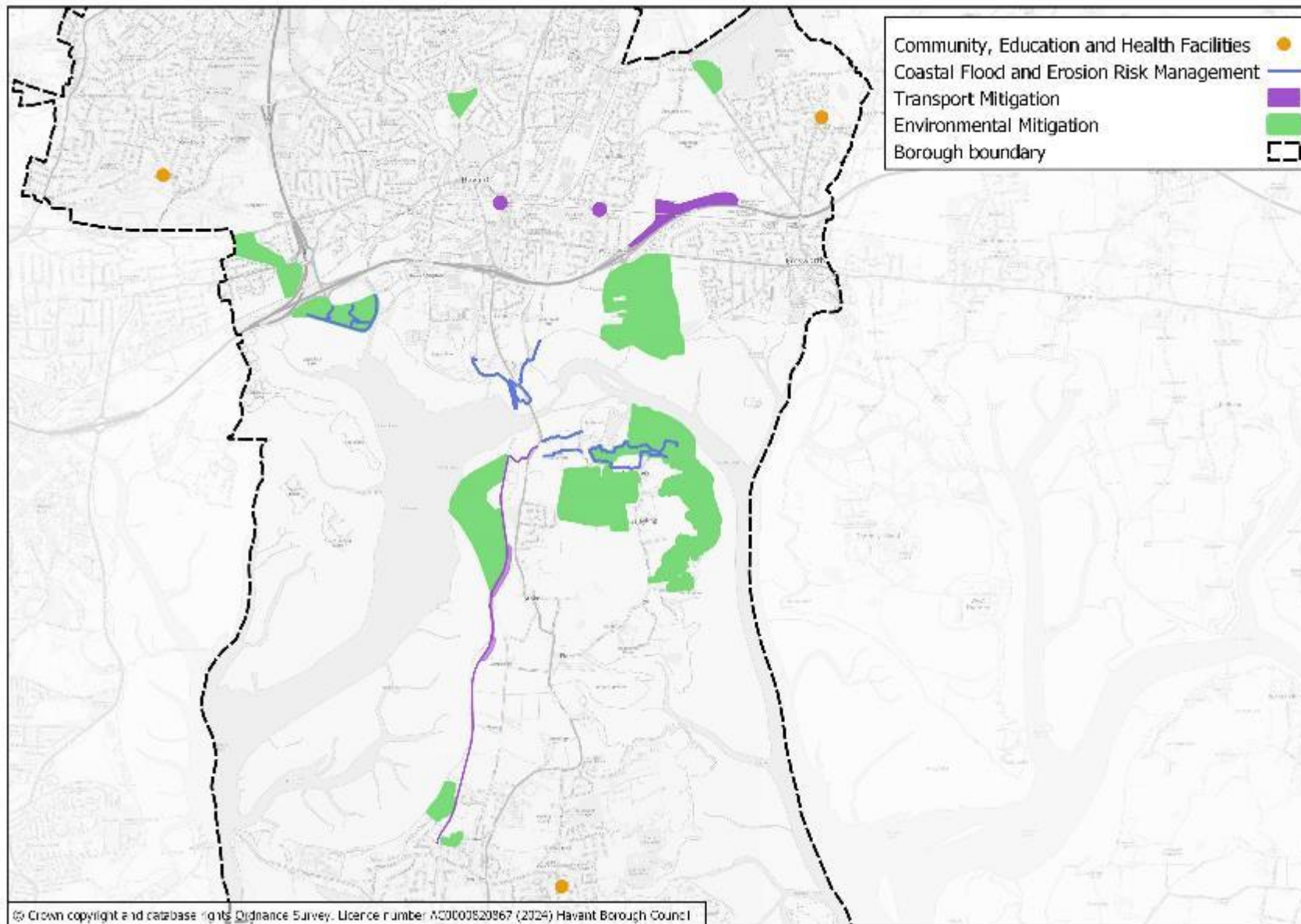


Figure 27 - land safeguarded for infrastructure and environmental mitigation

HOW MUCH DEVELOPMENT

Policy 5: Amount of Housing

Addressing housing need

- 2.78 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 indicative local housing need – 2024 standard method)²¹ is 17,840 dwellings over the Plan period (2023 to 2043) which equates to 892 homes per annum.
- 2.79 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 since 2006 has been 330 dwellings per annum.

Housing supply

- 2.80 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 development, that come forward unexpectedly but do form a reliable source of housing supply within Havant Borough.

Policy 5: Amount of Housing

During the period 2023 - 2043, this Plan makes provision for at least 7,218 net new homes (net) across the Borough during the Plan period, averaging 361 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.

²¹ <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

How the policy will be implemented

A housing requirement based on development capacity

- 2.81 The housing capacity figure for the Borough from 2023 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 Assessment²² 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.
- 2.82 Although Havant Borough's objectively assessed housing need of 17,840 dwellings is substantially higher than this 'policy on' figure, 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 a capacity based, established 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.
- 2.83 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 10,650 dwellings. Whilst acknowledging this is a very high level of unmet need, the Council has left no stone unturned in identifying sites which are suitable for addressing housing need.

²² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

Sources of housing supply (2023-2043)	Number of dwellings	Notes
Completions 2023/24	368	
Large site commitments as of 1 April 2024 (sites delivering 10 dwellings or more)	870	15% discount applied for non-implementation 1,024 dwellings (total prior to discounting) * 0.15 = 153.6 1,024 - 153.6 = 870 (rounded)
Small site commitments as of 1 April 2024 (sites delivering 9 dwellings or less)	137	5% discount applied for non-implementation 144 dwellings (prior to discounting) * 0.05 = 7.2 144 - 7.2 = 137 (rounded)
Older persons' housing commitments as of 1 April 2024	135	285 bedrooms divided by 1.8 persons per household = 158.3 15% discount applied for non-implementation 158 (prior to discounting) * 0.15 = 23.75 158 - 23.75 = 135 (rounded)
Broad locations	2,406	15% discount applied for non-implementation 2,830 dwellings (prior to discounting) * 0.15 = 424.5 2,830 - 424.5 = 2,406 (rounded)
Allocations	1,906	15% discount applied for non-implementation 2,242 dwellings (prior to discounting) * 0.15 = 336.27 2,242 - 336 = 1,906
Other SHELAA sites within the urban area ²³	37	15% discount applied for non-implementation 43 dwellings prior to discounting * 0.15 = 6.45 43 - 6 = 37
Windfall	1,360	10% reduction applied (as set out in the Council's Windfall Analysis)
Total housing supply	7,218 ²⁴	
Annual target (2023-2043)	361 dwellings per annum	

Table 5: Sources of housing supply 2023-2043

Duty to Cooperate

- 2.84 The duty to cooperate is of particular importance given that for not all of Havant Borough's development needs to be met within the Plan area. The Council has worked collaboratively with neighbouring authorities, all of whom are a member of the Partnership for South Hampshire (PfSH) with the exception of Chichester District Council, East Hampshire District Council and the South Downs National Park Authority.

²³ Sites with an identified development capacity of 20 dwellings or less (falling below the site allocation threshold) as shown in the trajectory – see Appendix 8 of the Strategic Housing and Economic Land Availability Assessment <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

²⁴ Please note that individual sources of supply will not sum to 7,219 dwellings due to rounding.

- 2.85 Winchester City Council's Proposed Submission Plan, which is at Examination, includes an 'unmet needs allowance' of 1,900 dwellings - of which 70% equivalent to 1,330 dwellings would be apportioned to Havant Borough. However, this obviously only represents a proportion of the Havant Borough's unmet need which will need to be met elsewhere within neighbouring areas. On this basis, the scale of the remaining unmet need means that there will need to be continuing discussions with neighbouring authorities to ensure this matter is robustly addressed.

Loss of Dwellings

- 2.86 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.

Policy 6: Amount of Employment

Addressing employment need

- 2.87 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 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.
- 2.88 For industrial need, the ELR identifies a minimum need for new industrial and warehousing floorspace of 140,000 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).
- 2.89 For office floorspace, the ELR recommends taking an economic forecast approach which continues to show job growth in this sector. To offer potential for inward investment and flexibility, the study indicates that 36,000 sqm of net new office floorspace (Office, Research and Development) should be provided over the plan period.
- 2.90 On this basis, the ELR recommends that industrial and warehouse and office floorspace are combined for an overall employment net need of 176,000 sqm.

Employment land supply

- 2.91 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. However, Havant Borough does not 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.
- 2.92 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. Additional floorspace delivered through the Tax Site designation as part of Phase 3 is however, designed to generate net additional demand on top of the Borough's employment floorspace requirement and is not therefore available to meet general employment need.

Policy 6: Amount of Employment

During the period 2023 - 2043, this Plan makes provision for at least 123,750 sqm of employment land floorspace (net) across the Borough.

How the policy will be implemented

An employment requirement based on development capacity

2.93 The employment floorspace capacity for the Borough from 2023 to 2043 is shown in the table below.

Sources of employment land supply (2023-2043)	Net floorspace (sqm)
Completions 2023-24	18,167
Planning permissions as of 1 April 2024	3,480
Allocations ²⁵	99,828
Havant and Waterlooville town centre broad locations / areas of search for office provision	2,300
Total employment land supply (from all sources)	123,775

Table 6: Sources of employment land supply 2023-2043

- 2.94 The Borough's assessed employment need for over 175,000 sqm net new floorspace cannot be met, with very few land options for economic growth. Whilst a number of sites have been previously been earmarked for employment development, they are now being promoted for alternative uses which are more deliverable and are important to address other identified needs - notably housing - and the Plan reflects this change in the demand for land.
- 2.95 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 120,000 sqm 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 floorspace, there is a deficit in the region of 18,000 sqm but development activity in this sector is expected to remain high. 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 28 - Protecting Employment Uses).

²⁵ Includes some sites which already benefit from planning permission but not yet implemented.

- 2.96 Given that there have been no sites which have been actively promoted for office provision, there is also a shortfall of around 34,000 sqm of office floorspace. 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 7 - Regeneration).
- 2.97 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 7: Five Year Housing Land Supply

Why the policy is needed

- 2.98 The Council is committed to delivering this Local Plan, with key policies including Delivering Development and Regeneration setting out how the Council will work actively itself and with applicants. Nonetheless, to maintain an NPPF compliant housing land supply, 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.
- 2.99 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.
- 2.100 In the event that the Borough does not have a five year housing and 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 7: 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.

In any situation where the Council cannot demonstrate a NPPF compliant housing land supply, applications for development which are contrary to the development plan will need to provide the following evidence which will be considered when determining the application:

- a) The requirements of the development plan are met except Policy 2 (Defined Urban Areas);
- 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;

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).

How the policy will be implemented

- 2.101 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.
- 2.102 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 d 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.
- 2.103 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. If deemed necessary, the Council will include a planning condition to limit the commencement time from the date of permission to ensure delivery in the short term in line with Policy 11.
- 2.104 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.
- 2.105 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 8: Health and Climate Change

Why the policy is needed

- 2.106 As a fundamental, any development permitted under this plan should make the Borough a better place for residents and improve the environment, with all three pillars of sustainable development implemented equally. This applies to every scale of development from a domestic extension to Southleigh.
- 2.107 Climate change has the ability to completely reshape the built 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.
- 2.108 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 under the Paris Agreement. The NPPF sets out how the planning system can support the transition to a low carbon future in a changing climate and support healthy communities. 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.
- 2.109 The link between planning and health has long been established and 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 ill mental and physical health within communities.
- 2.110 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 and improving mental health and wellbeing. These link strongly with how development should address climate change.
- 2.111 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. Health and wellbeing are influenced by many local factors including transport, open space, housing, employment, food and environmental quality. Global and national influences such as pandemics, climate

change, and cost of living crises also have an impact on public health at a local level, which can put populations that are already vulnerable at greater risk.

- 2.112 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 8: Health and Climate Change

All development is expected to lead to high quality, sustainable and environmentally sensitive places which positively affect the Borough's residents and its environment. In order to achieve this, planning permission will be granted for development proposals that promote and facilitate healthy and inclusive communities by achieving the following criteria where relevant to the application in question:

- a) Taking appropriate opportunities to use or reuse buildings, materials and land efficiently, minimising their use and promoting a circular economy;
- b) Minimising greenhouse gas emissions from buildings and their use;
- c) Taking opportunities to incorporate low carbon and renewable energy technologies wherever possible;
- d) Being designed and constructed to be resilient and adaptive to the needs of our changing climate, including the use of SuDS;
- e) Conserving and enhancing where possible resilient ecological and green infrastructure networks and prioritises the use of nature based solutions;
- f) Enhancing existing and facilitating new opportunities for active travel, informal play and social interaction by:
 - i. Co-location of facilities or improving access to existing facilities by active travel and
 - ii. Creating and improving pedestrian and cycle route linkages within the Borough, and to and from surrounding areas;
- g) Facilitating easy and safe access to education and employment; and
- h) Enabling active and healthy lifestyles through good urban design by
 - i. Improving the Borough's network of good quality, accessible and safe open spaces and
 - ii. Enhancing the public realm with high-quality surface treatments, landscaping, signage and street furniture that is accessible to all;
- i) Development proposals for residential developments of 40 or more dwellings (gross) and non-residential development over 1000sqm (gross) will be required to submit a Health Impact Assessment (HIA) as part of their planning application. Commercial development less than 1000 sqm 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

Designing for a changing climate

- 2.113 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 demolition and rebuild. Designing and constructing developments using low carbon technologies and principles are supported by policies 15, 16 and 17 to ensure that energy consumption, overheating and the Boroughs carbon footprint is 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 to be of an Energy Performance Certificate B and C standard by 2035.
- 2.114 It is vital that development, along with the associated facilities and infrastructure that supports it, is designed 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 regard also needs to be had to designing in flexibility for changing needs and changing technologies.
- 2.115 The transport sector is also a key source of the carbon dioxide emissions occurring within 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 appropriate to be recognised 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.
- 2.116 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 related emissions. This includes through the patterns of development that enable the prioritisation and encouraging 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.
- 2.117 Green infrastructure can deliver multiple functions, including storing carbon, providing cooling and shading (through green walls and roofs), helping manage flood risk (including through sustainable 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.

- 2.118 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.

Building healthy communities and permeable design

- 2.119 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 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.
- 2.120 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 places²⁶ and the Town and Country Planning Association's (TCPA) guidance on Planning Healthy Weight Environments²⁷ and Sport England's Active Design Guidance²⁸ 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.
- 2.121 As part of these, 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 pollution²⁹. 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.
- 2.122 The management and maintenance of permeable routes, public realm and open spaces provided on new developments will need to be outlined in a management plan in line with Policy 55.
- 2.123 Consideration of the detailed implications of food, drink and entertainment uses is considered specifically in Policy 34.

²⁶ <https://www.gov.uk/government/publications/spatial-planning-for-health-evidence-review>

²⁷ <https://www.tcpa.org.uk/resources/planning-healthy-weight-environments/>

²⁸ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>

²⁹ Air quality, and specifically air pollution, is considered in Policy 44.

Access to nature

- 2.124 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. In doing so, an opportunity is provided for additional tree planting to help expand the Borough's green infrastructure network.
- 2.125 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.
- 2.126 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 13), 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.

Health Impact Assessments

- 2.127 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.
- 2.128 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 reach its full potential in influencing proposals. 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 include the issues in points a-i above.
- 2.129 An appropriate type of HIA³⁰ 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.

³⁰ <https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning>

Policy 9: New Homes for Sustainable Communities

Why the policy is needed

- 2.130 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.
- 2.131 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 2023³¹. This means that owning a property in the borough has become more difficult as house prices have increased more quickly than income.
- 2.132 The Council's Housing Strategy 2024-2029³² 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) Maximising the efficient use of land to achieve higher densities (Policy 13 – Housing Density);
- c) 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 32 - Affordable Housing, Policy 33 - Housing Mix, Policy 34 - Retirement and Specialist Housing);
- d) Increasing the supply of homes and especially of affordable housing that meet a genuine local need (Policy 1 - Amount of Housing, Policy 32 - Affordable Housing);

³¹ Office for National Statistics

³² <https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance>

- e) Ensuring that all new homes are of a high quality, support residents' health, a good quality of life and are affordable, safe and comfortable for their occupants to live in (Policy 11 - High Quality New Homes; Policy 14 - Low Carbon Development, Policy 15 - Preventing Overheating);
- f) 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 13 - High Quality New Homes); and
- g) Working with developers to secure community new development officers to support residents of new developments and build cohesion with the wider community (Policy 54 - Community New Development Officers).

How the policy will be implemented

- 2.133 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.
- 2.134 The Plan requires housing development to provide high quality accommodation that meets the needs of the future occupiers. Policy 14 (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.
- 2.135 Community new development officers will help promote community cohesion and support the integration of residents of new developments with the wider community (Policy 54 - Community New Development Officers).
- 2.136 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.
- 2.137 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.
- 2.138 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 5 (Amount of Housing) and 6 (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

- 2.139 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. 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.
- 2.140 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.
- 2.141 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.
- 2.142 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.

Policy 10: Supporting a Prosperous and Sustainable 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 38 – Protecting Employment Uses);
- c) New or enhanced educational and learning facilities to enable residents to secure higher skilled jobs (Policy 4 – Infrastructure and Environmental Mitigation to Support Development);
- d) Working with developers to secure training to improve the skills and qualifications of the Borough's residents (Policy 53 – Employment and Skills Plans);
- e) Enhancing and diversifying the mix of uses in the Borough's town centres (Policy 3 – Regeneration);
- f) Supporting an enhanced leisure offer on Hayling Island seafront (Policy 3 – Regeneration); and

g) The provision of new and/or improved tourism and visitor attractions, accommodations and/or facilities.

How this policy will be implemented

- 2.143 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 38 – 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.
- 2.144 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 6 sets out the amount of employment floorspace that is provided for through this Plan.
- 2.145 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).
- 2.146 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 53 – Employment and Skills Plans).
- 2.147 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.
- 2.148 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 22 (Recreation Disturbance on International Sites).

Policy 11: The Role of Applicants and the Local Planning Authority in Delivering Development

Why the policy is needed

- 2.149 The Council is committed to achieving the vision and objectives of the plan as bricks and mortar development. The quality of development and the speed of delivery are as critical as the quantity of development which is proposed in this Local Plan. As such it is critical that applicants work collaboratively with the Council and other stakeholders to ensure that all the plan's objectives are delivered.

Policy 11: The Role of Applicants and the Local Planning Authority in Delivering Development

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. Planning applications that accord with the policies in this Local Plan and the rest of the Development Plan will be approved without delay unless material considerations indicate otherwise.

Consultation at the pre-application stage and during the lifetime of planning applications

- a) The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are able to be approved without delay, particularly where they address the development needs of the Borough;
- b) Applicants are strongly encouraged to undertake community consultation on development proposals prior to the submission of a planning application, constructively responding to the results received;
- c) The Council expects applicants to be similarly proactive towards development proposals they are promoting in order for the Council to be able to approve schemes which would constitute sustainable development without delay. This involves:
 - i. Utilising the Council's pre-application advice service, particularly if a proposal constitutes major development, and adjusting development schemes and evidence accordingly prior to the submission of a planning application;
 - ii. For schemes of 50 units or above or major commercial development, undertaking a Development Consultation Forum as part of the pre-application stage;
 - iii. Utilising the pre-application advice service of other statutory consultees and adjusting development schemes and evidence accordingly prior to the submission of a planning application;
 - iv. Responding swiftly and positively to consultee comments during the lifetime of a planning application.

Coordination of development

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

Swift delivery of development

- e) 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; and
- f) Once granted planning permission, the Council expects development proposals to be built out without undue delay.

How the policy will be implemented

Pre-application engagement, Development Consultation Forums and expectations of the development industry

- 2.150 The Council is committed to significantly boosting the supply of housing, responding positively to development proposals wherever possible and actively working with the development industry to deliver sites. Equally, the Council expects the development industry to adopt a constructive approach to development in the Borough, working with the Council, residents and other stakeholders.
- 2.151 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.
- 2.152 The Council offers a high quality and cost-effective pre-application service and sets out how this operates on the website³³. 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.
- 2.153 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.

³³ Guidance on the Council's pre-application advice service is available at www.havant.gov.uk/preapplication

- 2.154 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.
- 2.155 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.

Co-ordination of development

- 2.156 Given the need for housing, 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.
- 2.157 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 a larger area.

Swift construction of permitted schemes

- 2.158 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.
- 2.159 The Council actively monitors planning permissions 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.
- 2.160 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.

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
 - Waterloooville
- 3.3 In order for a site to be allocated it needs to go through several robust assessments.
- 3.4 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.
- 3.5 Sites which are deemed suitable, achievable and available for development in the SHELAA are then taken and assessed in the Sustainability Appraisal.
- 3.6 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.
- 3.7 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.
- 3.8 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.

- 3.9 The allocation or safeguard 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.

Approach to allocating sites

- 3.10 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 urban area), in the event that planning permission is not subsequently built out.

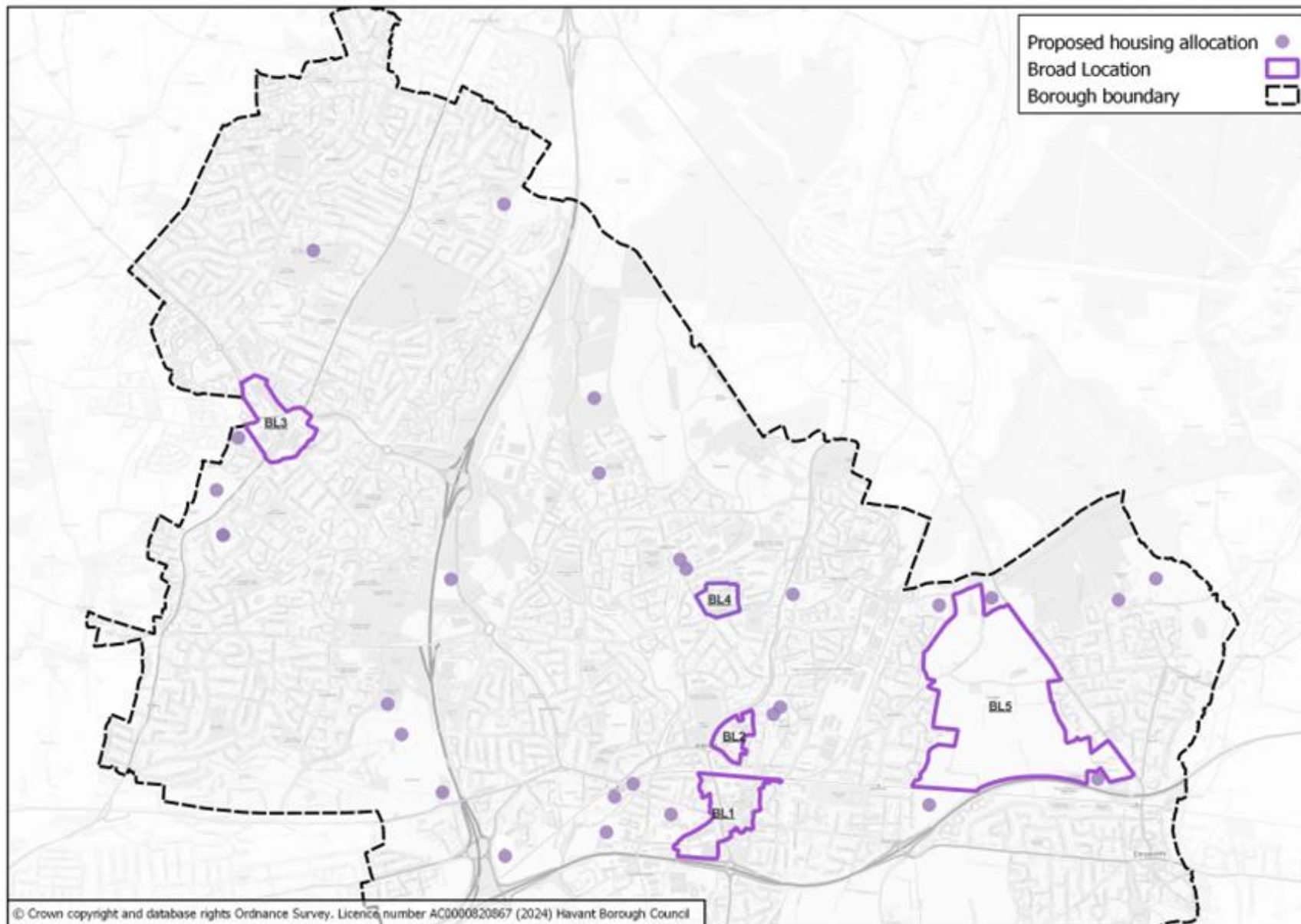



Figure 9 – Development allocations in the Building a Better Future Plan

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 was informed by extensive community consultation and served to create a vision for the future development of the site and to refine initial higher-level work on site yield and infrastructure requirements.
- 3.14 The site is identified as being capable of providing 2,100 dwellings. However in line with Policy 13 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 mitigate negative effects on 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 1650 in the plan period)
<p>Site Description</p> <p>This broad location is in predominantly agricultural use.</p> <p>The site lies immediately to the south of the South Downs National Park boundary 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 part of the 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.</p> <p>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.</p>	

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.

Key Features

- Large Strategic Site
- 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 Road 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
- Trees and buildings on site with potential to support roosting bats; and Bechstein's bats present in Southleigh Forest to N/NE, potential foraging/commuting within site.
- Potential for Hazel Dormouse (in hedgerows), Badgers, breeding birds and common reptiles.
- Inherent archaeological potential - likelihood of unrecorded archaeological remains
- Parts of the site are in Fluvial Flood Zone 2 and parts of the surrounding road networks also at risk
- Risk of surface water flooding; historic records of flooding on Southleigh Road
- Source Protection Zone 1/1c



Allocation Requirements


Development of about 2,100 dwellings will be permitted where proposals:

- a) Provide a site-wide high quality coherent strategy for ecology, landscaping, green space, drainage and lighting with a fully integrated mitigation/compensation/enhancement package. This should include, but is not limited to:
 - i. Maintenance and enhancement of green corridor linking north-south between Southleigh Forest environs and A27 and south to Warblington undeveloped coast.
 - ii. Retention of extensive areas of semi-natural habitat, especially wood pasture in north.
 - iii. Retention and enhancement of habitat linkages through site and with surrounding landscape.
 - iv. Sensitive lighting strategy to ensure unlit habitat corridors.
 - v. Native-led landscaping, taking into account local distinctiveness and conservation priorities.
 - vi. Embedded biodiversity enhancements within new structures.
- b) Shows areas at risk of flooding are avoided for development, and all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change.
- c) Provide a comprehensive access and movement strategy focussed on sustainable transport options. This should include, but is not limited to:
 - vii. a masterplan for transport connectivity within the site and to integrate with surrounding areas (see also Policy 4 in relation to the land safeguarded for transport infrastructure outside the site itself).
 - viii. direct connections to the south of the A27 and railway line by sustainable modes. These must include
 - a bus and active travel bridge over railway from Emsworth Road/A27 Warblington junction into the site
 - connections to the A259 via the underpass and to Emsworth via the Washington road underpass.
 - ix. Proposals for how the site is to be accessed by vehicles, including consideration of the constrained nature of the local highway network
 - x. The creation a walkable neighbourhood
 - xi. Improvement to Local Cycling and Walking Infrastructure Plan (LCWIP) routes 270 (A259), route 372 (along Southleigh Road), route 277 (Southleigh Road), route 371 (along New Lane) and route 373 New Brighton Road with new connections from site to existing LCWIP routes including the Bartons Road cycle corridor
 - xii. A bus route to serve the site, as part of future South East Hampshire Rapid Transport extension from Havant town centre.
- d) Provide a local centre
- e) Provide a primary school
- f) Explore the opportunity to provide specialist accommodation for older people.

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.
- 3.17 Before Planning Permission is granted for development, a Masterplan and Design Guide/Code for the whole site must be prepared by the site promoter, with appropriate community engagement. The Masterplan must be accompanied by a phasing plan which identifies trigger points for infrastructure delivery relative to the timing of development phases. The aim of this is to ensure that a high-quality neighbourhood with an overarching design ethos and sense of place is delivered with is unique to Southleigh.
- 3.18 The site promoter's masterplan will be expected to take the 2017 published Framework Masterplan as a starting point. Nonetheless, this will need to be updated taking into account policy and regulatory changes since then and informed by further public engagement. The final agreed Masterplan and Design Guide/Code will need to be submitted with any planning application.
- 3.19 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 road and/or active travel link to the south west to serve Southleigh (BL5) (exact requirements to be determined through transport assessments for the Local Plan and the site)". 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: EM01 and EM02	Use: Housing
Size (ha): 16.34	Indicative Yield (net): 260
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Tree Preservation Order (TPO) woodland • Underlain by sand and gravel and brick clay • Potential for protected species • Existing Public Right of Way 108/67/1 and 108/66a/1 • Adjacent Grade II listed building to the north of the site • Non-designated heritage asset within the site • Close proximity to South Downs National Park • Mature boundary vegetation screening the site from Long Copse Lane • Southleigh Forest Site of Importance for Nature Conservation (SINC) adjacent • Risk of surface water flooding • Radon class 4 area 	

Allocation Requirements

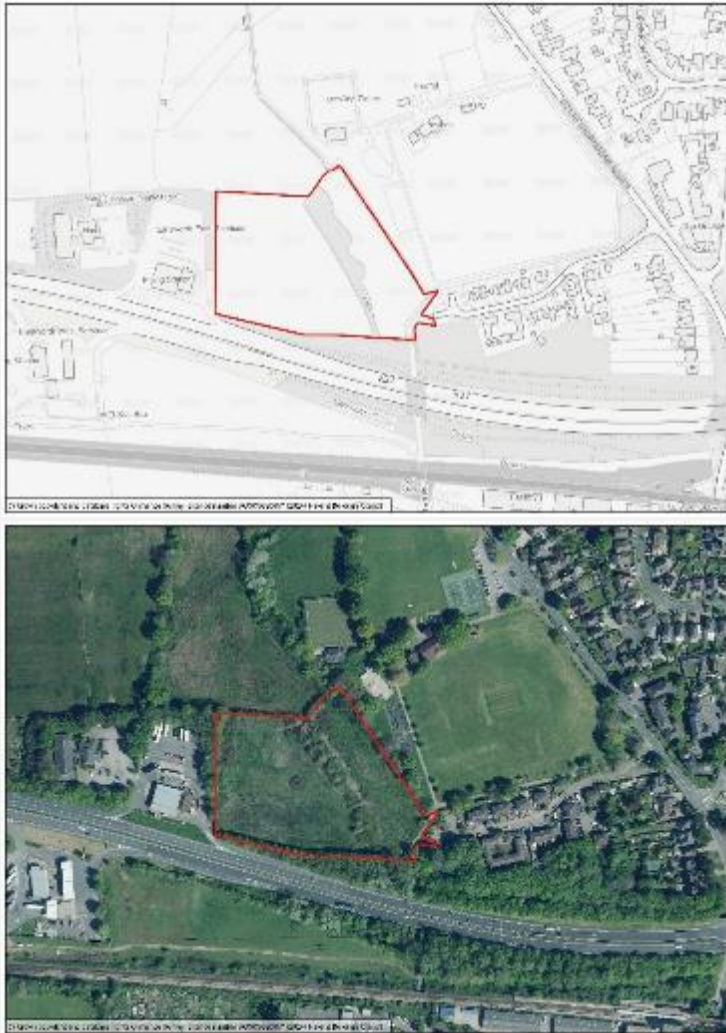
Residential development of about 260 dwellings will be permitted where proposals:

- a) Provide a masterplan which demonstrates that development will be delivered in a comprehensive manner;
- b) Provide a sensitive lighting strategy and a landscape visual impact assessment;
- c) Enhance bus service provision to Southleigh Road and provides access measures in line with Hampshire County Council's Emsworth Station Interchange Improvement Plan;
- d) Positively respond to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve.
- e) Establish an appropriate means of access, which incorporates road widening along Hollybank Lane and Long Copse Lane, to the satisfaction of the Highway Authority;
- f) Provide radon protection measures;

Design and Layout

- g) Retain and enhance boundary vegetation along Long Copse Lane;
- h) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- i) Provide an ecological and landscape buffer to mitigate the impact of protected species, woodland and Southleigh Forest SINC;
- j) Ensure that views from Public Right of Way are screened by vegetation to retain the character of the area;
- k) Provide a direct and continuous cycle routes into Emsworth including the Local Cycling and Walking Infrastructure Plan route 373 route (New Brighton Road) and route 277 (along Southleigh Road);
- l) Take into consideration Hollybank House which is a Grade II listed building and Hollybank Farm Cottage which is a non-designated heritage asset.

Allocation 3: Coldharbour Farm

SHELAA Reference: EM06	Use: Housing
Size (ha): 1.94	Indicative Yield (net): 44
<p>Site Description</p> <p>The land west of Coldharbour Farm is a greenfield site located directly north of the A27 and is sandwiched between the A27 Service Station to the west and Coldharbour Farm Road to the east.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Close proximity to Emsworth Railway Station and Emsworth District Centre • Potential for protected species • Land immediately to the north and east of the site is a designated Site of Importance for Nature Conservation (SINC) • There is an existing water course east of the site • Approximately half of the eastern part of the site lies in fluvial Flood Zone 2 and 3 • The site is at risk from surface water flooding • Existing Public Right of Way 108/71/1 adjacent to the site • Emsworth Recreation Ground is situated to the north-east. • Potential for contaminated land • Secondary aquifer on site • Radon Class 4 area • The site is directly adjacent to the Southleigh Strategic Site 	 <p>The top image is a map showing the site location relative to the A27 road and surrounding areas. The site is outlined in red. The bottom image is an aerial photograph of the same area, showing the greenfield site, the A27 road, and the surrounding residential and agricultural landscape. The site is outlined in red in both images.</p>

Allocation Requirements


Development of about 44 dwellings will be permitted where proposals:

- a) Provide a site-specific Flood Risk Assessment which considers the potential impact that climate change may have over the lifetime of a proposed development;
- b) Provide hydraulic modelling to map the future risk of flooding;
- c) Address the risk of surface water flooding;
- d) Surface water management systems restrict runoff to greenfield runoff rates;
- e) Provide an ecologically sensitive lighting strategy;
- f) Provide improvements to bus infrastructure in Emsworth and along the A259;
- g) Explore the feasibility of incidental minerals extraction for use on site;
- h) Do not prejudice the future development potential of the adjacent Southleigh Strategic Site;
- i) Provide an assessment of the noise environment during the day and night;
- j) Provide radon protection measures;

Design and Layout

- k) Provide an ecological buffer to mitigate the impact to Emsworth Recreation Ground SINC;
- l) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- m) Include new planting and screening to minimise impacts to the Public Right of Way;
- n) Provide pedestrian and cycle links to Local Cycling and Walking Infrastructure Plan routes 373 from site and 270 on Havant Road to Emsworth town centre;
- o) Retain and enhance boundary screening along A27 to mitigate noise and pollution from the A27;
- p) Avoid areas at risk of flooding for development;
- q) Show all floor levels, access routes, drainage systems and flood mitigation measures to be designed with an allowance for climate change.

Allocation 4: Helmsley House

SHELAA Reference: HA02	Use: Housing and Older Persons Housing
Size (ha): 2.16	Indicative Yield (net): 78 bed care home and 30 dwellings
<p>Site Description</p> <p>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.</p> <p>The southeastern part of the site already has planning permission ref. APP/23/00665 for a 78 bed older persons care home (Use Class C2).</p> <p>Key Features</p> <ul style="list-style-type: none"> • Part greenfield and part brownfield • Tree Preservation Orders (TPOs) on-site • The site lies adjacent to the Grade II listed Eastleigh House. • Potential for protected species • At risk from surface water flooding. • Sewer line within the site. • Underlain by sand and gravel • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site • Radon class 4 area 	

Allocation Requirements


A mixed use development of about 30 dwellings and a 78 bed care home will be permitted where proposals:

- a) Provide a sensitive lighting strategy;
- b) Provide improvements to Bartons Road cycle corridor;
- c) Addresses the risk of surface water flooding;
- d) Surface water management systems produce a 50% betterment on pre-development rate of flow (PDL part) and restrict runoff to greenfield runoff rates (greenfield part);
- e) Avoid risks to the protected aquifer underlying the site;
- f) Explore the feasibility of incidental minerals extraction for use on site;
- g) Provide radon protection measures;

Design and Layout

- h) Provide an ecological buffer to mitigate the impact on protected species;
- i) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- j) Retain and enhance boundary screening along Bartons Road;
- k) Retain and incorporate the mature trees within the site;
- l) Take into consideration Eastleigh House which is a Grade II listed building adjacent to the site.

Allocation 5: Southleigh Park House

SHELAA Reference: HA03	Use: Housing
Size (ha): 3.22 ha	Indicative Yield (net): 61
<p>Site Description</p> <p>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 strategic site promotion site reference BL5, 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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for ecology assets and protected species • 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 • Existing Grade II listed buildings and curtilage buildings on-site (main house, clock tower and lodge) • At risk from 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 	

Allocation Requirements


Development of about 61 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Address the risk of surface water flooding;
- c) Surface water management systems restrict runoff to below the pre-development rate of flow;
- d) Avoid risks to the protected aquifer underlying the site
- e) Provide radon protection measures;

Design and Layout

- f) Provide an ecological buffer to mitigate the impact on protected species;
- g) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- h) Retain and enhance boundary vegetation around the site;
- i) Retain and integrate the protected trees;
- j) Take into consideration Southleigh Park House and curtilage buildings which are Grade II listed buildings;
- k) Provide pedestrian and cycle links to Southleigh and north to Bartons Road cycle corridor.

Allocation 6: Land East of Castle Avenue

SHELAA Reference: HA06	Use: Housing
Size (ha): 5.40 ha	Indicative Yield (net): 184
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Potential for protected species • The site is identified in the Solent Wader and Brent Goose Strategy as a low use site (H19) • 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) • Part of the site is at risk of surface water flooding • Secondary aquifer on site • Source Protection Zone 1c on site • Radon Class 4 area • Underlain by sand and gravel 	

Allocation Requirements

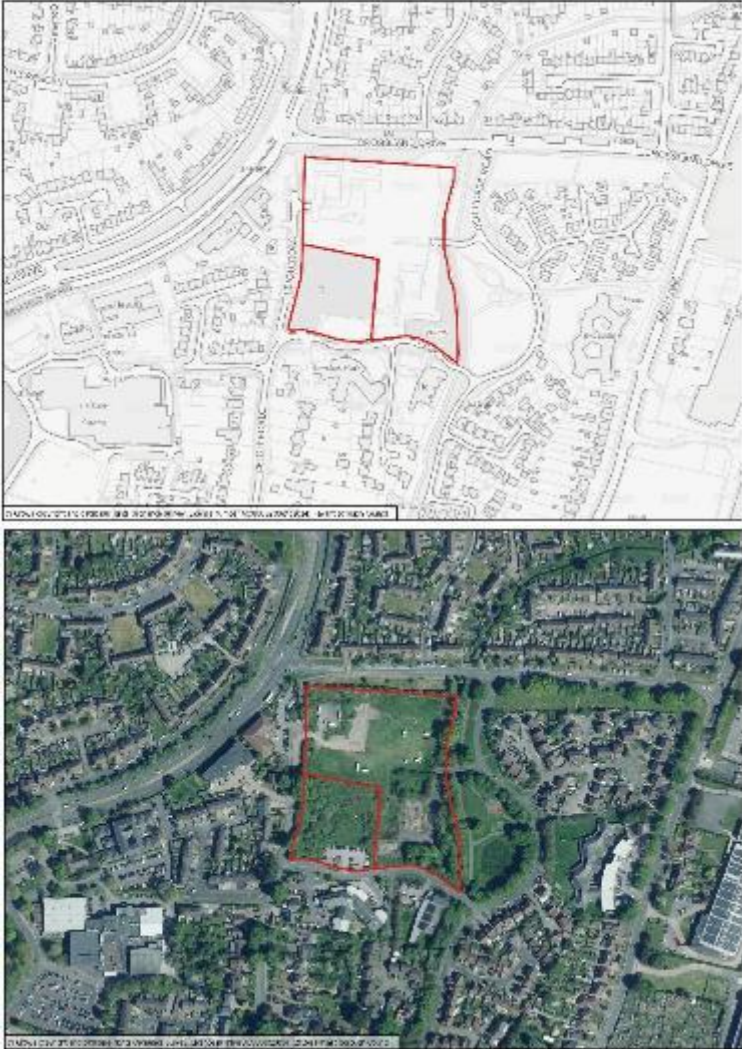
Development of about 184 dwellings will be permitted where proposals:

- a) Develop the site comprehensively, or if this is not possible, the development of one part must not prejudice the development of the other part;
- b) Provide suitable mitigation for the loss of a Solent Wader and Brent Goose Strategy site;
- c) Provide an ecologically sensitive lighting strategy;
- d) Address the risk of surface water flooding;
- e) Surface water management systems restrict runoff to greenfield runoff rates;
- f) Explore the feasibility of minerals extraction prior to development;
- g) Provide radon protection measures;

Design and Layout

- h) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- i) Provide landscape buffers to offset development from the motorway and railway line;
- j) Take into consideration the designated heritage asset to the South of the site;
- k) Do not prejudice the access arrangements for Southleigh Strategic Site (Allocation 1); Land along the southern end of the site is safeguarded for this purpose through policy 4;
- l) Avoid unacceptable harm to the amenity of existing properties on the east side of Castle Avenue through loss of privacy, noise, outlook and overlooking.

Allocation 7: Former Oak Park School

SHELAA Reference: HA09 & HA10	Use: Older Persons Housing
Size (ha): 2.62	Indicative Yield (net): 100 bed care home, 60 extra care units, 21 homes
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Comprises of two ownerships • The river Lavant runs along the eastern side of the site • On-site vegetation provides screening and semi-natural 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 • At risk of surface water flooding • Potential for contaminated land • Secondary aquifer on site • Radon class 4 area 	

Allocation Requirements


Development of a mixed use development of about 21 dwellings, 100 bed care home and 60 extra care units will be permitted where proposals:

- a) Are planned comprehensively / coordinated across the two ownerships to achieve best outcomes for the wider site;
- b) Provide an ecologically sensitive lighting strategy;
- c) Provide a site-specific Flood Risk Assessment which considers the potential impact that climate change may have over the lifetime of a proposed development;
- d) Provide hydraulic modelling to map the future risk of flooding is provided;
- e) Address the risk of surface water flooding;
- f) Surface water management systems 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 measures;

Design and Layout

- i) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- j) Avoid areas at risk of flooding for development;
- k) Retain and enhance trees and scrub along the boundary of the site;
- l) Show all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change.

Allocation 8: Palk Road

SHELAA Reference: HA14	Use: Housing
Size (ha): 1.17 ha	Indicative Yield (net): 83
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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 • Part of the southern edge of the site lies in fluvial flood zone 2/3 • At risk of surface water flooding • The site can be seen from Public Right of Way no.108/34/1 • 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 	

Allocation Requirements


Development of about 83 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Ensure that Palk Road is brought up to adoptable standards,
- c) Avoid or mitigate negative impacts on the operational safety of the Palk Road/West Street highway junction and the Bedhampton Stations level crossing;
- d) Provide a site-specific Flood Risk Assessment which considers the potential impact that climate change may have over the lifetime of a proposed development;
- e) Provide hydraulic modelling to map the future risk of flooding;
- f) Address the risk of surface water flooding;
- g) Surface water management systems produce a 50% betterment on the pre-development rate of flow;
- h) Avoid risks to the protected aquifer underlying the site;
- i) Provide radon protection measures;

Design and Layout

- j) Provide an ecological and landscape buffer to the Hermitage Stream;
- k) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- l) Incorporate landscape buffers within the west of the site in order to retain and enhance the character of the Public Right of Way;
- m) Avoid areas at risk of flooding for development;
- n) Show all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change;
- o) Secure an appropriate relationship with adjoining residential properties and their residential amenities in terms of loss of privacy, outlook and overshadowing.

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)
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species • Site is adjacent to Solent Wader and Brent Goose Site H02A and H02B • 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 • Principal aquifer on site 	

Allocation Requirements


Development of a 48 bed care home extension will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Take into consideration The Towers which is Grade II listed building;
- c) Surface water management systems restrict runoff to greenfield runoff rates;
- d) Avoid risks to the protected aquifer underlying the site;
- e) Explore the feasibility of minerals extraction prior to development;

Design and Layout

- f) Retain a landscape buffer around the site boundary for the conservation area;
- g) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- h) 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
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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 • At risk of surface water flooding • Potential for contaminated land • Principal and Secondary aquifer on site 	

Allocation Requirements


Residential development of about 43 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Take into consideration the adjacent Old Bedhampton Conservation Area;
- c) Provide a site-specific Flood Risk Assessment which considers the potential impact that climate change may have over the lifetime of a proposed development;
- d) Provide hydraulic modelling to map the future risk of fluvial flooding;
- e) Address the risk of surface water flooding;
- f) Surface water management systems restrict runoff to greenfield runoff rates;

Design and Layout

- g) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- h) Retain and incorporate TPO trees on the site;
- i) Provide a landscape buffer to the conservation area;
- j) Show all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change.

Allocation 11 Kingscroft Farm

SHELAA Reference: HA20	Use: Housing
Size (ha): 3.03 ha	Indicative Yield (net): 120
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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 and part of the site is at risk of flooding in the future; • At risk of surface water flooding; • Potential for protected species • Public Right of Way footpath no.108/35/1 runs 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. • Principal and Secondary aquifer on site • Source Protection Zone 1 on site 	

Allocation Requirements


Development of about 120 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Take into consideration the adjacent Old Bedhampton and Brockhampton Conservation Areas;
- c) Provide a site-specific Flood Risk Assessment which considers the potential impact that climate change may have over the lifetime of a proposed development;
- d) Provide hydraulic modelling to map the future risk of flooding;
- e) Address the risk of surface water flooding;
- f) Surface water management systems restrict runoff to greenfield runoff rates;
- g) Avoid risks to the protected aquifer underlying the site;
- h) Explore the feasibility of minerals extraction prior to development;

Design and Layout

- i) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- j) Retain and enhance trees and scrub along the site boundary;
- k) Provide an ecological and landscape buffer to the Hermitage Stream;
- l) Retain the character of the Public Right of Way;
- m) Avoid areas at risk of flooding for development;
- n) Show all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change;
- o) Maintain and enhance Solent Road cycle route and Public Right of Way within the site;
- p) Provide cycle access to Mill Lane as part of the Bidbury to Havant cycle route;
- q) Incorporates the springs and the origin of Havant into the development physically or intellectually.

Allocation 12: Portsmouth Water Headquarters

SHELAA Reference: HA21	Use: Housing
Size (ha): 3.22	Indicative Yield (net): 120
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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 Low Use site (H11). • Brockhampton Spring within site (Hamanfunta – Hama's Spring). • A small area at the southern edge of the site lies in Fluvial Flood Zone 2. • At risk of surface water flooding. • Tree Preservation Order (TPO) trees on site. • The site is located within Brockhampton Conservation Area and includes listed buildings and locally listed buildings. • 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. • Potential for contaminated land. • Principal and Secondary Aquifer on site • Radon class 4 area 	

Allocation Requirements


Development of about 120 dwellings will be permitted 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) Takes into consideration the Brockhampton Conservation Area, which includes listed buildings and locally listed buildings;
- d) Provide a site-specific Flood Risk Assessment considers the potential impact that climate change may have over the lifetime of a proposed development.
- e) Provide hydraulic modelling to map the future risk of flooding;
- f) Address the risk of surface water flooding;
- g) Surface water management systems produce a 50% betterment on the pre-development rate of flow;
- h) Avoid risks to the protected aquifer underlying the site;
- i) Provides radon protection areas;

Design and Layout

- 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) Avoids areas at risk of flooding for development;
- n) Shows all floor levels, access routes, drainage systems and flood mitigation measures are designed with an allowance for climate change;
- o) Retain and integrate the protected trees on the site.
- p) Incorporates 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
<p>Site Description</p> <p>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 being developed for the Havant Thicket Reservoir and Park Lane Stream runs parallel to the west.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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. • The site is in close proximity to Sir George Staunton Country Park Conservation Area. • Secondary aquifer on site • Source Protection Zone 1c on site 	

Allocation Requirements

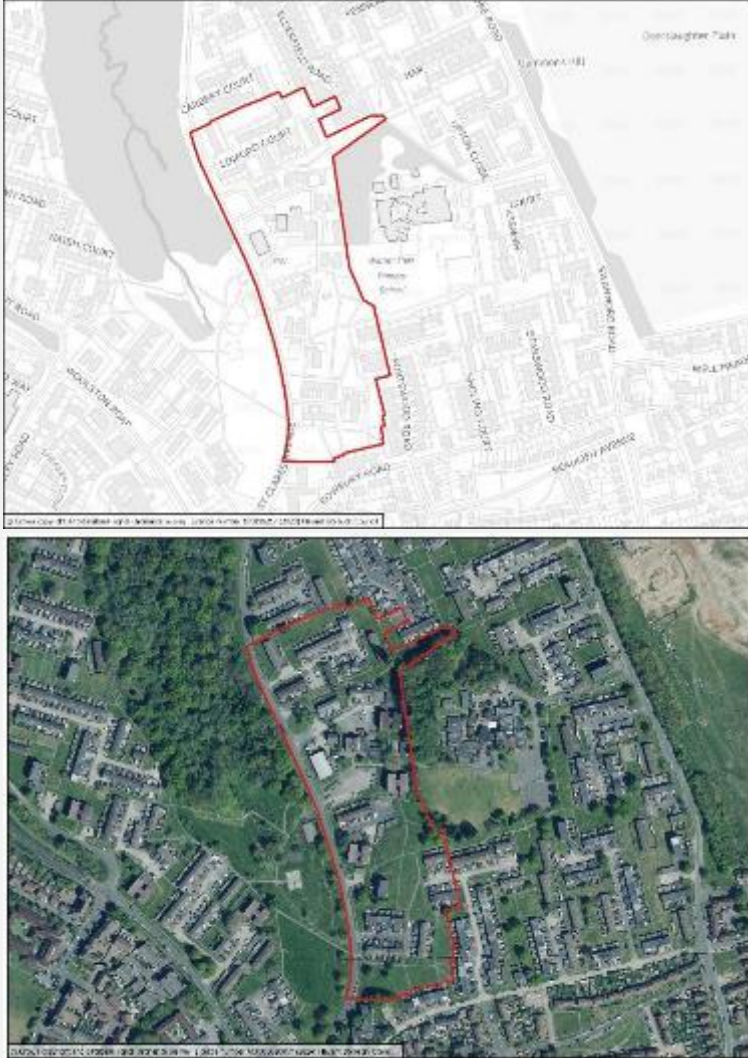
Development of about 150 dwelling will be permitted where proposals:

- a) Provide mitigation for protected species;
- b) Take into consideration the close proximity to Sir George Staunton Country Park Conservation Area;
- c) Surface water management systems restrict runoff to greenfield runoff rates;
- d) Avoid risks to the protected aquifer underlying the site;

Design and Layout:

- e) Provide an ecological and landscape buffer for ancient woodland, adjacent SINC and Public Right of Way;
- f) Retain and integrate existing trees and hedgerows;
- g) Avoid areas at risk of flooding for development;
- h) Provide access south onto Swanmore Road;
- i) Provide a multi-user (non-motorised) link to Havant Bridleway 121 and Calshot Road;

Allocation 14: Strouden Court

SHELAA Reference: LP02	Use: Housing
Size (ha): 5.7	Indicative Yield (net): 81
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species • The access road from the south has potential future flooding risk. • At risk of surface water flooding • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site 	

Allocation Requirements


Development of about 81 dwellings will be permitted where proposals:

- a) Address the risk of surface water flooding;
- b) Surface water management systems produce a 50% betterment on the pre-development rate of flow;
- c) Avoid risks to the protected aquifer underlying the site;

Design and Layout

- d) Avoid areas at risk of flooding for development;
- e) Maintain pedestrian and cycle links through the site and provide a link to St Clare's Avenue;
- f) Safeguard a 5m site frontage for a future cycle route;
- g) Re-provide the existing bus stop, community and retail uses on site with sufficient vehicle and cycle parking.

Allocation 15: Land West of Hulbert Road

SHELAA Reference: LP03	Use: Housing
Size (ha): 7.25 ha	Indicative Yield (net): 100 dwellings
<p>Site Description</p> <p>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 the east is Hulbert Road.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Surrounding woodland is designated as a Site of Importance for Nature Conservation (SINC) • Potential for protected species. • 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. • At risk of surface water flooding • Potential for contaminated land • Close proximity to the A3(M) • Source Protection Zone 1c on site 	 <p>The topographic map shows the site's location relative to surrounding areas like Waterloooville, Bedhampton, and Leigh Park. It highlights the site's proximity to the A3(M) and Hulbert Road. The aerial photograph provides a visual representation of the site, showing its greenfield nature and the surrounding woodland and urban areas.</p>

Allocation Requirements


Development of about 100 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Address the risk of surface water flooding;
- c) Surface water management systems restrict runoff to greenfield runoff rates;

Design and Layout

- d) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- e) Provide an ecological and landscape buffer for adjacent woodland and SINC;
- f) Retain and enhance habitat linkages through the site;
- g) Provide landscape screening to the east of the site along Hulbert Road
- h) Secure appropriate separation between development and the high voltage powerlines which cross the site; and
- i) Building line should be a minimum of 30 meters away from the A3(M) carriageway.

Allocation 16: Dunsbury Way

SHELAA Reference: LP05	Use: Housing
Size (ha): 0.49 ha	Indicative Yield (net): 70 extra care units
<p>Site Description</p> <p>The site is a vacant former industrial site. There is existing residential development surrounding the site.</p> <p>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. The site is allocated reference LP1 L119 for 72 dwellings in the 2014 Allocations Plan.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species. • 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 	

Allocation Requirements


Development of about 70 extra care units will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Take into consideration the close proximity to Sir George Staunton Country Park Conservation Area;
- c) Surface water management systems produce a 50% betterment on the pre-development rate of flow;
- d) Avoid risks to the protected aquifer underlying the site;

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) Retain and integrate the trees and hedgerows found on the site where possible.

Allocation 17: Former Dairy Crest Depot, Dunsbury Way

SHELAA Reference: LP06	Use: Housing
Size (ha): 0.5 ha	Indicative Yield (net): 73
<p>Site Description</p> <p>The former Dairy Crest Depot, Dunsbury Way, is located on a prominent corner plot with Fulflood Road. The site consists of several single storey buildings, a bungalow, hard standing and vegetation, including trees, hedgerow and grassed areas. The immediate and surrounding area is varied, with industrial uses adjacent to the site, and further north. However significant residential development has taken place within the immediate area.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species • Adjacent housing and industrial units • Close proximity to Leigh Park District Centre. • Southern edge of the site at risk of fluvial flooding now and in the future • Good accessibility to town centre services and facilities and to public transport options • Close proximity to Riders Lane Stream • Public Right of Way no.108/505/1 to the south • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site 	 <p>The top image is a map view showing the site location on a street grid. The site is highlighted with a red rectangle and is situated at the corner of Dunsbury Way and Fulflood Road. The bottom image is an aerial photograph of the same area, showing the site's proximity to residential housing, industrial units, and green spaces. The site is again highlighted with a red rectangle.</p>

Allocation Requirements

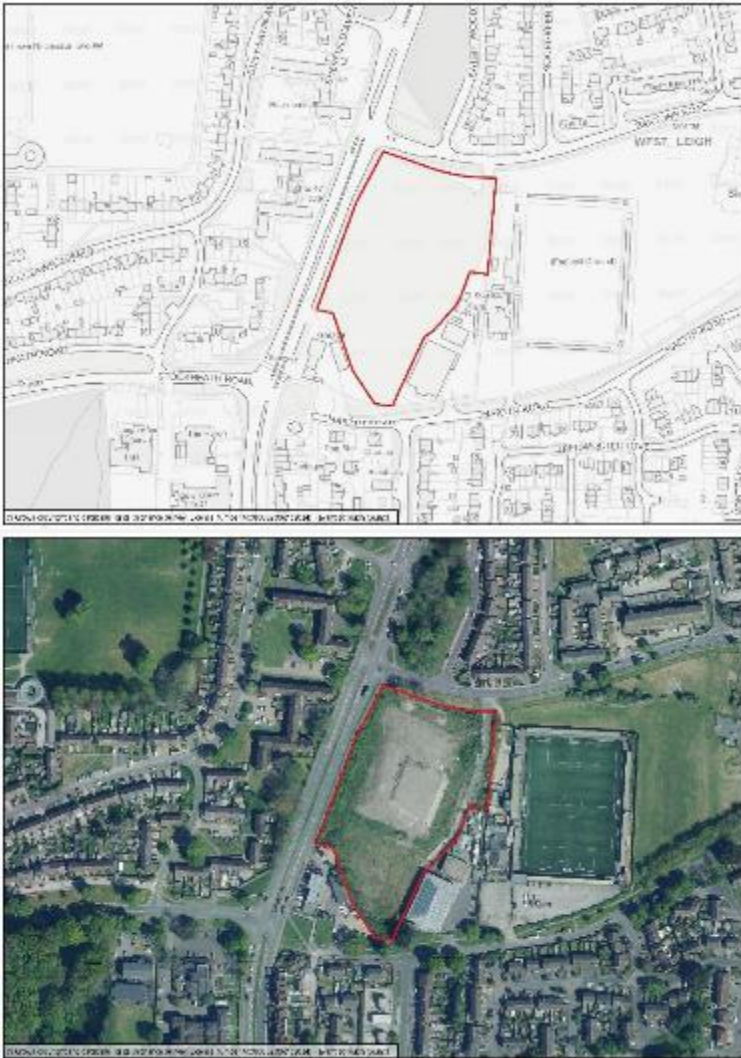
Residential development of about 73 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Surface water management systems produce a 50% betterment on the pre-development rate of flow;
- c) Avoid risks to the protected aquifer underlying the site.

Design and layout

- d) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- e) Avoid areas at risk of flooding for development.

Allocation 18: Former Electricity Board, Bartons Road

SHELAA Reference: LP07	Use: Housing
Size (ha): 1.66	Indicative Yield (Net): 90
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Tree Preservation Order (TPO) tree on site • Potential for protected species • At risk of flooding from surface water. • 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 	 <p>The top image is a street map showing the site's location on the corner of Petersfield Road and Bartons Road. The site is outlined in red. 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.</p>

Allocation Requirements


Development of about 90 dwelling will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Provide improvements to nearest bus stops;
- c) Address the risk of surface water flooding;
- d) Surface water management systems 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;

Design and Layout

- g) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- h) Protect and enhance the open mosaic habitat on site;
- i) Retain the line of trees to the west of the site to protect the character of Petersfield Road;
- j) Takes into consideration the locally listed buildings to the south of the site;
- k) Improve pedestrian and cycle routes across Petersfield Road to Leigh Park Town Centre;
- l) Provide a cycle corridor on Bartons Road
- m) Safeguard the amenity of occupants having particular regard to noise from Petersfield Road and the adjacent football stadium;
- n) Retain and integrate the protected tree on site.

Allocation 19: Padnell Grange

SHELAA Reference: WA03	Use: Housing
Size (ha): 2.64 ha	Indicative Yield (net): 83
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Close proximity to commercial site • The existing grange and barn on site has 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 • Existing Public Right of Way route no. 108/127/1 runs through the site • Access from site to Byway Open to All Traffic • At risk of surface water flooding • Secondary aquifer on site • Source Protection Zone 1c on site • Potential for contaminated land. 	

Allocation Requirements

Development of about 83 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Address the risk of surface water flooding;
- c) Surface water management systems produce a 50% betterment on the pre-development rate of flow (PDL part) and restrict the rate of flow to greenfield rates (greenfield part);
- d) Avoid risks to the protected aquifer underlying the site;

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) Retain and incorporate protected trees and hedgerows on site;
- g) Retain access to Byway Open to All Traffic and retain Public Right of Way or off-road use
- h) Avoid unacceptable harm to the amenity of neighbouring residents through loss of privacy, noise, outlook and overlooking;
- i) Sets development back from the western boundary and includes a strong landscape buffer to the golf course;
- j) Retain a footpath link to Cherry Tree Avenue;
- k) Protect and enhance Havant Footpath 127, which runs within the eastern edge of the site, and connects it with Havant Bridleway 22 at the site's north-east corner;
- l) Explores the retention of the main Padnell Grange house and the barn and incorporates them into a locally distinctive scheme

Allocation 20: Land at Cowplain School

SHELAA Reference: WA04	Use: Older Persons Housing
Size (ha): 0.94	Indicative Yield (net): 64 bed care home and 6 dwellings
<p>Site Description</p> <p>The site is currently a combination of school playing fields and hard standing area consisting of tennis courts. The site is surrounded by further sports fields, school buildings, housing and mature trees. Access is available via Hart Plain Avenue.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Part greenfield and brownfield • At risk of surface water flooding • Potential for protected species • Underlain by brick clay • Source Protection Zone 1c on site 	

Allocation Requirements


Development of about 6 dwellings and a 64 bed care home will be permitted where proposals:

- Provide an ecologically sensitive lighting strategy;
- Address the risk of surface water flooding;
- Surface water management systems 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;
 - a) Explore the feasibility of minerals extraction prior to development;

Design and Layout

- b) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- Retain the character of Hart Plain Avenue.

Allocation 21: Blue Star

SHELAA Reference: WA06	Use: Housing
Size (ha): 1.91 ha	Indicative Yield (net): 69
<p>Site Description</p> <p>The site is adjacent to but separated from Waterlooville 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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Located between Berewood development and Waterlooville Town Centre • Site has shared footpath links to Waterlooville high street from Waterlooville MDA • Potential for protected species • Source Protection Zone 1c on site • At risk from surface water flooding. • Good accessibility to town centre services and facilities and to public transport options • Potential for contaminated land 	

Allocation Requirements


Residential development of about 69 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Address the risk of surface water flooding;
- c) Surface water management systems restrict runoff to greenfield runoff rates;
- d) Avoid risks to the protected aquifer underlying the site

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) Retain mature trees to the east of the site to act as landscape buffer from A3;
- g) Provide a pedestrian and cycle route following the existing alignment and desire line from Laxton Lease to Maurepas Way;
- h) Retain and integrate the protected trees as appropriate according to their quality and value.

Allocation 22: Goodwillies Timber Yard

SHELAA Reference: WA09	Use: Housing
Size (ha): 3.4	Indicative Yield (net): 96
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species • Tree Preservation Order (TPO) area on the north eastern boundary • Potential for contaminated land • Secondary aquifer on site • Source Protection Zone 1c on site • Archaeological potential on site 	

Allocation Requirements

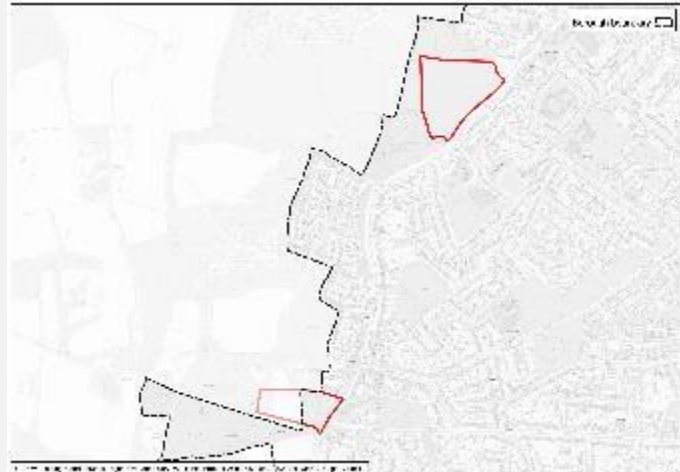

Development of about 96 dwellings will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Surface water management systems restrict runoff to below the pre-development rate of flow;
- c) Avoid risks to the protected aquifer underlying the site;
- d) Provide an archaeological survey ahead of development which includes the adjacent site identified as a significant prehistoric and Roman settlement;

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) Provide a pedestrian and cycle route into the adjoining neighbourhood and across London Road;
- g) Retain and integrate the protected trees found on the boundary of the site;
- h) 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;
- i) Building line is a minimum of 10 meters from the carriageway of the A3.

Allocation 23: MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)

SHELAA Reference: WA11	Use: Housing
Size (ha): 26.4 ha	Indicative Yield (net): 190
<p>Site Description</p> <p>The West of Waterlooville Major Development Area straddles both Winchester City Council and Havant Borough Council. Phase 8 is wholly within Havant Borough and has the potential to deliver 185 dwellings. Only a small part of Phase 4 is within Havant Borough and has the potential to deliver 5 dwellings. Both phases are located on the eastern edge of the MDA, and is bounded by London Road to the east and Berewood Town Park to the west.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Sites of Importance for Nature Conservation (SINC) located within the site • Potential for protected species • Tree Preservation Order (TPO) trees and TPO woodland within the site • Footpath route no. 108/18/1 • Close proximity to St John's Conservation Area. • 3 no. listed buildings to the east and southeast of the site. • 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 	 

Allocation Requirements



Development of about 190 dwelling will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy;
- b) Surface water management systems restrict runoff to greenfield runoff rates;
- c) Avoid risks to the protected aquifer underlying the site;
- d) Provide radon mitigation measures if required;

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) Provide a landscape and ecological for the SINC and conservation area;
- g) Take into consideration the St John's Conservation Area and listed buildings to the east and south east of site.

Allocation 24: South Downs College Car Park

SHELAA Reference: WA14	Use: Housing
Size (ha): 2.27 ha	Indicative Yield (net): 91 dwellings
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • 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 • Solent Wader and Brent Goose Strategy sites lie to the south of the site. • At risk from surface water flooding. • 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 	 

Allocation Requirements


Residential development of about 91 dwellings will be permitted 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) Surface water management systems restrict runoff to below the pre-development rate of flow;
- d) Avoid risks to the protected aquifer underlying the site;

Design and Layout

- e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;
- f) 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;
- g) Demonstrate that the impact of new built massing on the Roman Villa and road is taken into consideration;
- h) Reflect the line of the Roman road which crosses the site;
- i) Provide a pedestrian and cycle route into the adjacent Campdown site;
- j) Ensure that the residential uses are located within the southern extent of the site;
- k) Provide an appropriate street frontage and relationship with residential properties on College Road;
- l) Retain and integrate the protected trees found on and adjacent to the site.

Allocation 25: Campdown

SHELAA Reference: WA15	Use: Housing
Size (ha): 53.1 ha	Indicative Yield (net): 628 dwellings
<p>Site Description</p> <p>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).</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Extensive archaeological remains which constrains the amount of developable land. 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 comprises of Primary Support Area (H02A) and Secondary Support Area (H106, H113, H125) and Low Use Site (H02B) for Solent Waders and Brent Geese. • 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 oaks present within the site. • Potential for protected species • The site is in the Minerals Safeguarding Area (MSA) • Underlain by brick clay. 	

- Potential for contaminated land.
- Close proximity to the A3(M)
- Secondary aquifer on site
- Source Protection Zone 1c on site and potential for Source Protection Zone 1

Allocation Requirements

Residential development of about 628 dwellings will be permitted where proposals:


- Provide suitable mitigation for the loss of the Solent Wader and Brent Goose Strategy sites;
- Provide an ecologically sensitive lighting 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;
- 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;
- Provide a masterplan for internal movements including pedestrian and cycle connectivity through the site and into neighbouring areas;
- Improve bus stop infrastructure on College Road and Crookhorn Lane;
- Improve bus connectivity for all routes serving the site directly;
- Provide a local convenience store which is easily accessible by walking and cycling
- Address the risk of surface water flooding;
- Surface water management systems restrict runoff to greenfield runoff rates;
- Avoids risks to the protected aquifer underlying the site;
- Explore the feasibility of minerals extraction prior to development;
- Do not prejudice the development of the adjacent housing allocation;

Design and Layout

- p) 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;
- q) 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);
- r) Maintain or enhance vegetation screening between the site and the listed buildings to the south and south-west;
- s) 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;
- t) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities.
- u) Retain trees and screening along College Road;
- v) Provide a landscape buffer to the east of the site;
- w) Provides a pedestrian and cycle route into the adjacent South Downs College car park, Scratchface Lane and Crookhorn shops via a crossing on Atlantis Avenue;
- x) Incorporate the College Road cycle route;
- y) Provide links and improvements to the Local Cycling and Walking Infrastructure Plan routes 361 Crookhorn Lane/Stakes Hill Road, 277 Purbrook Way and 275 Bedhampton Road; and
- z) Building line should be a minimum of 30 meters away from A3(M) carriageway.

EMPLOYMENT ALLOCATIONS

Allocation 26: Waterloo Park

SHELAA Reference: ED01	Use: Employment
Size (ha): 5.02	Indicative Yield (net): 12,000 sqm
<p>Site Description</p> <p>The site is bounded by Elettra Avenue, Hambledon Road and Silverthorne Way. It sits within the Brambles Farm Industrial Estate, west of Waterloooville Town Centre which is accessed via a roundabout on Elettra Avenue. The northern part of the site comprises a Lidl foodstore and McDonalds 'drive thru'. There are industrial units to the south and west with offices and industry to the north.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Potential for protected species • Open mosaic habitat • Risk of controlled waters from soil on site • Parts of the site at risk of 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 	

Allocation Requirements


Development of about 12,000 sqm should be permitted where proposals:

- a) Surface water risk on site will need to be considered as part of a site specific Flood Risk Assessment
- b) Development should produce a 50% betterment on the pre-development rate of run-off flow.

Design and Layout

- c) Protect and enhance the open mosaic habitat on site;
- d) Avoid areas at risk of flooding for development where possible
- e) Retain and enhance the landscape buffer to Hambledon Road frontage
- f) Retain the character of Hambledon Road.

Allocation 27: Dunsbury Park strategic site

SHELAA Reference: ED03 & ED04	Use: Employment
Size (ha): 41.4	Indicative Yield (net): 42,600 metres
<p>Site Description</p> <p>Dunsbury Park is a strategic employment site located in the north of the Borough between Leigh Park and Waterloo, 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:</p> <ul style="list-style-type: none"> Phase 1 - 17,100 sqm (in addition to 26,100 sqm already built out) Phase 2 - 11,550 sqm Phase 3 - 13,950 sqm <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> Greenfield site Footpath routes 108/14e/1, 108/123/3 and 108/120/1 running 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. 	

- Parts of the site are at risk of surface water flooding.
- Secondary aquifer on site
- Source Protection Zone 1c on site
- Potential landfill
- Evidence of an enclosed Iron Age settlement and associated pit and poles which may be of regional significance

Allocation Requirements


Development of about 42,600 sqm will be permitted where proposals:

- Provide a comprehensive biodiversity strategy for the overall site
- Provide an ecologically sensitive lighting strategy
- Surface water risk on site will need to be considered as part of a site specific Flood Risk Assessment.
- Produce a 50% betterment on the pre-development rate of run-off flow (Phase 1 and 2)
- Surface water management systems should ensure that the post development rate of flow is restricted to the greenfield run-off rate (Phase 3)
- Provide infrastructure improvements to the site's accessibility by all modes

Design and Layout

- 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
- Avoid areas at risk of flooding wherever possible
- Provide landscape buffers to offset development from the Public Right of Way.

Allocation 28: Former Colt Site

SHELAA Reference: ED05	Use: Employment
Size (ha): 3.13	Indicative Yield (net): 2,860 sqm
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Open mosaic habitat • Potential for protected species • Potential contamination • Residential units adjacent • Parts of the site are at risk of surface water flooding • Close to Lavant Stream • Secondary aquifer on site • Source Protection Zone 1c on site • Radon class 4 area 	 <p>The top image is a map showing the site's location within a residential area. The site is outlined in red and is situated between Bartons Road to the north and New Lane to the south. To the west of the site is a residential area with houses and a park. To the east is a large industrial building. The bottom image is an aerial photograph of the same area. The site is a cleared brownfield area, outlined in red, surrounded by residential buildings and a large industrial building to the east. The site is located at the junction of Bartons Road and New Lane.</p>

Allocation Requirements


Development of about 2,860 sqm will be permitted where proposals:

- a) Protect and enhance the open mosaic habitat on site including open water habitats
- b) The surface water risk on site is considered as part of a site specific Flood Risk Assessment
- c) Surface water management systems 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.

Design and Layout

- e) Provide access from the north via Bartons Road
- f) Off set development from the highway boundary to retain character
- g) Provide boundary vegetation along Bartons road to avoid views into rear gardens.

Allocation 29: Gas Holder Site, Downley Road, New Lane

SHELAA Reference: ED07	Use: Employment
Size (ha): 0.9	Indicative Yield (net): 3,760 sqm
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield Site • Within existing industrial unit/estate • Potential for protected species • Residential units adjacent • Parts of the site at 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 • Radon class 4 area 	

Allocation Requirements


Development of about 3,760 sqm will be permitted where proposals:

- a) Flood risk and surface water risk on the site will need to be considered as part of a site specific Flood Risk Assessment
- b) Surface water management systems should produce a 50% betterment on the pre-development rate of run-off flow.
- c) Provide infrastructure improvements for the sites accessibility by all modes

Design and Layout

- d) Provide native-led landscaping taking into account local distinctiveness and conservation priorities.

Allocation 30: Langstone Park

SHELAA Reference: ED17	Use: Employment
Size (ha): 15.83	Indicative Yield (net): 49,000 sqm
<p>Site Description</p> <p>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 originally forming 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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Immediately adjacent to the A27 • Potential for protected species • Hermitage stream to the east • 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 • Southern part of the site at risk from tidal flooding • Parts of the site at risk from surface water flooding • 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 	

Allocation Requirements


Development of about 49,000 sqm is permitted where proposals:

- a) Surface water risk on site is considered as part of a site specific Flood Risk Assessment
- b) Surface water management systems ensure that run-off is restricted to below the pre-development rate of flow

Design and Layout

- c) Provide a landscape buffer to the Lavant Stream corridor
- d) Provide native-led landscaping taking into account local distinctiveness and conservation priorities
- e) Provide a landscape buffer to retain the character of the Public Right of Way
- f) Avoid areas at risk of flooding wherever possible
- g) Retain all mature trees on the site to screen development.

Allocation 31: Interbridges West

SHELAA Reference: ED19	Use: Employment
Size (ha): 6.91	Indicative Yield (net): 2,200 sqm
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Potential for protected species • 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 • Part of the site at risk of surface water flooding • Havant footpath 71 crosses the site • Two gas pipelines cross the site • Within a Mineral Safeguarding Area • Secondary aquifer on site • Radon class 4 area 	

Allocation Requirements


Development of about 2,200 sqm will be permitted where proposals:

- a) Surface water risk to the access from the east is considered through the site specific Flood Risk Assessment
- b) Surface water management systems ensure that the post development rate of flow is restricted to the greenfield run-off rate
- c) Provide infrastructure improvement for the site's accessibility by all modes
- d) Provide and ecologically sensitive lighting strategy
- e) Explore the feasibility of mineral extraction prior to development

Design and Layout

- f) Retain and enhance the grassland and scrub habitats
- g) Provide native-led landscaping taking into account local distinctiveness and conservation priorities
- h) Avoid areas at risk of flooding wherever possible
- i) Retain and enhance landscape buffer from the A27
- j) Offset development from the Public Right of Way to retain the character.

Allocation 32: Interbridges East

Allocation 37	SHELAA Reference: ED20
Site Name: Interbridges East	Use: Employment
Size (ha): 6.91	Indicative Yield (net): 2,300 sqm
<p>Site Description</p> <p>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.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Greenfield site • Potential for protected species • South eastern corner of the site at risk of surface water flooding • Northern part of the site lies in Flood Zone 2 • Mineral Safeguarding Area • A27 to the north • Railway line to the south • Footpath route no. 108/73/1 to the east of the site 	 <p>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 of the same area, also with the site outlined in red, showing surrounding greenery and buildings.</p>

Allocation Requirements


Development of about 2,300 sqm will be permitted where proposals:

- a) Provide an ecologically sensitive lighting strategy
- b) Surface water risk is considered through a site specific Flood Risk Assessment
- c) Surface water management systems should 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 mineral extraction prior to development

Design and Layout

- 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) Avoid areas at risk of flooding wherever possible
- j) Retain and enhance the mature landscape buffer to the A27
- k) Offset development from the Public Right of Way to retain the character

Allocation 33: Gas Site, Palmers Road, Emsworth

SHELAA Reference: ED23	Use: Employment
Size (ha): 0.48	Indicative Yield (net): 1,920 sqm
<p>Site Description</p> <p>The site is a cleared area of land following the dismantling of the gasholder. It is bounded to the west by the rear of commercial premises fronting onto North Street shopping area, and two well established industrial areas on Palmers Road and Seagull Lane. The Palmers Road established employment area includes predominantly motor trade uses, whilst Seagull Lane comprises a mixture of engineering and metal fabrication companies.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Brownfield site • Open Mosaic habitat • Potential for protected species • The River Ems is to the east of the site • Eastern edge of the site lies in Flood Zone 2 • Part of the site is at risk of surface water flooding • There is potential contamination on the site • Secondary aquifer on site • Radon Class 4 area 	

Allocation Requirements

Development of about 1,920 sqm will be permitted where proposals:

- a) Surface water risk on site will need to be considered as part of a site specific Flood Risk Assessment
- b) Surface water management systems should produce a 50% betterment on the pre-development rate of run-off flow
- c) Provide infrastructure improvement for the site's accessibility by all modes

Design and Layout

- d) Protect and enhance the open mosaic habitat on site;
- e) Provide native-led landscaping taking into account local distinctiveness and conservation priorities
- f) Avoid areas at risk of flooding where possible.

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 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 DEVELOPMENT

Context and Approach to High Quality 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 evidence³⁴ 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 12: High Quality Design
- Policy 13: Housing Density
- Policy 14: High Quality New Homes
- Policy 12: High Quality Design

³⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

Policy 12: High Quality Design

Why the policy is needed

- 4.7 The NPPF places a strong emphasis on design as a tool to achieve high quality places and buildings being a key aspect of sustainable development. 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.
- 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 be designed in a way which adapts to the challenges of climate change in a positive and integrated way.

Policy 12: High Quality Design

Development will be supported which:

- 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.
- b) The development is designed to improve/achieve thermal comfort, reduce greenhouse gas emissions and incorporate low carbon technologies and methods.
- c) The application demonstrates to the Local Planning Authority's satisfaction that it:
 - i. Respects and positively relates to its local character, distinctiveness and appropriately integrates with the site and its surroundings
 - 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. Protects, conserve and seeks to enhance 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;

- 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;
 - 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 and does not compromise the character and quality of streets, spaces and buildings; and
 - 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.

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

- h) Adequately reflect urban design principles;
- i) Provide a variety of design styles and types to create interest and a sense of place;
- j) 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;
- k) Ensure the layout is appropriate in density, mix, scale, and appearance, and provides safe and convenient access for all users;
- l) Plan for well-designed, resilient and consistent landscaping and public realm that is attractive, accessible, safe and encourages social interactions; and

- m) 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.

How the policy will be implemented

- 4.9 The policy principles under sections a - g 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
 - 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 h - m. It must be noted that the criteria h - m are a guide and developments will not be expected to fulfil requirements which are not relevant to the scheme in question.
- 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.
- 4.13 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, that provide detailed information on these areas which should be given regard to when proposing development in line with Policy 30 (Heritage and the Historic Environment).

- 4.14 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.
- 4.15 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, has 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 Town Centre, Waterlooville Town Centre and Hayling Island Seafront regeneration are being put forward as part of the Borough's development strategy.
- 4.16 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. Policy 8 (Health and Climate Change) indicates how appropriate supporting infrastructure can be integrated as part of the new development to support physical activity and meet the needs of different users. Policy 14 (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.
- 4.17 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 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 Councils Climate Change and Environment Strategy. Developments need to be designed with being sustainable and climate resilient in mind to ensure any development is built to withstand a changing climate.
- 4.18 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 15 (Low Carbon Development), Policy 16 (Preventing Overheating) and Policy 17 (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.
- 4.19 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 streetscene. 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.

- 4.20 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 29 (Designated Landscapes) and the Chichester Harbour AONB Supplementary Planning Document (SPD) (July 2017).

Policy 13: Housing Density

Why the policy is needed

- 4.21 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 13: 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 developable area;
- b) Development within the defined opportunity areas achieves a minimum of 55 dph net; and
- c) Development elsewhere in the Borough achieves a minimum of 40 dph net.

Residential developments providing an artificially lowered density will be refused.

Residential development resulting in the net gain of 5 or more dwellings will be required to submit a Density Study to demonstrate the approach to optimising site efficiency and achieving higher density.

How the policy will be implemented

- 4.22 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 site area (NSA)	Refers to the portion of a site's total land area that is available for development, excluding non-developable areas such as roads, public rights-of-way, and open spaces.
Net development area (NDA)	Refers to the portion of a site that is available for construction and development activities, excluding spaces designated for infrastructure, public amenities, and other non-developable uses.
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.

- 4.23 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 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.
- 4.24 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)³⁵. 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.
- 4.25 A density study document should be submitted as part of the planning application to demonstrate the proposed development contribution to making efficient use of the site and achieving the density target. The density study 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 should demonstrate through different options to propose an optimal residential density figure along with an explanation of the factors contributing to it.

³⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

- 4.26 Applicants should use high quality materials and fenestration to provide articulation and a distinctive character in line with the design principles outlined by Policy 12 (High Quality Design). The management of high-density schemes is also important and should be considered in the overall design of the scheme. Policy 55 (Future Management and Management Plans) sets out the Council's expectations for the appropriate management and maintenance of the common parts of the development.

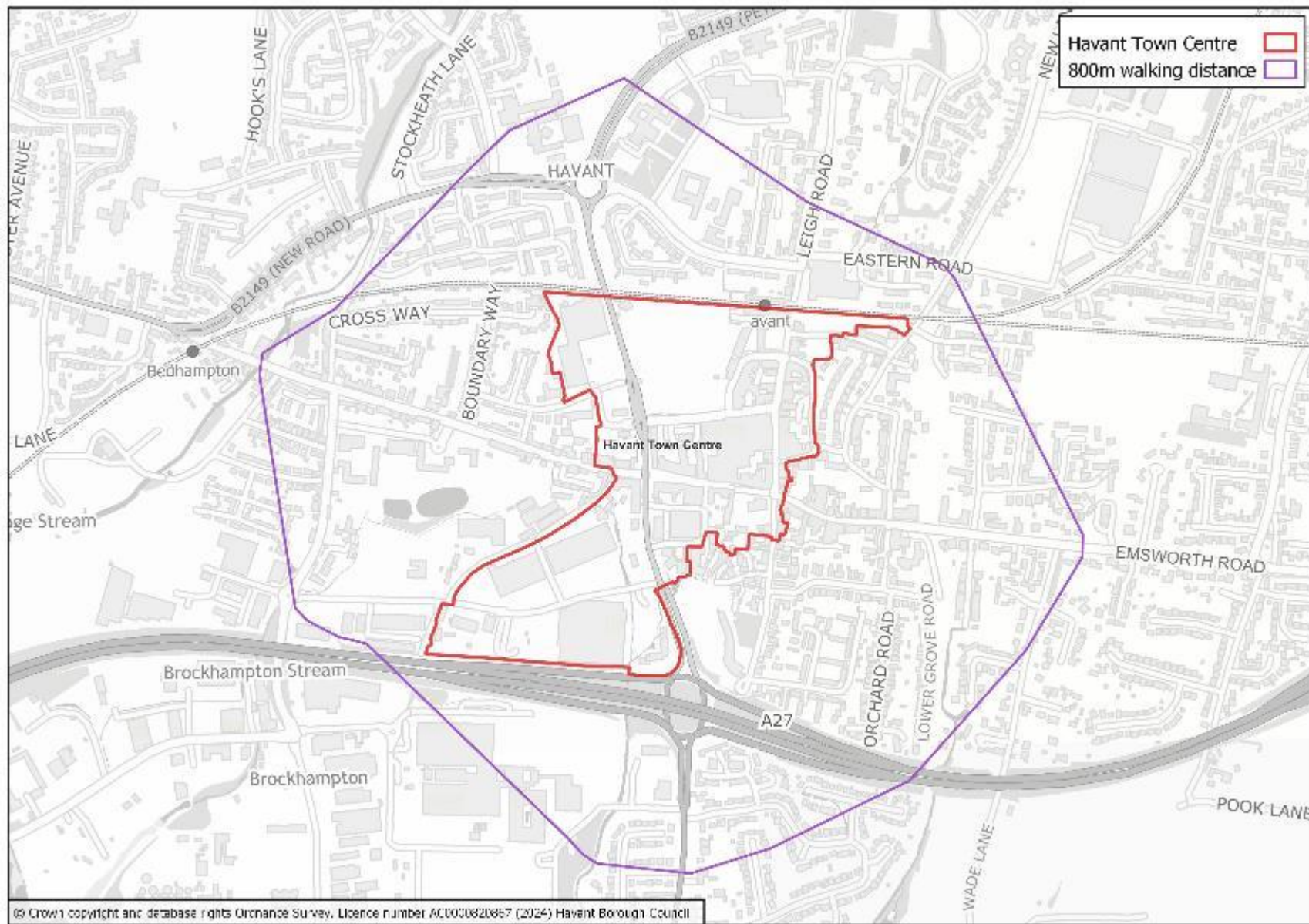


Figure 10 - Havant Town Centre Opportunity Area

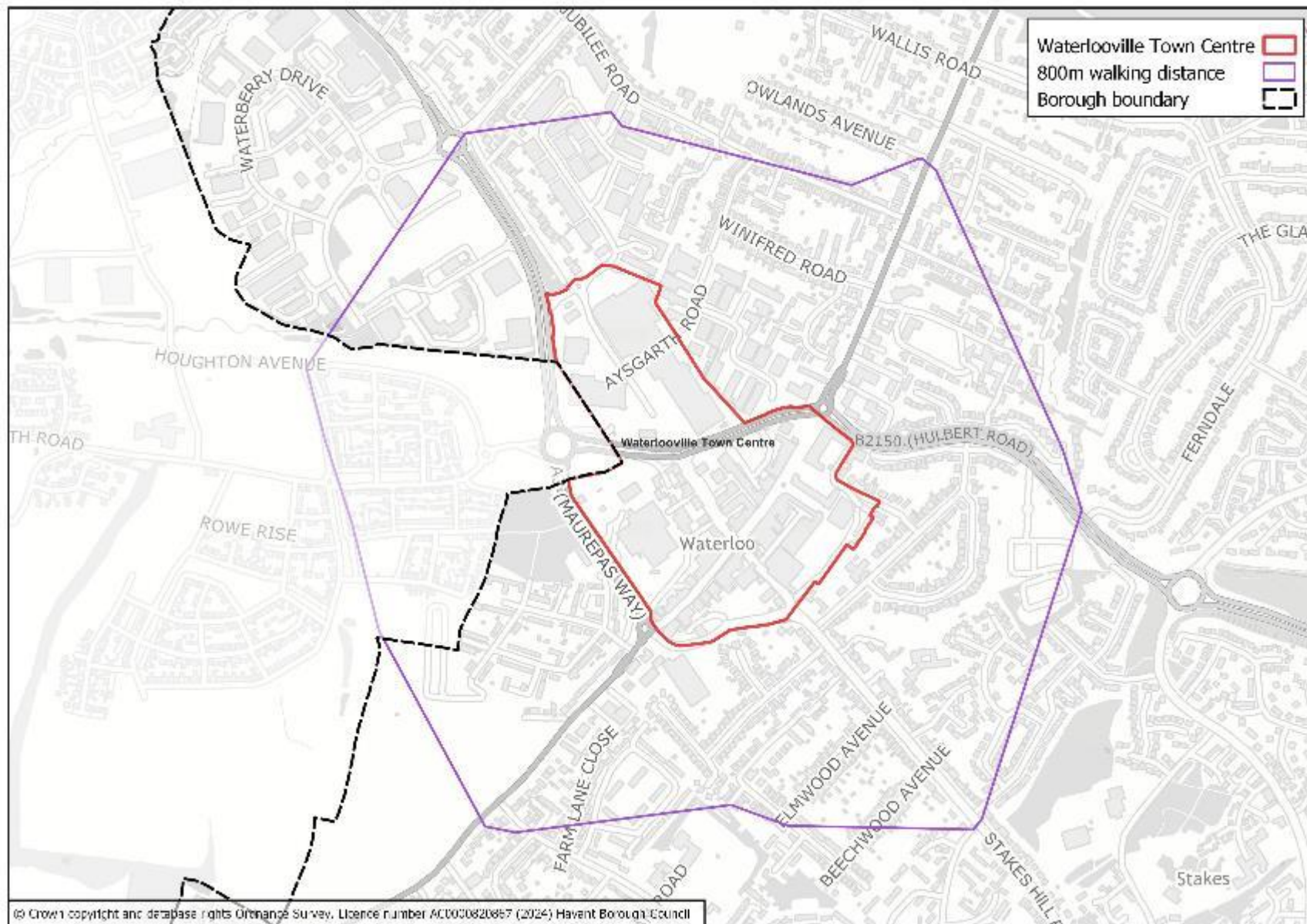


Figure 11 - Waterloooville Town Centre Opportunity Area

Policy 14: High Quality New Homes

Why the policy is needed

- 4.27 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.
- 4.28 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.
- 4.29 The Borough's Housing Needs Analysis sets out that around a fifth 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 14: High Quality New Homes

Residential development is expected to include the provision of:

- a) New homes which meet the Nationally Described Space Standards³⁶ (or future equivalent); and
- b) Appropriate private and/or communal outdoor amenity space; and
- c) 20% 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 the total number of affordable dwellings on the site should be designed to meet the Part M4(3) wheelchair accessible standard on new build developments of 50 dwellings or more (gross).

Private 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
- 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

³⁶ <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Housing Space Standards

- 4.30 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).
- 4.31 In order to demonstrate that all new dwellings meet the NDSS, development proposals should be accompanied by a table setting out for every dwelling:
- The gross internal space;
 - The extent of build-in storage (sqm).
- 4.32 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.

Accessible and adaptable homes

- 4.33 Housing should offer functional and adaptable spaces for different groups including families, children, older people and disabled people.
- 4.34 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 11 (High Quality Design).
- 4.35 On new build housing developments of 10 dwellings or more, 20% 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.
- 4.36 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.
- 4.37 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.

- 4.38 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

- 4.39 All new homes should benefit from private 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 11 (High Quality Design) and Policy 43 (Amenity and Pollution) which is particularly relevant where balconies are provided for apartments.
- 4.40 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.
- 4.41 For flatted developments, the Council's Healthy Borough Assessment³⁷ 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.
- 4.42 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.

³⁷ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

CLIMATE CHANGE

Context and Approach to Climate Change

- 4.43 Our climate is changing. The impacts of these changes can have detrimental effects on the built 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.
- 4.44 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.
- 4.45 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 12 which relates to high quality design, Policy 8 which relates to health and climate change, policies 47 and 48 which relate to transport and policies 43-46 which relate to pollution.
- 4.46 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).
- 4.47 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.
- 4.48 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.

- 4.49 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.
- 4.50 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.
- 4.51 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.
- 4.52 In June 2022, significant changes in the Building Regulations³⁸ 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%.
- 4.53 These updates mark a stepping stone towards the introduction of the Future Homes Standard³⁹ and Future Buildings Standard⁴⁰ in 2025, which will introduce more stringent changes to Parts L and F.
- 4.54 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.
- 4.55 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.
- 4.56 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.

³⁸ The Building Regulations 2010 No. 2214. Available at: <https://www.legislation.gov.uk/ukSI/2010/2214>

³⁹ <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

⁴⁰ <https://www.gov.uk/government/consultations/the-future-buildings-standard>

- 4.57 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.
- 4.58 The Councils adopted Climate Change and Environment Strategy⁴¹ provides a clear statement of the Council's climate change and environment objectives and identifies priorities that will drive action and promote accountability. However, in order to ensure that the council can achieve a reduction in greenhouse gas emissions of 68% by 2030, the Council is working on an updated Climate Change Action Plan and Strategy to clearly outline the priorities that need to be addressed in order to achieve this significant target.
- 4.59 The council has made a commitment to respond proactively towards climate change and reduce the amount greenhouse gas emissions (predominantly carbon dioxide) getting into the atmosphere by 68% by 2030. The council has a target to be net zero operationally by 2035 and for the Borough to be net zero by 2045. 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.
- 4.60 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.
- 4.61 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.
- 4.62 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 15: Low Carbon Development
- Policy 16: Preventing Overheating
- Policy 17: Sustainable Construction Methods, Materials and Waste
- Policy 18: Water Efficiency

⁴¹ <https://www.havant.gov.uk/climate-change-and-environment/climate-change-and-environment-overview>

Policy 15: Low Carbon Development

Havant Borough Council are aware of the Government's Written Ministerial Statement (WMS) which was produced in December 2023. The WMS requires local planning authorities to apply the Standard Assessment Procedure (SAP) metric to measure a building's energy efficiency. Only where there is sufficient evidence to support the affordability and viability of development can an authority proceed with exceeding these metrics and any exceedance must be in line with the framework which the Building Regulations uses.

At this time, Havant Borough Council is consulting on a policy approach based on the Low Energy Transformation Initiative (LETI) energy metric. This is considered to reflect best practice and reflects the plan's evidence base. This will be updated if necessary following any additional guidance from Government and once current court proceedings regarding the WMS are concluded.

Why the policy is needed

- 4.63 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.
- 4.64 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.
- 4.65 The Council recognises that improving energy efficiency standards 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 mean there is more space to heat and light which could increase the carbon dioxide (CO2) emissions created.
- 4.66 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.
- 4.67 The aim of this policy is that all new developments 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 policies 8 and 15 together with the Borough Design Guide.

- 4.68 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.
- 4.69 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 the feasibility study created and produced by WSP with the findings supporting that LETI is the viable and achievable tool 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 15: Low Carbon Development

All 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. All 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.

All 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, with any remainder being addressed through the carbon offsetting fund.
- 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.

Householder, conversions and changes of use

- f) Householder, conversion and change of use development is encouraged to take opportunities to improve the overall building and energy performance by incorporating the principles within a-d.

Commercial and non-residential development

- g) Planning permission for new commercial and non-residential development over 1000sqm (gross) will be granted where:
- BREEAM 'Excellent' standard is achieved.
 - 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

- 4.70 In relation to energy matters, proposals should first and foremost seek to meet the energy hierarchy.
- 4.71 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.
- 4.72 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.
- 4.73 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).
- 4.74 Only where development is not able to incorporate and include the first four measures or where exceptional circumstances apply can carbon offsetting be considered. Carbon offsetting 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.

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)

Table 7: Energy Hierarchy

Householder, Conversions and Changes of Use

- 4.75 For householder, conversions and changes of use development is encouraged to demonstrate where measures have been considered where appropriate and proportionate to the development. The authority understands that there will be applications where this is more challenging however where there is scope for these measures to be included, every opportunity should be taken to do so.

Residential Development - CO₂ Reductions

- 4.76 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.
- 4.77 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.
- 4.78 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

- 4.79 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 (Policy 4 and point 5.8 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.
- 4.80 Applicants must use the most up-to-date and relevant BREEAM Scheme when designing their development proposals to meet criterion g-h. 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.

- 4.81 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.
- 4.82 BRE's briefing paper⁴² 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.
- 4.83 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 30 will be relevant. Historic England has published technical advice and guidance for retrofitting historic buildings to improve their energy efficiency.

⁴² <https://bregroup.com/insights/breem-creating-resilience-against-climate-change>

Policy 16: Preventing Overheating

Why the policy is needed

- 4.84 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.
- 4.85 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.
- 4.86 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 16: 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.

How the policy will be implemented

- 4.87 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 this reduces the need for mechanical air conditioning systems in buildings which are a very resource intensive and increase carbon dioxide emissions, and they emit large amounts of heat into the surrounding area.
- 4.88 Developers will be expected to submit a sustainability statement at the validation stage of an application to provide information and evidence over the proposed schemes layout and design has addressed criteria a) and b) within the policy and how the cooling hierarchy has been followed.

- 4.89 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.
- 4.90 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.
- 4.91 The Chartered Institution of Building Services Engineers (CIBSE) design methodology for the assessment of overheating risk in homes (as amended)⁴³ provides best practice examples to reduce the impact of overheating. For schemes that have the potential to affect a heritage asset, Policy 29 will be relevant. Historic England has published technical advice and guidance for retrofitting historic buildings to improve their energy efficiency.
- 4.92 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
Active cooling systems ensuring they are the lowest carbon options.
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

Table 8: Cooling Hierarchy

⁴³ <https://www.cibse.org/knowledge-research/knowledge-portal/technical-memorandum-59-design-methodology-for-the-assessment-of-overheating-risk-in-homes>

Policy 17: Sustainable Construction Methods, Materials and Waste

Why the policy is needed

- 4.93 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.
- 4.94 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.
- 4.95 Sustainable waste management is guided by the 'waste hierarchy' as set out in UK law within the Waste (England and Wales) Regulations 2011⁴⁴. 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.
- 4.96 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 17: 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;

⁴⁴ <https://www.legislation.gov.uk/uksi/2011/988/contents/made>

- b) Reuses or adapts existing buildings where applicable as part of the development whilst maintaining and enhancing local character and distinctiveness;
- 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 (eg microplastics) and enhance recycling of construction waste, demonstrated through a construction environment management plan (CEMP) and;
- h) The incorporation of modular construction techniques is considered.

How the policy will be implemented

- 4.97 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 sustainability statements alongside their proposals 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.
- 4.98 Development should contribute towards reducing and recycling construction waste 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.
- 4.99 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.
- 4.100 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.

- 4.101 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.
- 4.102 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.
- 4.103 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.
- 4.104 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.
- 4.105 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.
- 4.106 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.

- 4.107 A number of tools have been developed to assist developers such as BRE's web-based tool SmartWaste⁴⁵ (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.
- 4.108 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.
- 4.109 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.

⁴⁵ <https://www.bresmartsite.com/products/smartwaste/>

Policy 18: Water Efficiency

Why the policy is needed

- 4.110 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.
- 4.111 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.
- 4.112 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 23.

Policy 18: 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 no more than 110 litres per person per day;
- 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

- 4.113 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.

- 4.114 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 Regulations⁴⁶. 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.
- 4.115 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.
- 4.116 Retrofitting with water efficiency measures is encouraged where this is compatible with other policy requirements.

⁴⁶ <https://www.gov.uk/guidance/housing-optional-technical-standards#water-efficiency-standards>

THE NATURAL ENVIRONMENT

Context and Approach to the Natural Environment

4.117 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 Boroughs' future. There are a number of benefits when protecting and enhancing the natural environment these include but are not limited to:

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

4.118 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 lies adjacent to the South Downs National Park. 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.

4.119 The natural environment is covered by a number of different legislative tools, national policy and guidance which the Council are required to ensure they are legally complied with and are addressed 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

Table 9: International and National Designations Hierarchy

- 4.120 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.
- 4.121 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.
- 4.122 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
- 4.123 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 19: Biodiversity Net Gain
- Policy 20: International and National Nature Conservation Sites
- Policy 21: The Local Ecological Network
- Policy 22: Recreation Disturbance on International Sites
- Policy 23: Water Quality Effects on International Sites
- Policy 24: Protected and Notable Species
- Policy 25: Solent Wader and Brent Goose Strategy Sites

Policy 19: Biodiversity Net Gain

Why the policy is needed

- 4.124 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.
- 4.125 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 19: 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) BNG habitats are secured and monitored for 30 years after the completion of the habitat enhancement or creation;
- d) 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.

- e) 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

- 4.126 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.
- 4.127 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

- 4.128 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.
- 4.129 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.”*

- 4.130 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.

- 4.131 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.
- 4.132 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 wherever possible.
- 4.133 Strategic significance in the context of BNG must be guided by the Local Nature Recovery Strategy.
- 4.134 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.
- 4.135 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

- 4.136 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

- 4.137 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 20: International and National Nature Conservation Sites

Why the policy is needed

- 4.138 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.
- 4.139 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 20: 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:

- a) Development avoids or mitigates harm to all internationally and nationally designated sites ; and

- b) 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 d) 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 influence⁴⁷ 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

⁴⁷ 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.

- 4.140 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.
- 4.141 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.
- 4.142 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.
- 4.143 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.
- 4.144 Development should avoid losses of biodiversity and all development proposals will be expected to adhere to the mitigation hierarchy of avoid-mitigate-compensate.
- 4.145 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.
- 4.146 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.
- 4.147 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.
- 4.148 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.
- 4.149 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.

- 4.150 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.
- 4.151 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.
- 4.152 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.

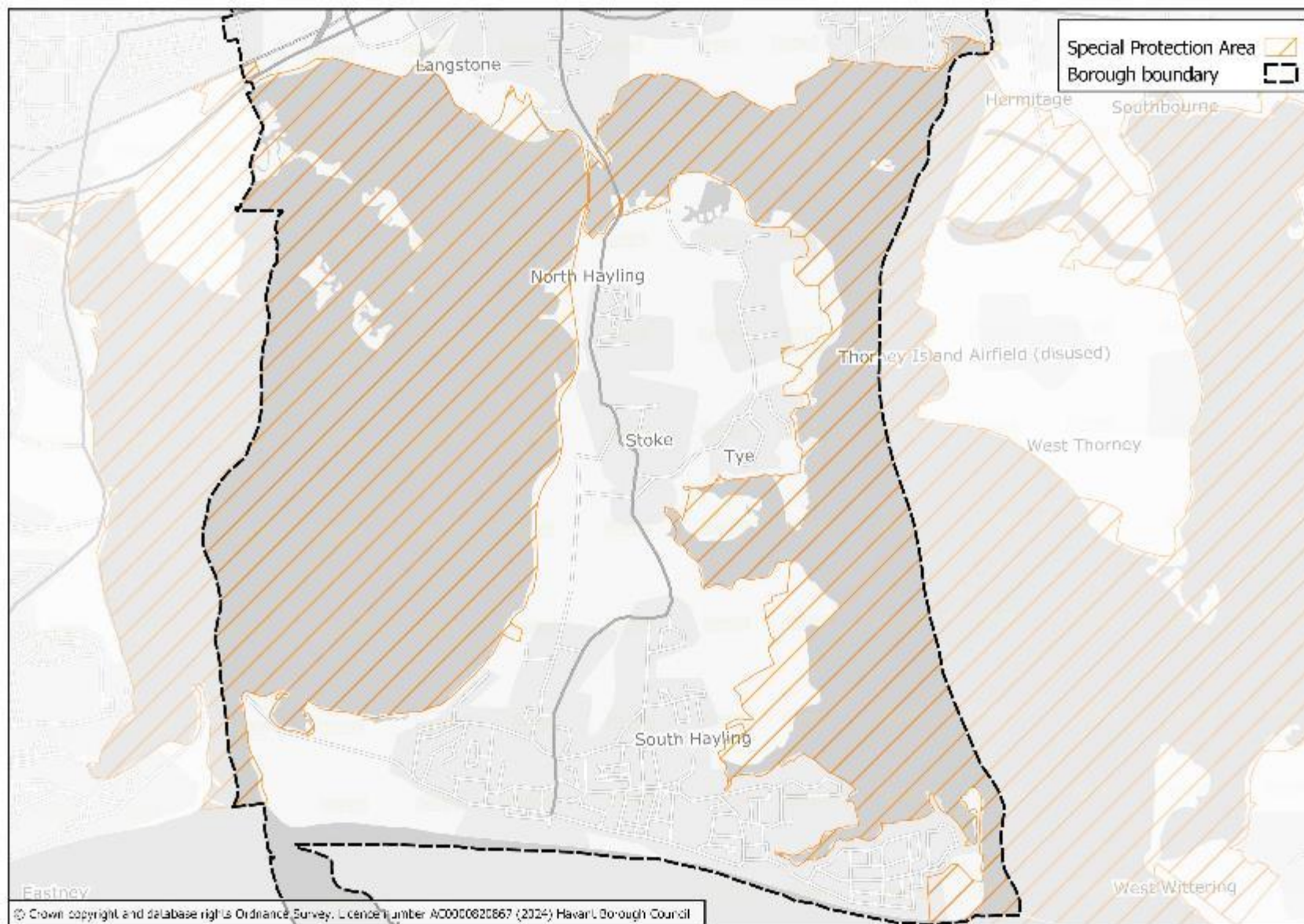


Figure 13 - Special Protection Areas

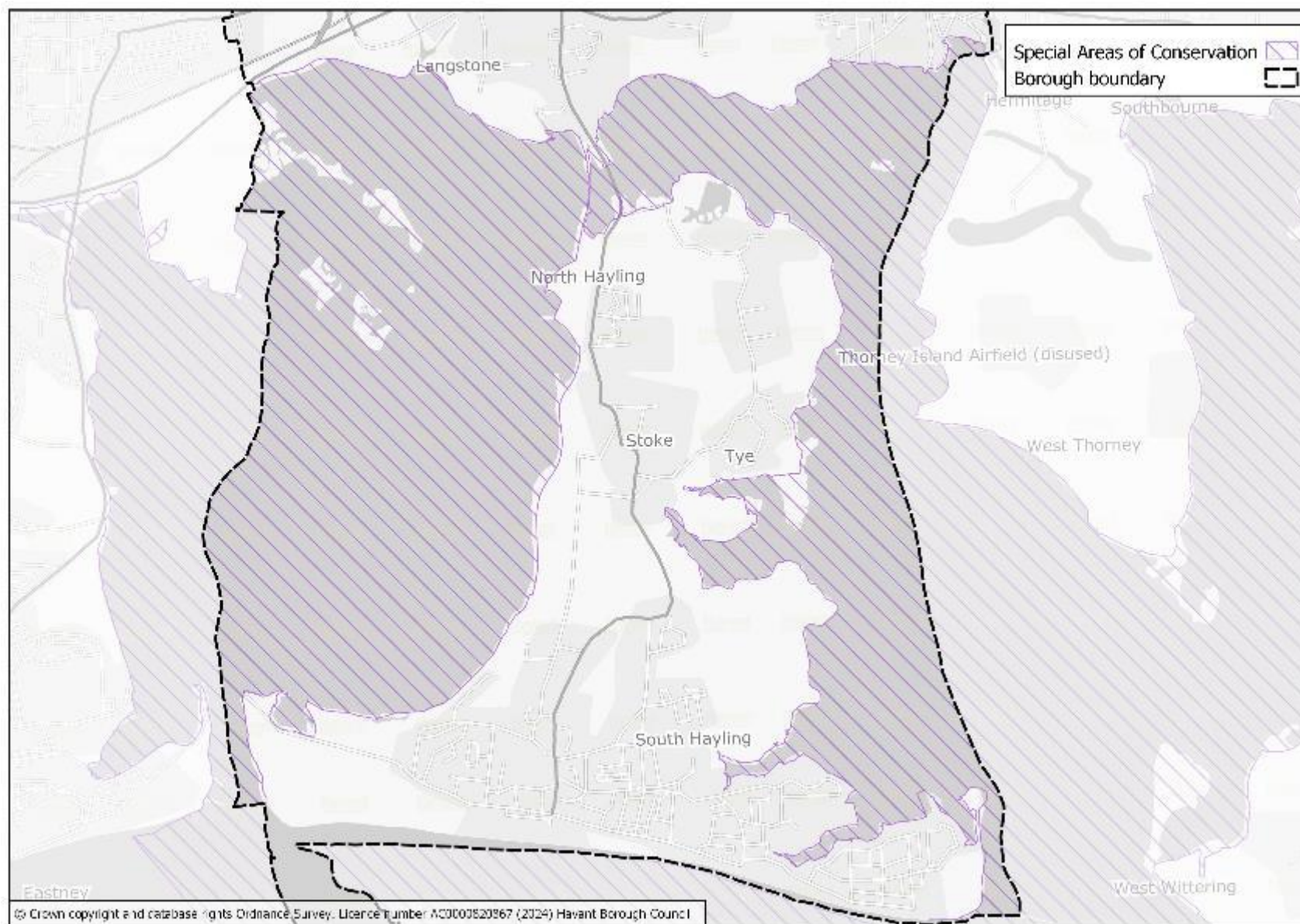


Figure 14 - Special Areas of Conservation

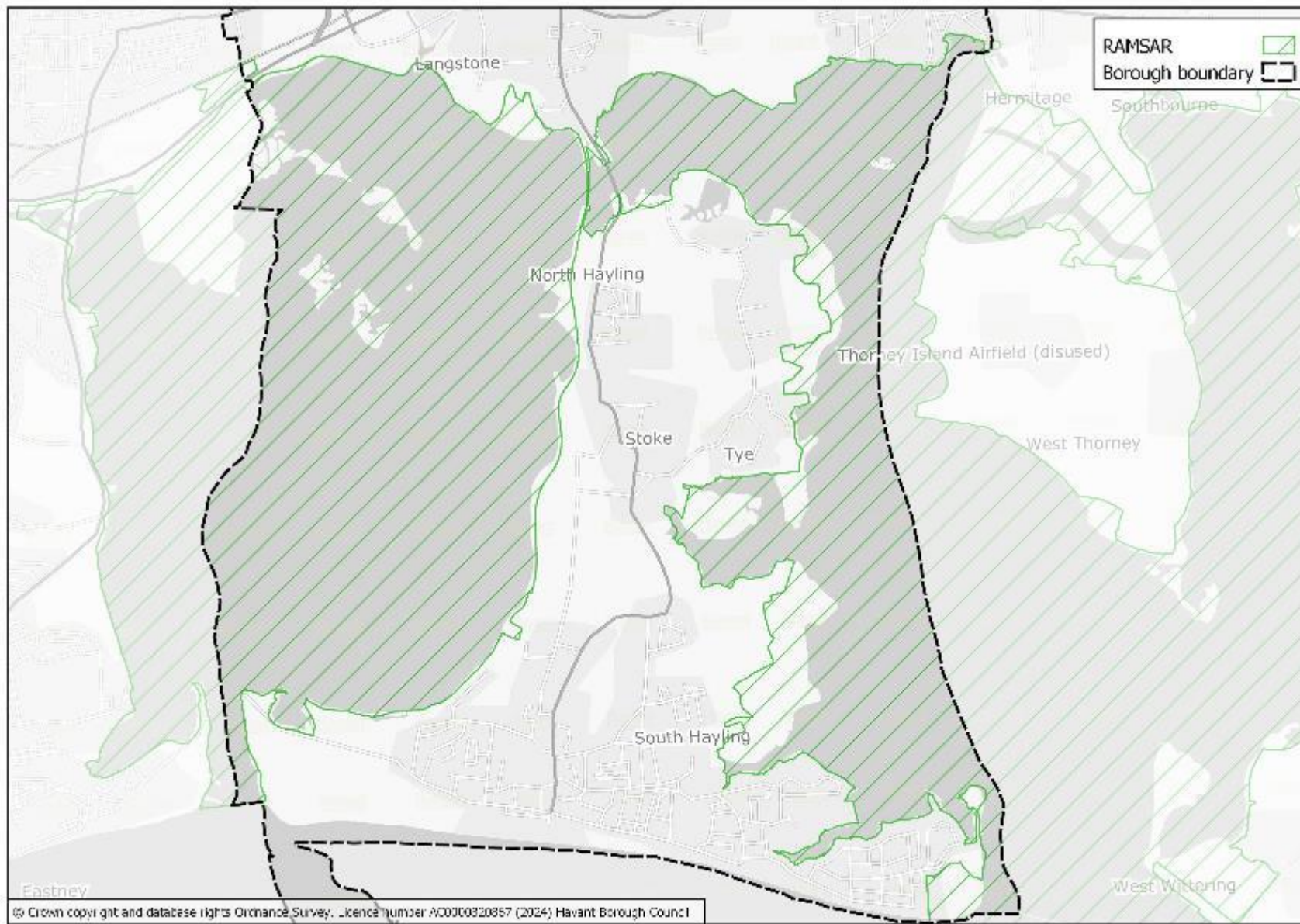


Figure 15 - Ramsar Sites

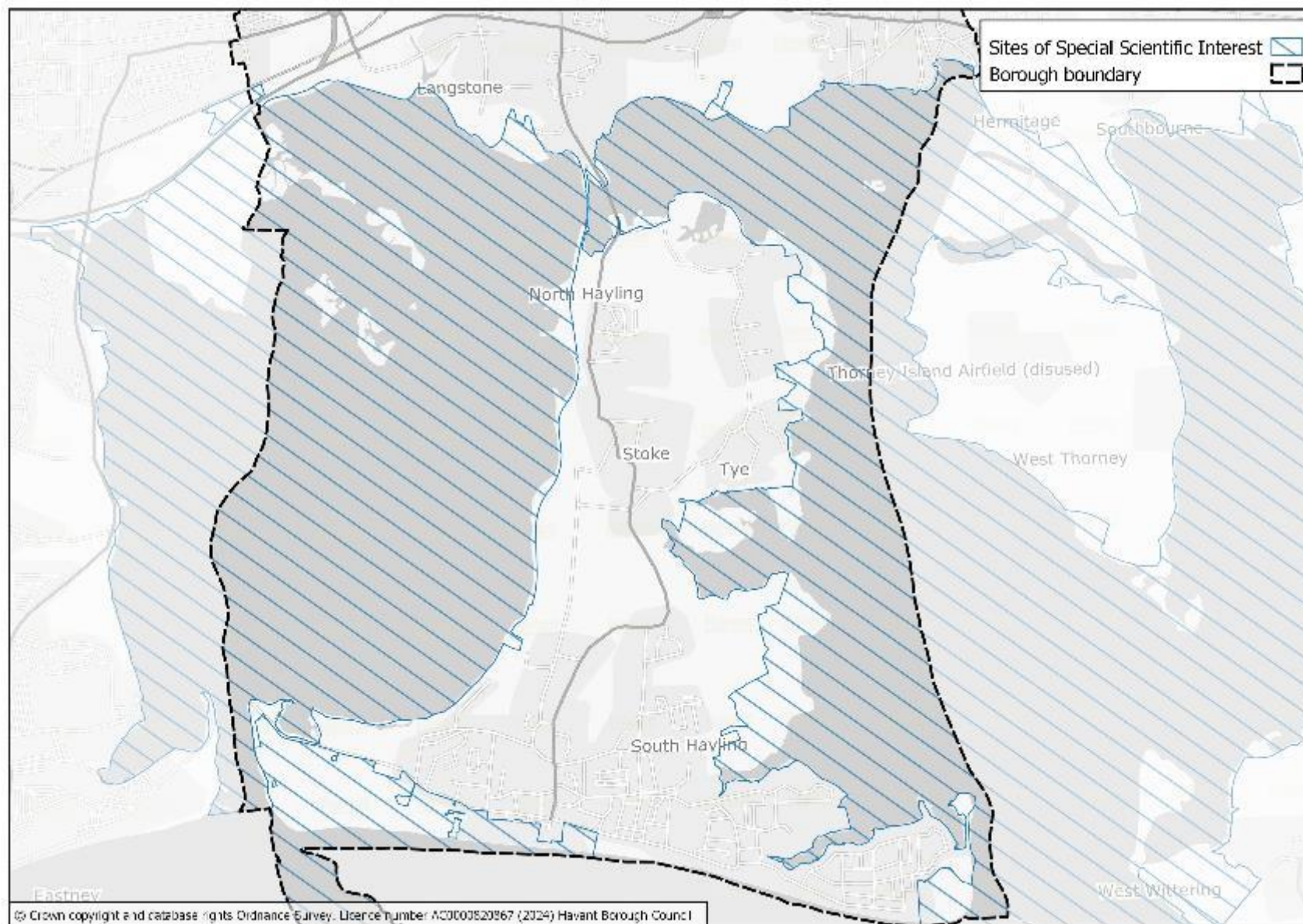


Figure 16 - Sites of Special Scientific Interest

Policy 21: The Local Ecological Network

Why the policy is needed

- 4.153 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 20. 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.
- 4.154 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.
- 4.155 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.
- 4.156 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)	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.
Road Verges of Ecological Importance (RVEI)		

Table 11: Local Designated Sites

Policy 21: 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.

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.

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

- 4.157 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 competent ecologists. Desk-based assessments should, unless fully justified, use authoritative data available from the Hampshire Biodiversity Information Centre (HBIC), or

other relevant Local Record Centre data where impacts are cross-boundary. There is clear cross-over with Policy 20 (International and National Nature Conservation Sites), Policy 24 (Protected and Notable Species), and Policy 19 (Biodiversity Net Gain) and these policies should be used together to guide the treatment of the LEN.

- 4.158 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

- 4.159 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.

Local Designated Sites

- 4.160 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

- 4.161 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 19) and therefore will need to be informed by robust botanical assessments.

Habitat retention

- 4.162 In applying the mitigation hierarchy it is expected that existing vegetation and soils are retained wherever possible rather than attempting to create new habitat. Landscaping proposals should seek to reinforce local habitat types through the use of appropriate native species plantings/seedlings using appropriate locally/UK sourced stock wherever possible. 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, arboriculture, and drainage.

- 4.163 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.

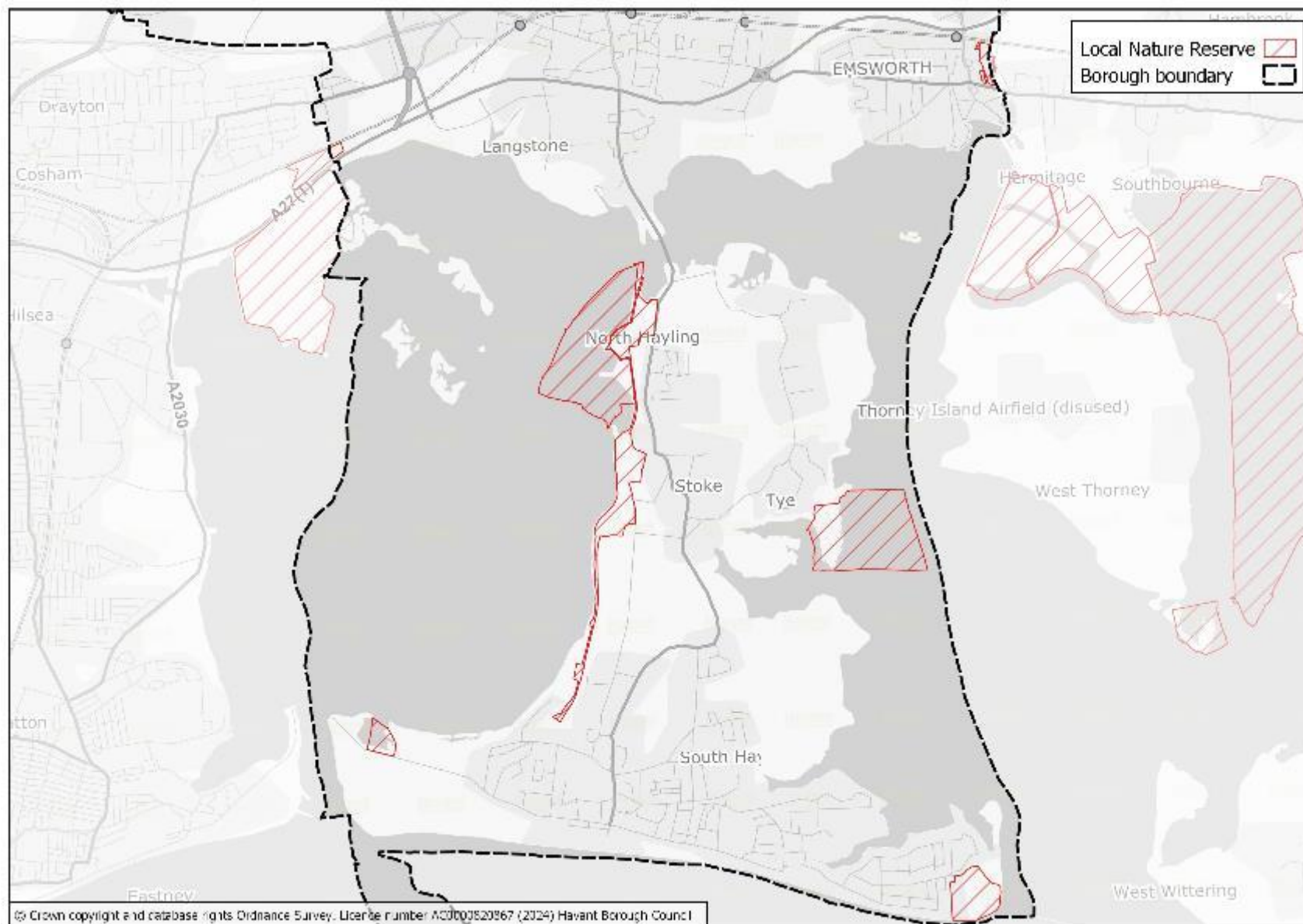


Figure 17 - Local Nature Reserves

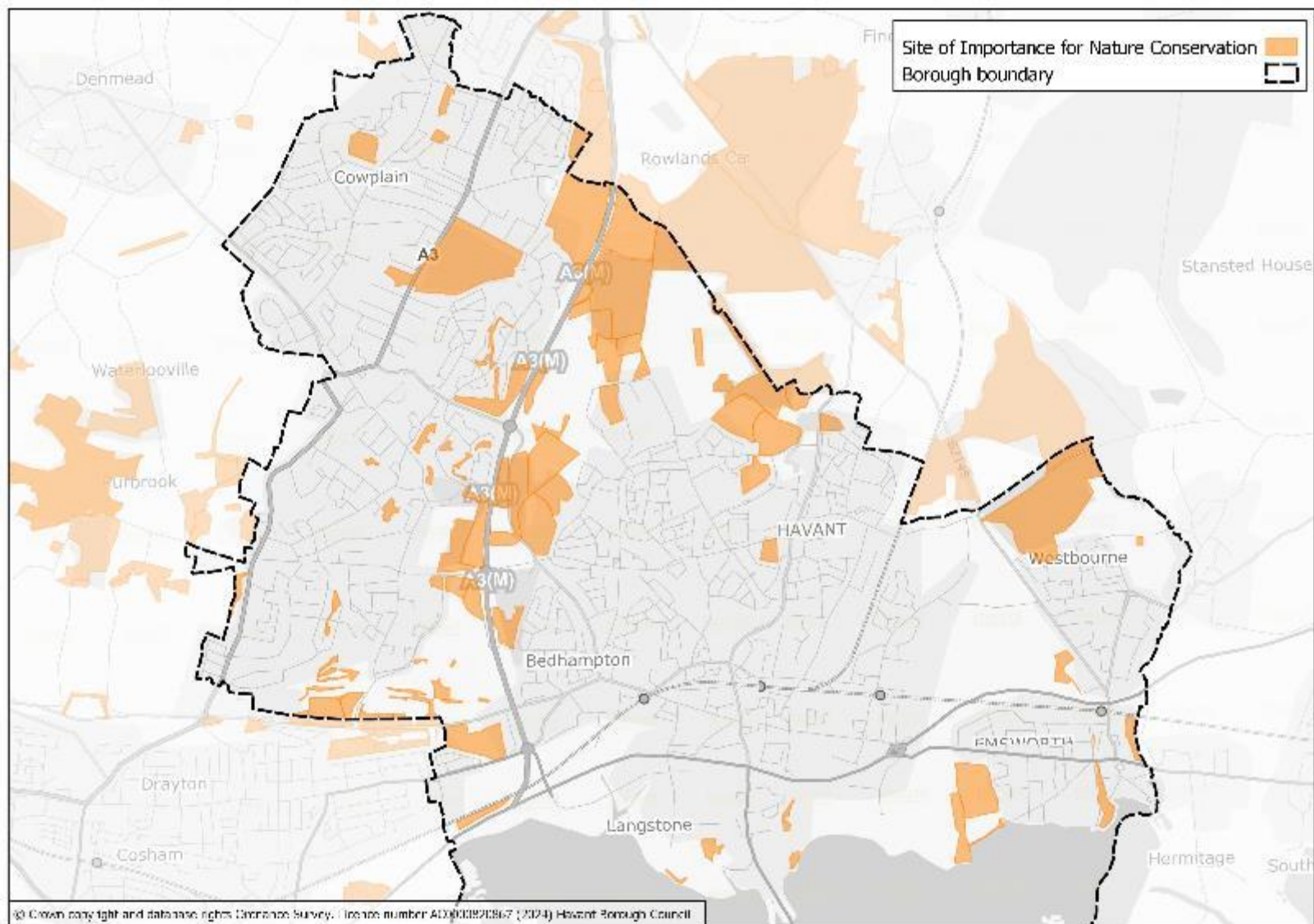


Figure 18 - Sites of Importance for Nature Conservation (mainland)

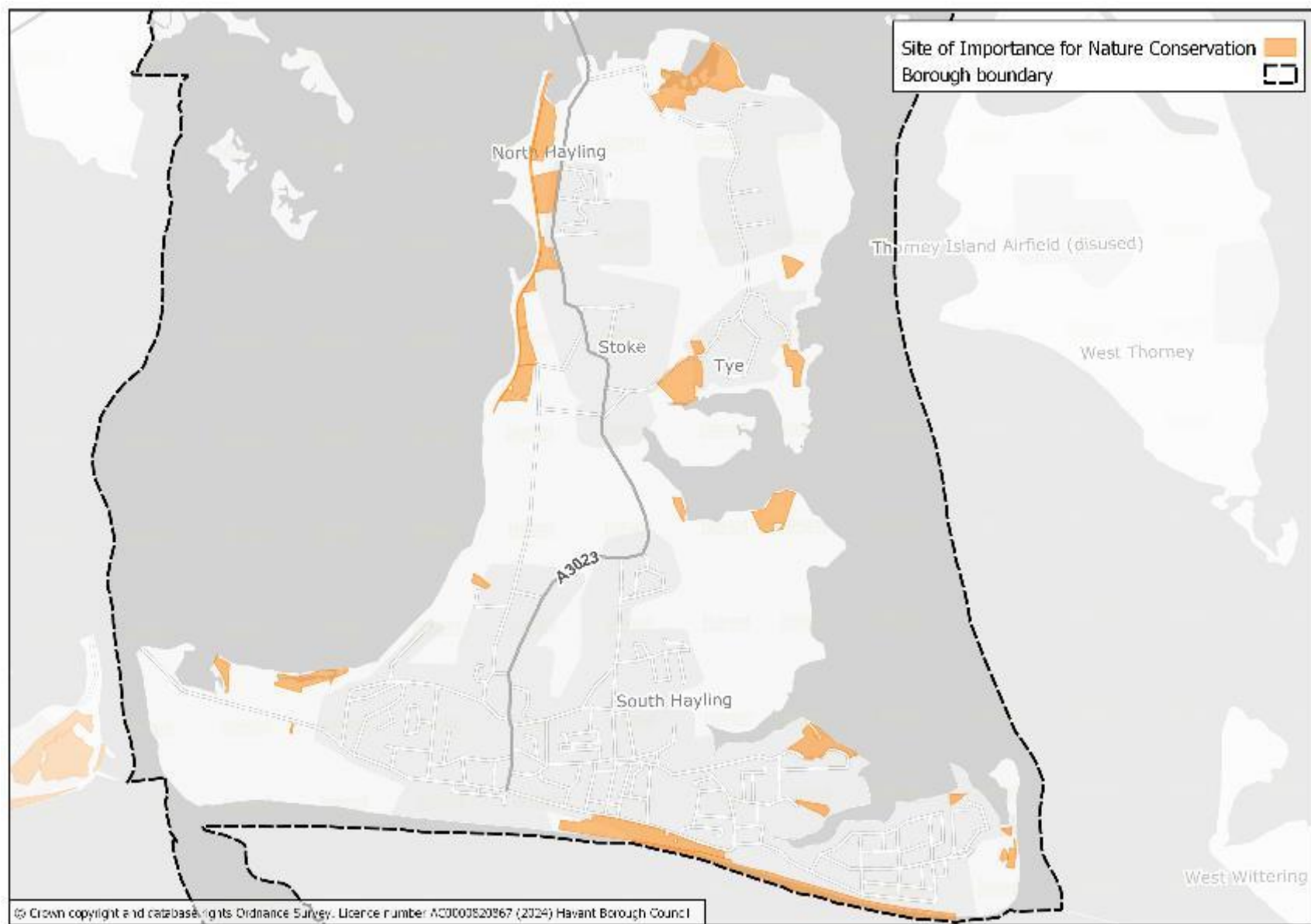


Figure 19 - Sites of Importance for Nature Conservation (Hayling Island)

Policy 22: Recreation Disturbance on International Sites

Why the policy is needed

- 4.164 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..
- 4.165 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.
- 4.166 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 13 and the Policies Map.
- 4.167 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 22: 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

- 4.168 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.
- 4.169 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 Guide⁴⁸ and the strategy.
- 4.170 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.
- 4.171 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.
- 4.172 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.
- 4.173 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.

⁴⁸ <https://www.havant.gov.uk/developer-contributions/developer-contributions-overview>

- 4.174 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 23: Water Quality Effects on International Sites

Why the policy is needed

- 4.175 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.
- 4.176 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.
- 4.177 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.
- 4.178 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.
- 4.179 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 23: 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; 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

- 4.180 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.
- 4.181 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 its suitability in line with Natural England and the Council's guidance.
- 4.182 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.
- 4.183 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 Statement⁴⁹ and Developer's Contribution Guide⁵⁰. Details of available and suitable third party mitigation schemes will be provided through the Council's website.
- 4.184 Applications which wish to use the Council's mitigation scheme at Warblington will secure the contribution to the scheme using a standard unilateral undertaking.
- 4.185 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.

⁴⁹ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-0-1>

⁵⁰ <https://www.havant.gov.uk/developer-contributions/developer-contributions-overview>

Policy 24: Protected and Notable Species

Why the policy is needed

- 4.186 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.
- 4.187 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.
- 4.188 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 24: Protected and Notable Species

Development must protect and conserve populations of protected and notable species. 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. At least one integral or externally mounted feature for cavity nesting bird species (to be integrated Swift bricks wherever possible) and one integral or externally-

mounted bat roosting feature (to be integrated bat bricks wherever possible) must be included for each new dwelling or residential unit 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, 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

- 4.189 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), or other relevant Local Record Centre where impacts are cross-boundary.
- 4.190 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 19).
- 4.191 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.
- 4.192 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.

- 4.193 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.
- 4.194 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.
- 4.195 Following an assessment of likely presence, an assessment must be made of the potential impacts of development proposals on protected and notable species. Impact assessments must follow recognised industry standards and be guided by the mitigation hierarchy.
- 4.196 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 influence⁵¹ of a proposed development. 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.

Legally-protected, Priority and Notable species

- 4.197 Species that are afforded strict legal protection in the UK, and which occur within the Borough, include:
- Bats (all species)
 - Hazel Dormouse
 - Badger
 - Otter
 - Water Vole
 - Certain other mammal species
 - Reptiles
 - Certain bird species (when breeding)
 - Certain bird species (wintering and breeding) associated with European sites
 - Great Crested Newt
 - Certain invertebrate species
 - Certain plant species

⁵¹ 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.

4.198 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
- Seagrass beds

Local Nature Recovery Strategy

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

Protected and notable species enhancements

- 4.200 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.
- 4.201 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

- 4.202 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. 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.

Policy 25: Solent Wader and Brent Goose Strategy Sites

Why the policy is needed

- 4.203 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 20 (International and national nature conservation sites).
- 4.204 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 f Habitats Regulations.
- 4.205 The Solent Waders and Brent Goose Strategy⁵² (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 where 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 25: 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 is provided and secured in perpetuity by legal agreement.

⁵² <https://solentwbgs.wordpress.com/>

How the policy will be implemented

- 4.206 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 applications⁵³, 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 requirements⁵⁴.

The Solent Waders and Brent Goose Strategy

- 4.207 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.

- 4.208 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.

⁵³ Please note that for planning appeals, the Secretary of State (in practice the Planning Inspectorate) are the competent authority.

⁵⁴ <https://solentwbgs.wordpress.com/>

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.
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

4.209 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

4.210 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.

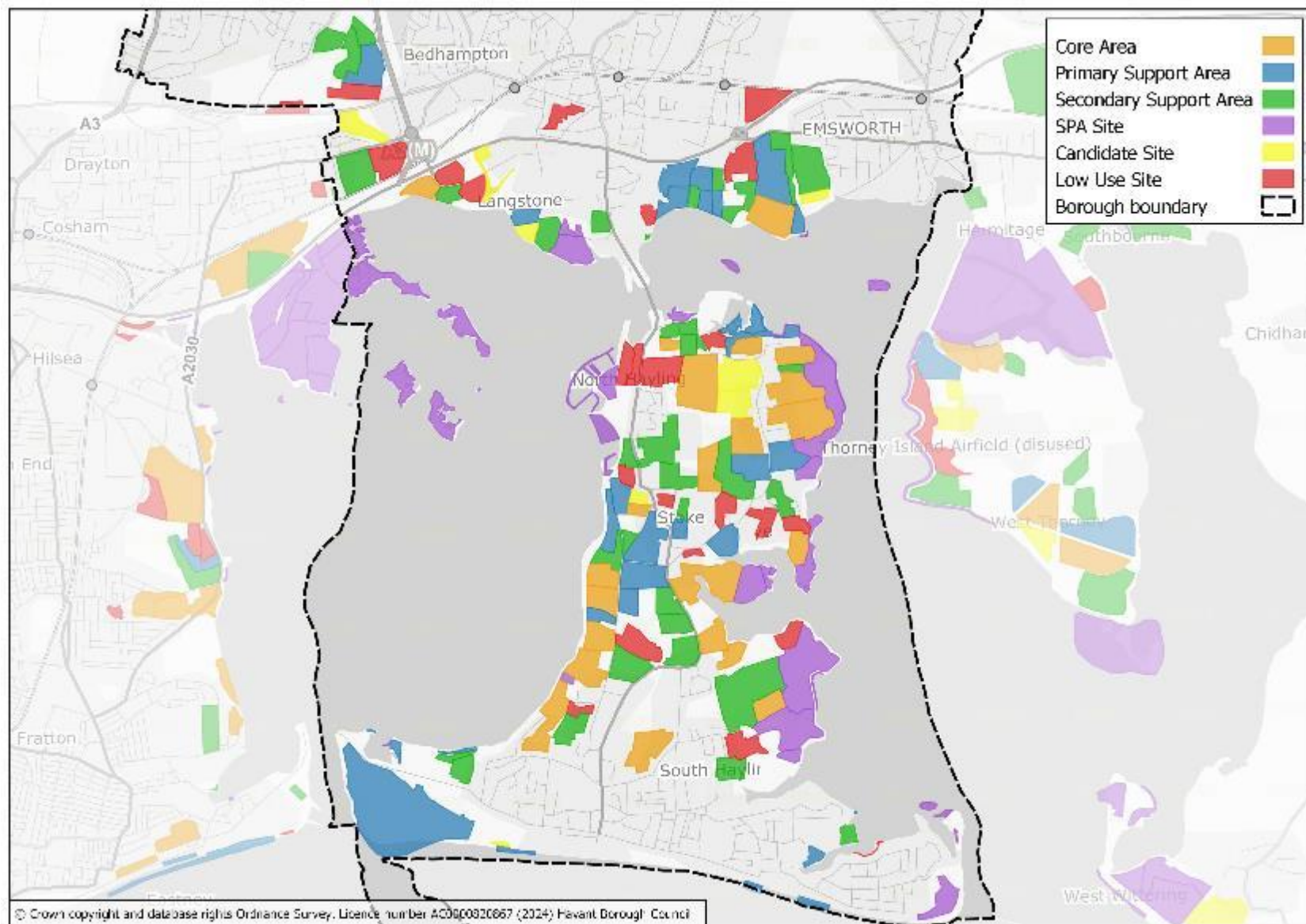


Figure 20 - Brent Goose and Wader sites

FLOOD RISK AND THE COAST

Context and Approach to Flood Risk and the Coast

- 4.211 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.
- 4.212 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, has prepared a Strategic Flood Risk Assessment (SFRA)⁵⁵ 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.
- 4.213 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.
- 4.214 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.
- 4.215 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 schemes⁵⁶ 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 Island⁵⁷ is also under preparation. 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.

⁵⁵ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/pfsh-strategic-flood-risk-assessment-2024>

⁵⁶ <https://coastalpartners.org.uk/authority/havant/>

⁵⁷ <https://coastalpartners.org.uk/project/hayling-island-coastal-management-strategy-2120/>

Policies in this section

- Policy 26: Flood Risk
- Policy 27: Drainage
- Policy 28: Development on the Coast

Policy 26: Flood Risk

Why the policy is needed

- 4.216 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.
- 4.217 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.
- 4.218 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.
- 4.219 Policies 26 and 27 deal with drainage arrangements on site and development in coastal areas specifically.

Policy 26: 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. 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;
 - v. Where necessary, appropriate flood warning and evacuation plans are in place; and
 - vi. Where necessary, a contribution has been made towards any identified flood alleviation or defence scheme(s).

On Hayling Island

- b) Planning permission will not be granted for a net increase in dwellings or residential institutions outside of the defined urban area, 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

- 4.220 For any site at risk of flooding, applicants must demonstrate that the provisions of Policy 26 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 27) at the earliest opportunity through pre-application discussions with the Council, the Environment Agency and Hampshire County Council as LLFA.
- 4.221 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.
- 4.222 Areas at risk of flooding from rivers or the sea (Flood Zones 2 and 3), now and in the future, are identified on the latest Environment Agency flood risk maps, and on climate change mapping. The Environment Agency regularly updates the present-day flood zone mapping and publishes it online. Mapping showing areas that may be vulnerable to the effects of climate change has been published as part of the PfSH-wide Strategic Flood Risk Assessment (SFRA). This may be used as the starting point in considering future flood risk, but in some instances the Environment Agency may advise that more up to date information is available which should be considered instead.
- 4.223 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 flood risk can be avoided or where there is reasonable prospect that flood risk can be satisfactorily addressed have been included.
- 4.224 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.

- 4.225 The Council has published guidance on information sources for flood risk, and the sequential test.

Site Specific Flood Risk Assessments

- 4.226 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, must be accompanied by a site-specific Flood Risk Assessment. Where a full Flood Risk Assessment is not required, non-householder development application should be accompanied by a basic Flood Risk Statement, proportionate to the type and scale of the proposed development.
- 4.227 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. Applicants' attention is drawn in particular to the need to consider 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.
- 4.228 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.
- 4.229 In line with the Spatial 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 greenfield residential development 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.
- 4.230 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. Similarly, 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 policies 26 and 55 on drainage and management and maintenance).

Contributions to flood risk management schemes

- 4.231 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 27.

Policy 27: Drainage

Why the policy is needed

- 4.232 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.
- 4.233 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 27: 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) 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
- c) Adequate arrangements are in place for the lifetime maintenance of the surface water management systems.

Major Development

In addition to criteria (a).- (c) above, on major development, planning permission will be granted only where

- d) 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 and Sustainable Drainage Systems (SuDS)

- 4.234 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 increase in 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 at the earliest opportunity through pre-application discussions.
- 4.235 In order to safeguard the functioning of the Borough's drainage systems into the future and to prevent surface water flooding incidents, applicants are expected to demonstrate how their proposed drainage strategy minimised 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.
- 4.236 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 Flood Risk Assessments or Flood Risk Statements (see also Policy 26) 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 rainfall⁵⁸.
- 4.237 Where surface water run-off attenuation on site is proposed, this should have 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.
- 4.238 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, 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 26). 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

⁵⁸ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#peak-rainfall-intensity-allowance>

feature 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.

- 4.239 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.
- 4.240 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.
- 4.241 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 integrated into a development layout as part of a high quality green and blue water environment for the storage and conveyance of surface water can deliver multifunctional benefits for water quality, nature conservation and recreation.
- 4.242 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.
- 4.243 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.
- 4.244 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.
- 4.245 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 45). 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 26).

- 4.246 For the design of all SuDS, developers are advised to follow SuDS Manual C753⁵⁹ for technical standards, as well as the SuDS guidance provided on the Lead Local Flood Authority's (Hampshire County Council) website⁶⁰. The 'Water Quality Assessment for SuDS Developments (SuDS manual)' Tool⁶¹ can be a useful tool to help determine the effectiveness and suitability of different combinations of SuDS components to mitigate water quality risks.

Priority Areas

- 4.247 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 areas⁶². 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.
- 4.248 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 Waterloo. 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.
- 4.249 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.
- 4.250 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.

⁵⁹ <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/update-to-the-suds-manual>

⁶⁰ <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

⁶¹ <https://www.uksuds.com/tools/water-quality-assessment-suds-developments-suds-manual>

⁶² <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>

Small Scale and Householder Applications

- 4.251 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 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-c of this policy have been met.
- 4.252 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

- 4.253 The requirements for the provision of connections to foul water infrastructure, and the safeguarding of existing infrastructure is covered by Policy 46.
- 4.254 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 should be funded by the developer. Southern Water will fund any requisite network reinforcements through their Infrastructure Charge. To ensure reinforcement is delivered in tandem with development, developers should discuss their requirements with Southern Water at the earliest opportunity. Occupation should 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 website⁶³.
- 4.255 Where existing sewerage infrastructure crosses a development site, this needs to be taken into account in 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.
- 4.256 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 45), the highest specification pipework and designs for the sewage infrastructure, in order to protect groundwater quality from leakage from sewers.

⁶³ <https://www.southernwater.co.uk/building-and-developing/our-services/wastewater-services/sewer-connection/>

Policy 28: Development on the Coast

Why the policy is needed

- 4.257 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, 22, 25, 26, 29, in particular). This policy adds some specific considerations for coastal development, both in undeveloped and already developed areas of the coast.
- 4.258 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. National guidance recommends that this should include area where there is uncertainty about securing funding for the implementation of hold the line policies. 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 28: 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. Includes a design which demonstrates sensitivity to the coastal landscape and natural environment;
 - 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. Have 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:
 - i. 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;
 - ii. 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 schemes identified as necessary in the Shoreline Management Plan and/or related Coastal Strategies or Investment and Adaptation Plans;
 - iii. 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
 - iv. provides wider community benefits that outweigh 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

- 4.259 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 26), and nature conservation (Policies 20 and 21). 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 29. The Chichester Harbour Conservancy have also produced planning advice and offer a pre-application service⁶⁴.

⁶⁴ <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/planning/>

- 4.260 Areas of undeveloped and developed coast are generally defined in line with the built-up area as defined by Policy 2 (Defined Urban Areas). 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.
- 4.261 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

- 4.262 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

- 4.263 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.
- 4.264 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.

Coastal defences

- 4.265 The Council will work with its partners to develop and deliver coastal management and defence schemes.
- 4.266 How the coastline should be managed is strongly influenced by the Shoreline Management Plan (SMP) for the area⁶⁵, 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

⁶⁵ <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 (see CCMA's above).

- 4.267 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 secured⁶⁶. 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.
- 4.268 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 Policy 20). 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 (CCMA's)

- 4.269 Coastal Change Management Areas have been designated through this policy and are shown on the Policies Map, distinguishing between Primary and Secondary CCMA's.
- 4.270 The CCMA designations are designed to highlight those areas that are potentially vulnerable to erosion and coastal change. 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 and deliver flood and coastal erosion risk management schemes, and intend to continue doing so in the future, funding and delivery is not guaranteed. The CCMA 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. In these areas, the long term viability of further development needs to be carefully considered.

⁶⁶ <https://coastalpartners.org.uk/authority/havant/>

- 4.271 In many places, the designation affects only the immediate coastline or beach area. Others are drawn further inland and thus affect areas that are already developed.
- 4.272 The Primary CCMA's reflect those areas of the coastline that are considered to be at direct risk of erosion within the next 100 years⁶⁷. In this area, development will only be permitted where it can be demonstrated that it meets the criteria set out in part e 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 26. The CCVA should be proportionate to the scale, nature and location of the development, as well as the planned lifetime of the development⁶⁸. 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 and the development.
- 4.273 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 26 still applies, and a site specific FRA is likely to be required to demonstrate that the proposed development will be safe for its lifetime.
- 4.274 A secondary CCMA has been designated on the Eastoke Peninsula on Hayling Island although a majority of the land here is not in itself considered to be at risk of erosion. 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.
- 4.275 In both the primary and the secondary CCMA's, permanent new residential development is considered to be inappropriate and will not be permitted.
- 4.276 The CCMA's will be kept under review and where an area is no longer deemed to be at risk of significant coastal change, for example if a coastal defence or other coastal management scheme has been implemented, the CCMA designation and associated requirements for developers will be lifted.

⁶⁷ On Hayling Island indicative areas at risk of erosion mapping is taken from modelling work by Coastal Partners for the Hayling Island FCERM Strategy; On the Mainland, mapping is taken from modelling for the North Solent Shoreline Management Plan. The CCMA designation reflects the full 100 year extent, but original mapping shows detailed bandings for the 5-20, 20-50 and 50-100 year zones, which may be relevant to consider depending on the expected lifetime of the development.

⁶⁸ 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.

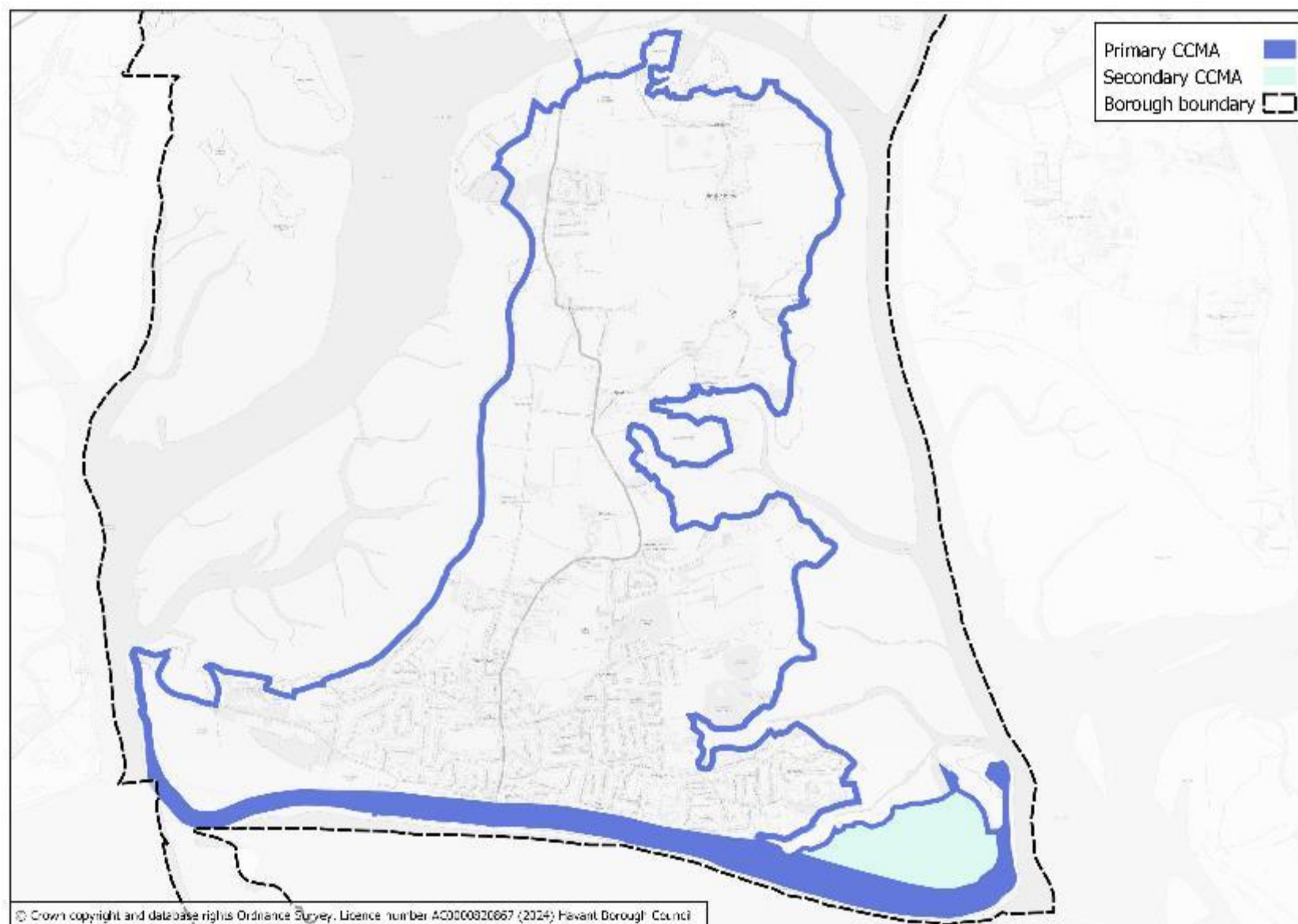


Figure 21 - Coastal Change Management Areas

HERITAGE AND LANDSCAPE

Context and approach to Heritage and Landscape

- 4.277 Havant Borough benefits from high quality landscapes, 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. 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.
- 4.278 National legislation and guidance awards specific protections to heritage assets and designated 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 status and some are within our conservation areas, therefore they are afforded protection.
- 4.279 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.
- 4.280 The Building a Better Future Plan will seek to protect, conserve and enhance designated landscape and its heritage assets and their setting, both through criteria based policies and through its development allocation selections. For heritage 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 designated landscapes.

Policies in this section

- Policy 29: Designated Landscapes
- Policy 30: Heritage and the Historic Environment
- Policy 31: Trees, Hedgerows and Woodland

Policy 29: Designated Landscapes

Why the policy is needed

- 4.281 The NPPF sets out that great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks and National Landscapes (formerly known as Areas of Outstanding Natural Beauty (AONBs)). These designations have one of the highest levels of protection in national planning policy.
- 4.282 The Borough has two designated landscapes which need to be taken into consideration. These are the Chichester Harbour National Landscape which is within the Borough and the South Downs National Park which is adjacent to the Borough boundary.

Policy 29: Designated Landscapes

Chichester Harbour National Landscape

Major development will not be permitted within Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty (AONB)) other than in exceptional circumstances.

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

- a) Conserves and enhances the natural beauty and the special qualities of the National Landscape, as defined in the Chichester Harbour AONB Management Plan; and
- b) Has regard to the policy aims of the Chichester Harbour AONB Management Plan; and
- c) Provides mitigation for any detrimental effects caused by the proposal 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 developments within the setting of the SDNP will be granted where it is demonstrated that the proposal:

- e) Positively responds to the special qualities of the South Downs National Park as set out in the Partnership Management Plan including consideration of the Dark Night Sky Reserve; and
- f) Avoids and if appropriate mitigates any potential impact caused by the proposal to the setting of the South Downs National Park.

How the policy will be implemented

Chichester Harbour National Landscape

- 4.283 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.
- 4.284 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. A Landscape Character Assessment has also been prepared by the Chichester Harbour Conservancy.
- 4.285 Applicants for development within the National Landscape should refer to the Chichester Harbour AONB SPD, which has been jointly adopted between Havant Borough Council and Chichester District Council and was prepared in conjunction with the Chichester Harbour Conservancy. Applicants for the installation, repairing or strengthening of coastal defences should also refer to the Chichester Harbour Conservancy 'Sustainable Shorelines' guidance. 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

- 4.286 South Downs National Park Authority has produced a Partnership Management Plan which provides a collective vision for the future of the SDNP by setting out ten outcomes which can only be delivered by joint working between land managers, communities, NGOs, volunteers, businesses and a wide range of other partners and individuals.
- 4.287 Pressures on the landscape are many and varied and they continue to be shaped by land use, agriculture, and human settlement ranging from small scale clutter to large scale infrastructure such as new roads, pipelines or cable routes. Whilst the National Park is not within the Borough but borders it, it is still important that the qualities of the landscape are conserved and enhanced for future generations and land management, large scale infrastructure and development schemes can all have a significant impact on the landscape and visual amenity. Over time the cumulative impacts of these pressures could erode SDNP's special qualities.
- 4.288 South Downs National Park Authority have produced a 'Dark Skies Technical Advice Note' which sets out the approach to lighting design and the protection and enhancement of dark skies. It provides the necessary information for both developers and planners to submit and assess lighting schemes which are appropriate to the national landscape.

Policy 30: Heritage and the Historic Environment

Why the policy is needed

- 4.289 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. The term “heritage asset” embraces all features that contribute to creating the Borough’s unique sense of place and includes both designated and non-designated heritage assets. A breakdown of the different types of designated and non-designated heritage assets that are present in Havant Borough is presented below.

Designated Heritage Assets	Non-Designated Heritage Assets
Scheduled Ancient Monuments (SAM)	Areas of Archaeological Interest
Listed Buildings and Structures	Non-designated Archaeological Assets including Areas of Archaeological Interest
Conservation Areas (CA)	Buildings of Local Interest (also known as Locally Listed Buildings)
Registered Historic Parks and Gardens	Parks and Gardens of Local Historic Interest

Table 13: Designated and Non-Designated Heritage Assets

- 4.290 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.

Policy 30: Heritage and the Historic Environment

Proposals affecting heritage assets

Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Accordingly, development proposals will be permitted which:

- Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

Proposals likely to cause 'substantial harm' to the significance of a designated heritage asset

Development proposals that are likely to cause 'substantial harm' to the significance of designated heritage assets (either directly or indirectly, by being within their setting) will only be permitted where either:

- c) Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or
- d) All of the following circumstances apply:
 - i. The nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - iv. Harm or loss is outweighed by the benefit of bringing the site back into use.

Proposals likely to cause 'less than substantial harm' to the significance of a heritage asset

Where a development proposal is likely to cause 'less than substantial harm' to the significance of a heritage asset or its setting, the following will apply:

- e) For a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.
- f) For a non-designated heritage asset, a balance judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of part or all of a heritage asset

The removal of part or all of a heritage asset will only be permitted where it can be demonstrated that the approved replacement development will take place.

How the policy will be implemented

- 4.291 As part of Havant Borough Council's positive strategy for the conservation and enjoyment of the historic environment, the Council will continue to manage appropriately development and determine planning applications that affect the Borough's historic environment in accordance with the relevant policies of this Plan (including requirements for allocations in this Plan), relevant legislation, the NPPF and any other material considerations. The Council will also continue to monitor buildings and other heritage assets at risk through neglect, decay or other threats and will positively consider development proposals that would secure appropriate viable uses, along with the repair and maintenance of such assets.
- 4.292 Any proposal which would affect, or has the potential to affect, a heritage asset will be required to provide a Heritage Statement. This must describe the significance of the heritage asset and its setting together with a robust assessment of the impact of the proposed development, using appropriate expertise and where necessary a site-specific survey, at a level of detail proportionate to the significance of the heritage asset⁶⁹ and sufficient to understand the potential impact of the proposal and whether 'substantial harm' or 'less than substantial harm' may result.
- 4.293 The update of Conservation Area Character Appraisals will continue where appropriate, along with consideration of further Article 4 Directions to control development within conservation areas more strictly where the special interest, character and appearance of a conservation area is being harmed or threatened by 'permitted development'.
- 4.294 The Council encourages opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset will be considered favourably.
- 4.295 National policy is clear that any harm to, or loss of, a designated heritage asset should be 'exceptional' or 'wholly exceptional', depending on the level and type of designation. However, it also sets out that harm may be outweighed by substantial public benefits (where 'substantial harm') or public benefits including securing optimum viable use (where 'less than substantial harm'). That said, non-designated heritage assets may also be worthy of protection in their own right. Key buildings which contribute most to the character of the area should be protected. Where removal of part or all of a heritage asset has shown to be necessary in line with the requirements of the policy, it should be demonstrated that the approved replacement development will take place by means of an agreed contract.
- 4.296 Making sensitive use of heritage assets is particularly important where redundant or underused buildings are brought into an appropriate use.

Scheduled Monuments

⁶⁹ Significance of a heritage asset derives from both the asset's physical presence and its setting.

- 4.297 Scheduling is the oldest form of heritage protection, more recently derived from the Ancient Monuments and Archaeological Areas Act 1979⁷⁰ and is the selection of nationally important monuments and archaeological sites.
- 4.298 While some change may be possible, there is a presumption that Scheduled Monuments will be handed on to future generations in much the same as their present state. In instances where a proposal may impact upon the setting of a Scheduled Monument, a Setting Study will be required as part of a Heritage Statement. Applicants should engage with the Council and Historic England through pre-application discussions to ascertain the scope and level of detail required for such a study, to inform any future planning application.

Archaeology

- 4.299 The allocations within the Plan highlight the potential for previously unidentified archaeological remains which are not currently Scheduled. It is expected that applicants undertake desk-based archaeological assessments and, and if needed, field evaluations in areas of known or potential archaeological interest. 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 (see below). Applicants will be expected to preserve, in situ, archaeological remains or provision must be made for its recording in cases where the findings of an archaeological assessment and evaluation demonstrate that this is not justifiable or feasible. In this instance, the technology/methodology for recording will need to be agreed with Hampshire County Council's Archaeologist.
- 4.300 Some archaeological remains may not be scheduled, but still be demonstrably of equivalent significance to scheduled monuments. These will be considered subject to the policy for scheduled monuments in accordance with the NPPF.

Listed Buildings and Structures

- 4.301 Listed buildings and structures often have a number of characteristics which are central to the significance and character of the building and/or structure. Proposals for alterations, extensions and/or changes of use to a listed building and/or structure, or development in its vicinity, must not have an adverse impact on those elements which contribute to its special architectural and/or historic interest including its setting.

Conservation Areas

- 4.302 Development within or which would affect the setting of a conservation area must be informed by the relevant Character Appraisal and where available, associated Management Plan. In doing so, proposals must conserve and, where possible, enhance those elements which contribute to the conservation area's special interest, character and appearance. This can include safeguarding spaces, street patterns, views, vistas, uses and trees.

⁷⁰ <https://www.legislation.gov.uk/ukpga/1979/46>

- 4.303 Where an up-to-date Character Appraisal is not available, applicants will be required to submit Character Statements to demonstrate the impact of proposed development upon the special interest, character and appearance of the conservation area.

Registered Historic Parks and Gardens

- 4.304 Registered historic parks and gardens comprise a variety of features which include open space, views in and out, planting, water features, built features and archaeological remains. These features form an integral part of their significance, special character and/or appearance of the park or garden. Development must not detract from the significance of the heritage asset, nor prejudice the potential for future restoration.

Non-Designated Heritage and Archaeological Assets

- 4.305 The Council has a List of Buildings of Local Interest⁷¹. Applicants should refer to this list 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.

Heritage Statements

- 4.306 Applications that affect, or have the potential to affect, designated and non-designated heritage assets and their setting, including sites with archaeological potential, are expected to be supported by a Heritage Statement.
- 4.307 The content of the Heritage Statement will vary depending on the significance of the heritage asset and the impact of development. The Heritage Statement should first describe the significance of any heritage asset affected, including the contribution made by its setting. As a minimum, this should contain an appropriate level of detail to satisfy the requirements of the NPPF, including consultation of the Hampshire Historic Environment Record (HER).
- 4.308 The statement should consider the positive contribution of potential development, along with any harm and/or loss to the heritage asset caused by development. Where the latter is identified, the applicant should first consider how to avoid potential harm and/or loss to the heritage asset. In the instance that adverse impacts are unavoidable, the applicant must then consider and include appropriate mitigation to that harm and/or loss. This should include design and layout considerations. Any harm to, or loss of, the significance of a heritage asset will require clear and convincing justification, irrespective of whether that harm is considered 'substantial' or 'less than substantial'.

⁷¹ <https://www.havant.gov.uk/sites/default/files/documents/List%20of%20Blgs%20of%20Local%20Interest.pdf>

Policy 31: Trees, Hedgerows and Woodland

Why the policy is needed

- 4.309 Trees, hedgerows and woodland are a valuable resource in terms of biodiversity, amenity and for climate change adaptation and mitigation.
- 4.310 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 only be permitted where it:

- a) Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;
- b) Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and
- c) Will 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

- 4.311 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.

- 4.312 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.
- 4.313 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.
- 4.314 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.
- 4.315 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.
- 4.316 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.
- 4.317 The Council will also provide specialist arboricultural input into The High Hedges (Appeals) (England) Regulations 2005 where complaints are made about high hedges.

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 2012⁷².
- 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

⁷² <https://www.legislation.gov.uk/uksi/2012/605/contents/made>

- 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 notice⁷³.

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.

⁷³ 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

HOMES FOR ALL

Context and Approach to Homes For All

- 4.321 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.
- 4.322 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).
- 4.323 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 (February 2024) 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 32: Affordable Housing
- Policy 33: Housing Mix
- Policy 34: Retirement and Specialist Housing
- Policy 35: Residential Annexes
- Policy 36: Self and Custom Build Housing
- Policy 37: Gypsies, Travellers and Travelling Showpeople

Policy 32: Affordable Housing

Why the policy is needed

- 4.324 There is a large need for affordable housing in the Borough. This is set out in the Council's Housing Needs Analysis evidence base document⁷⁴. 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.
- 4.325 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 32: 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 proportions of affordable housing:
 - i. A minimum of 30% affordable housing is provided on greenfield sites;
 - ii. A minimum of 20% affordable housing is provided on sites that constitute previously developed land; and
 - iii. A minimum of 10% affordable housing is provided on sites that constitute previously developed land where the residential development is entirely for flats/apartments.
- b) The affordable housing tenure mix provides:
 - iv. At least 42.5% social rent homes; and
 - v. At least 20% affordable rent homes; and
 - vi. 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:
 - vii. A financial contribution of a broadly equivalent value⁷⁵; or
 - viii. Off-site provision on another suitably serviced site provided by the developer.

⁷⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

⁷⁵ This should be equal to the cost of providing affordable housing on-site.

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

- 4.326 For the purposes of this policy, affordable housing and previously developed land are defined as in Annex 2 of the National Planning Policy Framework. Where sites constitute part greenfield and part previously developed land, the appropriate proportion of affordable housing will be determined according to the majority land use.
- 4.327 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.
- 4.328 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:
- 30% affordable housing on greenfield sites
 - 20% affordable housing on previously developed land
 - 10% affordable housing on previously developed land for residential development entirely consisting of flats/apartments.
- 4.329 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. 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.
- 4.330 The Council considers that it has struck the appropriate balance on meeting needs and encouraging development through the following tenure mix:
- At least 42.5% social rent (60% of market rent) 37.5% affordable home ownership
 - At least 20% affordable rent (80% of market rent)
 - The remainder to be made up with affordable home ownership products (such as shared ownership homes).

- 4.331 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 for 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.
- 4.332 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

30% affordable housing requirement from site of 200 dwellings = 60 dwellings (100%)
42.5% of the affordable housing to be provided as social rent homes = 26 dwellings
20% of the affordable housing to be provided as affordable rent homes = 12 dwellings
Remainder of the affordable housing provided as affordable home ownership = 22 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%)
42.5% of the affordable housing to be provided as social rent homes = 7 dwellings
20% of the affordable housing to be provided as affordable rent homes = 3 dwellings
Remainder of the affordable housing provided as affordable home ownership = 5 dwellings

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

Viability and affordable housing delivery

- 4.333 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.

- 4.334 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.
- 4.335 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.
- 4.336 The viability assessment should firstly show that the landowner would not be willing to release the site for development based on a benchmark land value⁷⁶. 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.
- 4.337 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.

Other considerations

- 4.338 Housing proposals will be expected to make efficient use of land in line with Policy 12 (High Quality Design). Any proposal that appears to have an artificially lowered density or subdivided site in order to avoid the affordable housing requirement or justify a lower affordable housing proportion may be refused planning permission.
- 4.339 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

⁷⁶ 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.

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.

Policy 33: Housing Mix

Why the policy is needed

- 4.340 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.
- 4.341 Havant Borough Council recognises the need for the market to provide a choice for the current and future residents with varied housing types and sizes. According to the Council's Housing Needs Analysis⁷⁷, 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.
- 4.342 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 the residents' targeted categories. Based on the Council's monitoring figures and Housing Needs Analysis⁷⁸, there is a projected need for approximately 373 additional affordable homes per year more than 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 32% as two-bedroom homes toward 2043, while 24% will be required as three-bedrooms and only 3% as four-bedrooms.

Policy 33: 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 need⁷⁹ and to foster balanced, sustainable and integrated communities.

How the policy will be implemented

- 4.343 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 provisions for different groups with particular needs, including elderly residents, lifetime homes and other specialised housing needs.

⁷⁷ Housing Needs Analysis Report (October 2023)

⁷⁸ Housing Needs Analysis Report (October 2023)

⁷⁹ Based on the latest local housing need evidence at the time the application is submitted.

- 4.344 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.
- 4.345 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 in Town Centre areas 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.
- 4.346 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.
- 4.347 Developments should provide housing choice and variety within developments by providing a combination of 3 and 4-bed person two-bedroom homes as defined in the Nationally Described Space Standard⁸⁰. These should be evenly spread across the site and integrated with the rest of development to create mixed and balanced communities.

⁸⁰ <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Policy 34: Retirement and Specialist Housing

Why the policy is needed

- 4.348 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 has commissioned a Housing Needs Analysis which identifies that the borough has a relatively large older population, and this is likely to grow over the plan period. Based on current trends, there could be a need for approximately 72 units of sheltered and extra care accommodation per annum and an additional 25 people per annum in need of bedspaces in communal accommodation.
- 4.349 There is no single model of housing that is right for everybody. Although many people will live in conventional housing all their lives, new specialist accommodation will be required for some to enable access to some form of support or care. This policy sets out how the provision of new specialised housing for those with support or care needs will be assessed.

Policy 34: Retirement and Specialist Housing

Proposals for retirement housing and specialist accommodation 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) The location is appropriate in terms of accessibility of goods, services and public transport, bearing in mind the requirements of the end user;
- 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;
- 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

- 4.350 Housing for older people and people with disabilities can be provided through adapted market housing, assisted living housing or extra care housing. Extra care housing allows independent living but offers a higher level of support than sheltered housing⁸¹, 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.
- 4.351 For the purposes of this policy, specialist housing will meet an identified local need where care provision is regulated⁸². All retirement and specialised housing which constitutes Use Class C3 will be required to accord with Policy 32 (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 HAPPI⁸³ and Hampshire County Council Extra Care Design Guide standards.
- 4.352 The delivery of specialist care housing is supported by identifying development sites within this plan which are particularly suitable for such housing provision. 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.
- 4.353 Outdoor spaces must be accessible for all users of the development and be attractively landscaped and provided in line with the requirements of Policy 14 (High Quality New Homes). Residents should be able to enjoy a reasonable outlook from their individual rooms.
- 4.354 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 an assessment of whether there is likely to be a negative effect as a result of the development in line with Policy 43 (Amenity and Pollution). As a minimum, submitted assessments must include:
- Noise impact assessment; and
 - External lighting assessment and where appropriate, accompanying illuminance plans.
- 4.355 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

⁸¹ Housing with low level support, usually an emergency alarm system and a scheme manager or warden who may be based on site.

⁸² By the [Care Quality Commission](#) or any subsequent body.

⁸³ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

necessary flexibility needed to adapt their homes and/or for extra care to be provided in their own home. Policy 14 (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 35: Residential Annexes

Why the policy is needed

- 4.356 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 35: 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

- 4.357 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.
- 4.358 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.
- 4.359 Planning applications for annexes will be considered in line with this policy as well as design and other policy requirements (Policies 2 (Defined Urban Areas), 12 (High Quality Design), 19 (Settlement Boundaries) and 47 (Transport, Accessibility 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 36: Self and Custom Build Housing

Why the policy is needed

- 4.360 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.
- 4.361 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 36: 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 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

- 4.362 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 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.

- 4.363 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 37: Gypsies, Travellers and Travelling Showpeople

Why the policy is needed

- 4.364 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.
- 4.365 The Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA)⁸⁴ 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.
- 4.366 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 Emsworth⁸⁵. The site is shown on the Policies Map.

Policy 37: 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 occupiers;
- d) The proposal contains adequate parking provision, turning space and, where relevant, sufficient space for the servicing and storage of vehicles and equipment;

⁸⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

⁸⁵ 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; and
- h) The site is not located in an area at risk of flooding.

How this policy works

- 4.367 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.
- 4.368 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 Showpeople⁸⁶ as set out in Annex 1 of the PPTS (as amended).

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.

⁸⁶ 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>

THE BOROUGH'S ECONOMY AND TOWN CENTRES

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

- 4.369 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.
- 4.370 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.
- 4.371 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.
- 4.372 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 use 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 which support certain change of uses 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.
- 4.373 The role of town centres has changed nationally over recent years with the rise of online shopping shaping purchasing habits and due to 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 Study⁸⁷ 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.
- 4.374 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 Assessment⁸⁸ which outlines public health within the borough. This

⁸⁷ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

⁸⁸ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

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.

4.375 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 38: Protecting Employment Uses
- Policy 39: Town, District and Local Centres
- Policy 40: Local Shops Outside of Designated Centres
- Policy 41: Food, Drink and Entertainment Uses
- Policy 42: Protecting Existing Community Facilities

Policy 38: Protecting Employment Uses

Why this policy is needed

- 4.376 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.
- 4.377 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.
- 4.378 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 a more efficient use of land.
- 4.379 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.
- 4.380 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 38: 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 urban area 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 this policy will be implemented

4.381 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, Waterloooville
- Aston Road, Aysgarth Road and Arnside Road, Waterloooville
- Palmers Road Industrial Estate, Emsworth
- Hayling Billy Business Centre, Hayling Island
- The Calving Yard, Manor Farm, Hayling Island
- Mill Rythe Lane, Hayling Island
- Langstone Gate, Havant

- Queen Street, Emsworth
- Station Approach, Emsworth

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

- Northney Marina, Northney Road, Hayling Island
- Sparkes Marina, Wittering Road, Hayling Island

4.383 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).

4.384 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.

4.385 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.

4.386 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.

4.387 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, and the marketing period must have ended within six months prior to the date of the application submission. 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.

- 4.388 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.
- 4.389 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 landowner⁸⁹. 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.
- 4.390 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.

⁸⁹ The minimum return at which it is considered a reasonable landowner would be willing to sell their land.

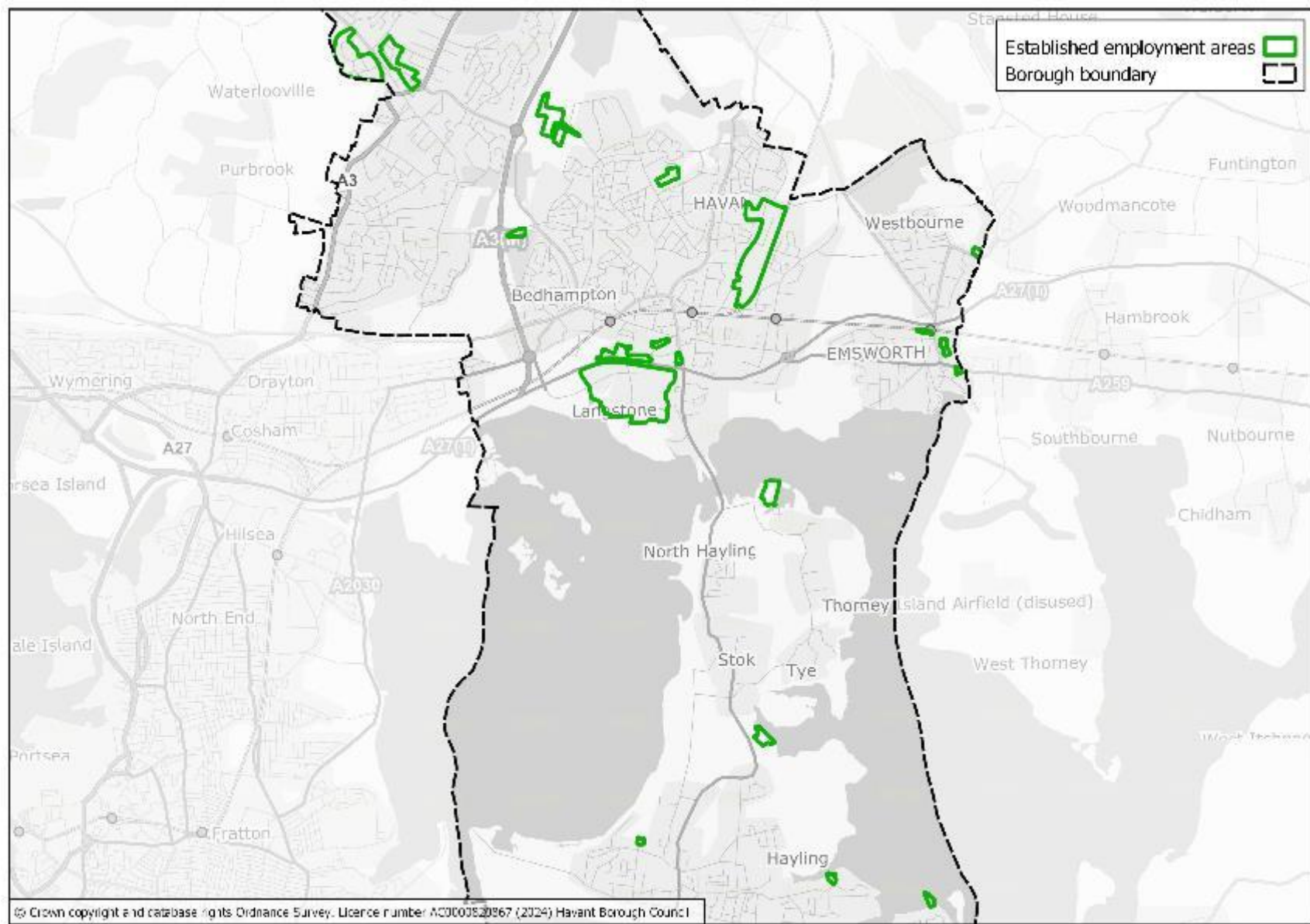


Figure 23 - Protected employment areas

Policy 39: Town, District and Local Centres

Why the policy is needed

- 4.391 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.
- 4.392 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, Waterlooville

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 39: Town, District and Local Centres

Development proposals in Town, District and Local Centres (including the primary shopping areas) will be permitted where:

- 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;
- f) Where relevant, development proposals provide high quality public realm and environmental improvements including street furniture.

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

- 4.393 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.
- 4.394 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.
- 4.395 Proposals which would result in the loss of employment and/or community uses will need to comply with Policies 37 and 41 respectively. In addition, proposals for food, drink and entertainment uses will also need to comply with Policy 41.

Primary Shopping Area

- 4.396 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.

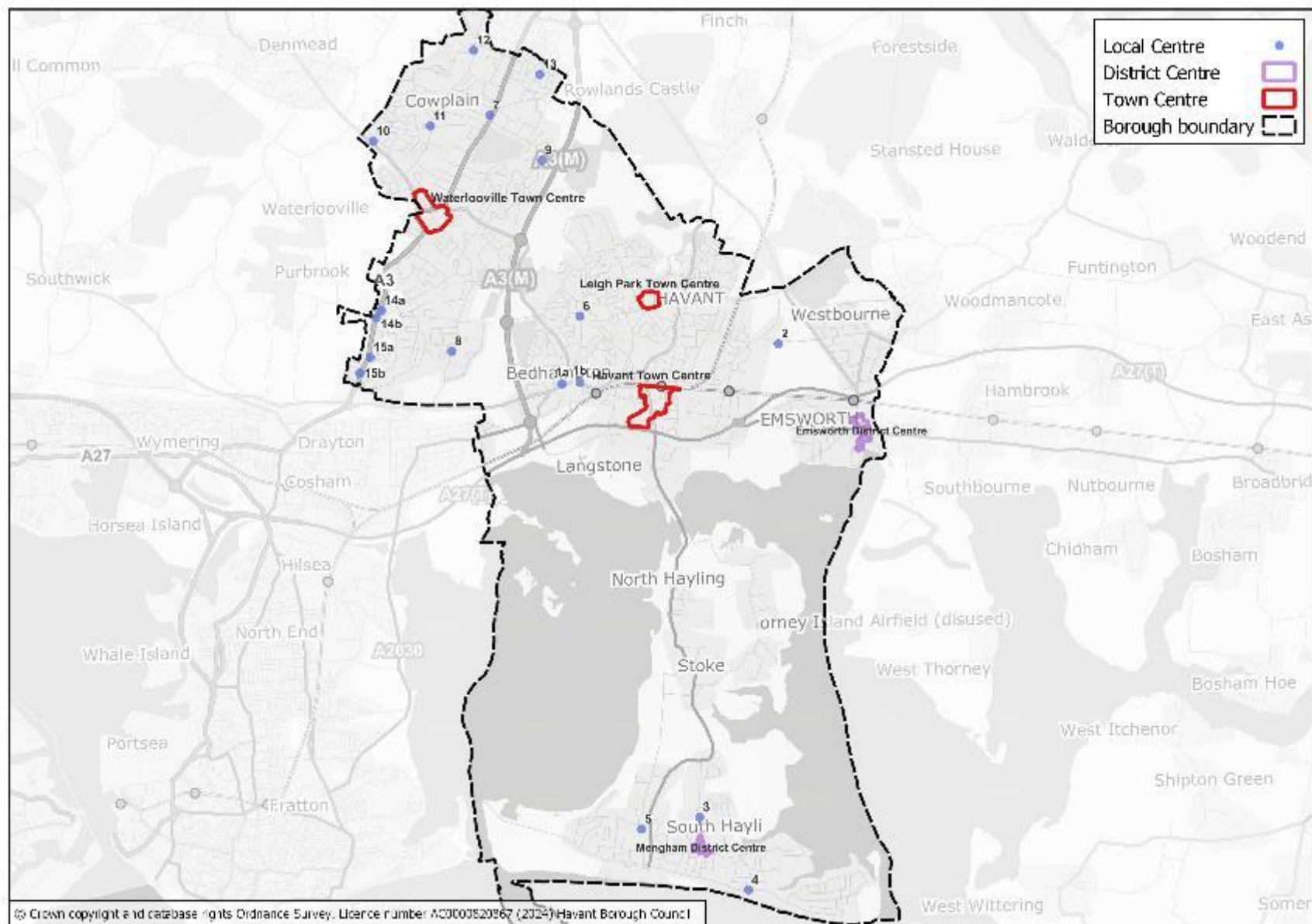


Figure 24 - Town, District and Local Centres

Policy 40: Local Shops Outside of Designated Centres

Why the policy is needed

- 4.397 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 40: 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

- 4.398 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 39.
- 4.399 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 41: Food, Drink and Entertainment Uses

Why the policy is needed

- 4.400 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 NPPF⁹⁰, 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.
- 4.401 The Havant Healthy Borough Assessment⁹¹ 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 41: 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

⁹⁰ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹¹ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

In addition to the above criteria:

- 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

4.402 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

4.403 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 nuisance⁹².

4.404 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.

4.405 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 the High Quality Design policy (Policy 12). To demonstrate that the amenity impact will be minimised, the applicant should explore all reasonable options for the design and

⁹² 'Statutory nuisance' is defined in part 1 of Section 79 of the Environmental Protection Act (1990).

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 the Amenity and Pollution policy (Policy 43).

Hours of Operation

- 4.406 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.
- 4.407 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

- 4.408 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.
- 4.409 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 Town, District and Local Centres (Policy 39).
- 4.410 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

- 4.411 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.

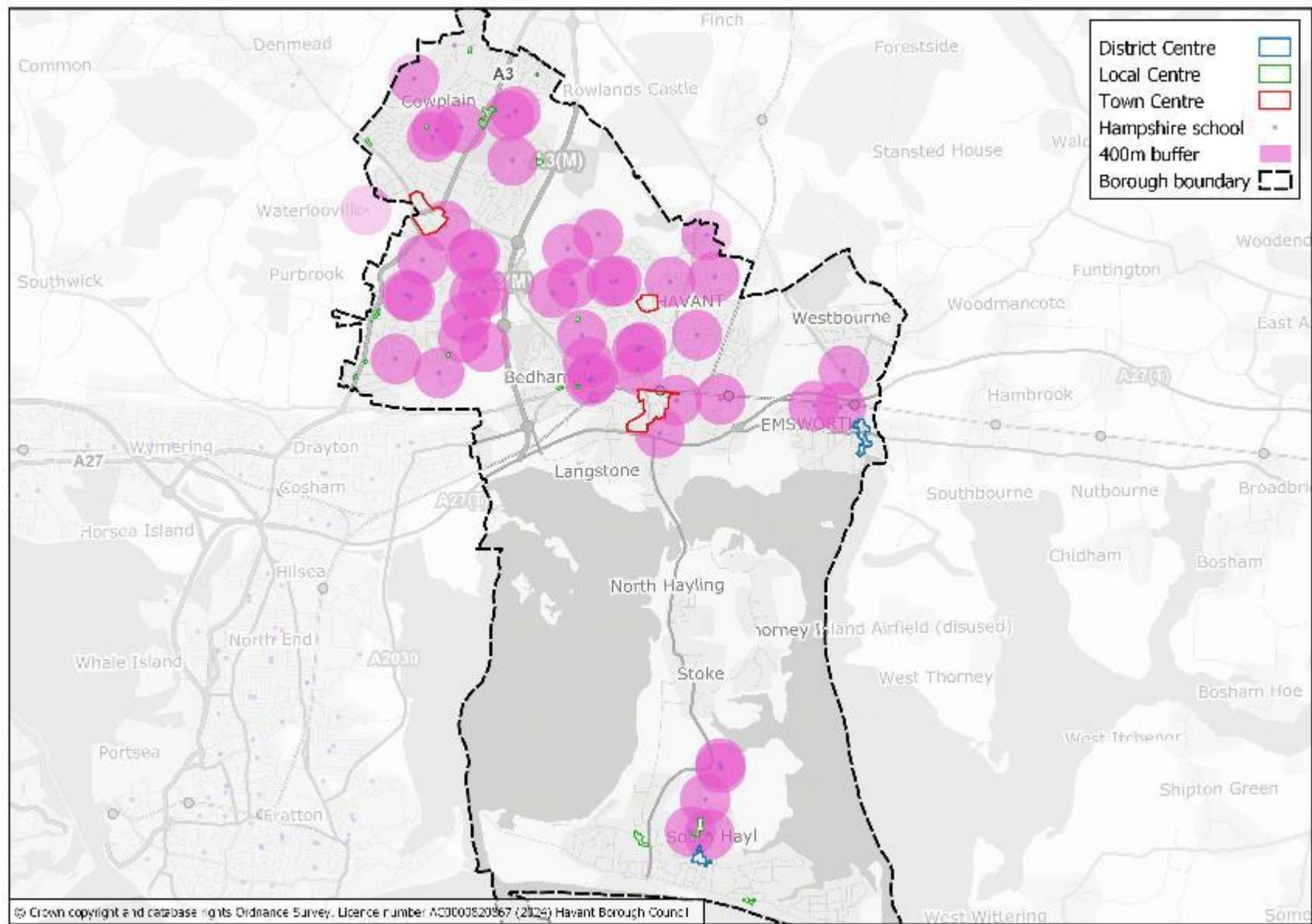


Figure 25 – 400m buffers around the Borough's schools

Policy 42: Protecting Existing Community Facilities

Why the policy is needed

- 4.412 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.
- 4.413 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 42 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

- 4.414 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

- 4.415 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.

4.416 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.

4.417 The period of marketing must end within the 6 months prior to the date of the planning application being submitted and 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.

4.418 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

4.419 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.

4.420 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.

- 4.421 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

- 4.422 The Council recognises that exposure to pollutants, even at levels below the statutory limits, cause 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.
- 4.423 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.
- 4.424 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.
- 4.425 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.
- 4.426 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 43: Amenity and Pollution
- Policy 44: Air Quality
- Policy 45: Aquifer Source Protection Zones
- Policy 46: Contaminated Land

Policy 43: Amenity and Pollution

Why the policy is needed

- 4.427 Some forms of development result in pollutants but are necessary to meet the social and economic needs of the Borough. This includes industrial uses which may be detrimental to amenity. It may also be necessary to ensure that new development close to sources of pollution contain mitigation to provide a sufficient level of amenity for the occupiers of that development and to improve the impact caused to the wider environment where possible.
- 4.428 The purpose of the policy is to control the adverse effects, which could occur as a result of new development, on occupiers of existing buildings, as well as through the inappropriate location of new development close to sources of pollution or other threats to amenity. It aims to ensure that sufficient mitigation is provided as part of the development.
- 4.429 The council has ambitious goals to become net zero ahead of Governments 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 43: 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

- 4.430 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.

- 4.431 Mitigation measures should minimise any detrimental impact on the local amenity of the area and thus avoid creating a 'statutory nuisance'⁹³ or exceeding relevant environmental quality standards. Appropriate mitigation measures must be visually acceptable in design terms in accordance with High Quality Design (Policy 12).
- 4.432 As well as this policy, applicants should refer to the separate policies for The Natural Environment, groundwater and surface water within Aquifer Source Protection Zones (Policy 45) and lighting for schemes that have the potential to affect the Chichester Harbour National Landscape and the South Downs National Park, which has been designated a Dark Night Sky Reserve (Policy 29). Applicants should also refer to the regarding air quality (Policy 44).
- 4.433 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.

⁹³ 'Statutory nuisance' is defined in part 1 of Section 79 of the Environmental Protection Act 1990.

Policy 44: Air Quality

Why the policy is needed

- 4.434 The NPPF states that planning policies should mitigate the impacts on, and where possible, take opportunities to improve air quality.
- 4.435 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.
- 4.436 Motor vehicles are a major source of pollution in the borough. The PfSH Air Quality Impact Assessment (AQIA)⁹⁴ 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.
- 4.437 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 Strategy⁹⁵. There are no AQMAs declared within Havant Borough (as of January 2024).
- 4.438 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.
- 4.439 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 Low Carbon Development (Policy 15) and Renewable Energy Infrastructure (Policy 52).

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

⁹⁵ 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 44: 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

- 4.440 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 20 (International and National Nature Conservation Sites) and/or Policy 24 (Protected and Notable Species) and through further discussion with Natural England.

Offsetting emissions

- 4.441 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.
- 4.442 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.
- 4.443 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

- 4.444 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 45: Aquifer Source Protection Zones

Why the policy is needed

- 4.445 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.
- 4.446 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;
 - 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.
- 4.447 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 45: 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

- 4.448 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.
- 4.449 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 Zones⁹⁶.
- 4.450 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.
- 4.451 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

⁹⁶ <https://developers.portsmouthwater.co.uk/developments/pre-development/#groundwater-protection>

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.

- 4.452 Policy 27 (Drainage) indicates that priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage in line with the CIRIA SuDS manual⁹⁷ (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.

⁹⁷ <https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

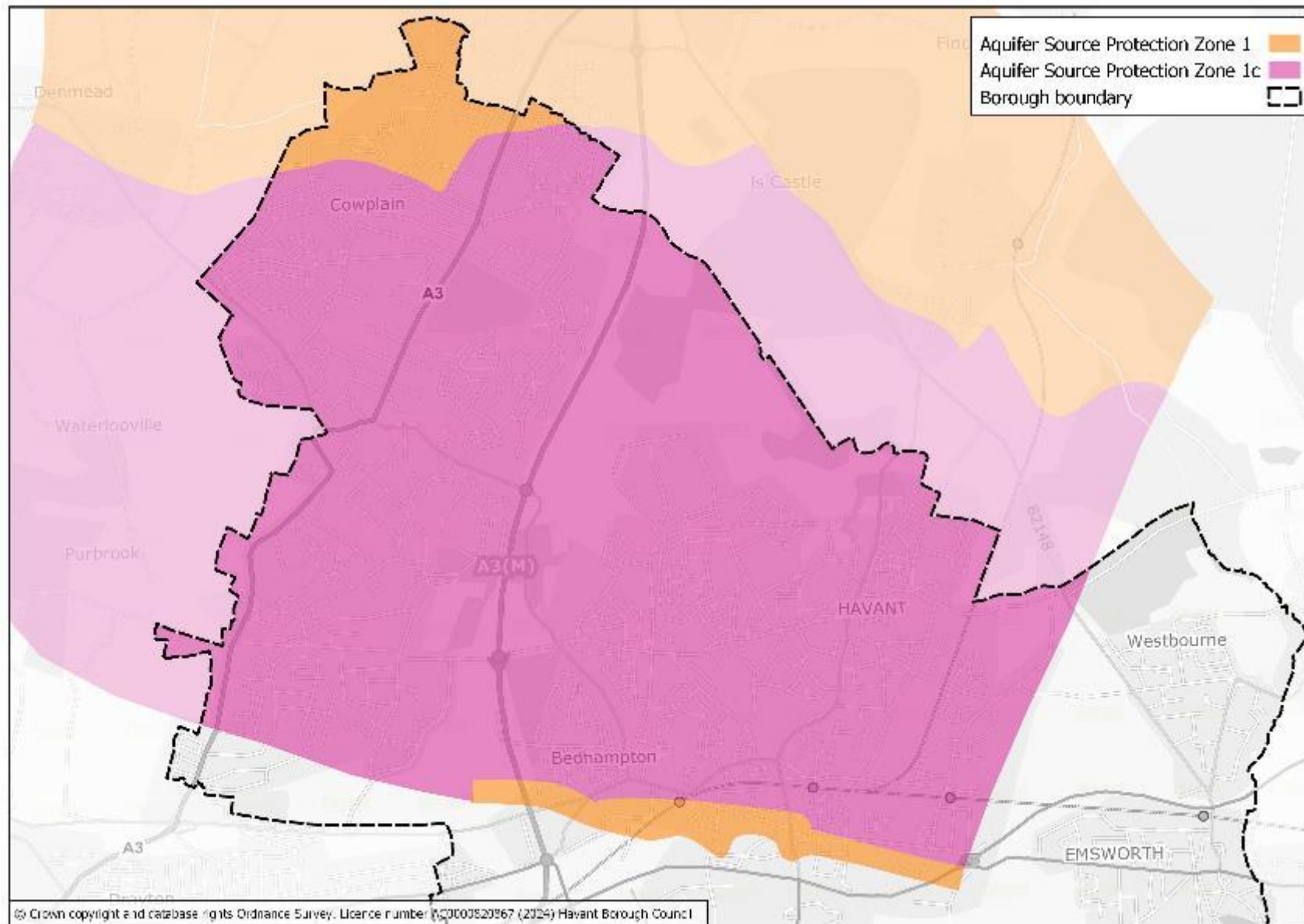


Figure 26 - Aquifer Source Protection Zones

Policy 46: Contaminated Land

Why the policy is needed

- 4.453 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, ecology or landscaping and planting.
- 4.454 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 46: 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

- 4.455 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

- 4.456 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).

- 4.457 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.
- 4.458 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 Guidance⁹⁸. 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 Agency⁹⁹.
- 4.459 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).

⁹⁸ <https://www.gov.uk/government/publications/contaminated-land-statutory-guidance>

⁹⁹ <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

INFRASTRUCTURE

Context and Approach to Infrastructure

- 4.460 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.
- 4.461 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.
- 4.462 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.
- 4.463 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 47: Accessibility, Transport and Parking
- Policy 48: New Accesses onto Classified Roads
- Policy 49: Protecting Open Space
- Policy 50: Provision of Public Open Space in New Development
- Policy 51: Sport and Recreation Facilities
- Policy 52: Renewable Energy Infrastructure
- Policy 53: Employment and Skills Plans
- Policy 54: Community New Development Officers
- Policy 55: Future Management and Management Plans

Policy 47: Accessibility, Transport and Parking

Why the policy is needed

- 4.464 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 transport¹⁰⁰, ending the sale of new petrol and diesel vehicles by 2035¹⁰¹ 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 2030¹⁰². This shift can only take place at a national level if it takes place locally.
- 4.465 Hampshire County Council's Local Transport Plan 4 (LTP4)¹⁰³ sets out the vision for future transport and travel infrastructure. 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;
 - d. Support sustainable economic development and regeneration; and
 - e. Promote active lifestyles.
- 4.466 LTP4 includes a target for a 10% reduction in total car kilometres in order to achieve the reduction in carbon emissions required by 2030.
- 4.467 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.

¹⁰⁰ <https://www.gov.uk/government/publications/transport-decarbonisation-plan>

¹⁰¹ <https://www.gov.uk/government/publications/transitioning-to-zero-emission-cars-and-vans-2035-delivery-plan>

¹⁰² <https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england>

¹⁰³ <https://www.hants.gov.uk/transport/localtransportplan>

Policy 47: 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 hierarchy:
- 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;
 - 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 considered, with sustainable and active modes of travel 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 walking, cycling and public transport;
 - ii. 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;
 - iii. The site layout encourages lower vehicle speeds, for the safety of all users;
 - iv. 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;
 - v. The streets, including public and private parking areas, contribute positively to the design of the development and deliver a high quality public realm, including through the use of high quality materials and integration of landscaping;
 - vi. Sufficient visibility and lighting are provided for the safe use of the streets, cycle routes, walking routes and parking areas;

- vii. Provision is made for the parking of motor vehicles and cycles in line with Council standards; and
 - viii. 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 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

- 4.468 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.

Location of development

- 4.469 In developing this Local Plan and selecting the development sites within it, the Council has carefully considered the accessibility of housing sites by non-car modes. Those sites that are better integrated with existing facilities and communities either through locational proximity or by the availability of sustainable transport modes were prioritised for allocation, or required sustainable travel mitigation was carefully considered. This follows the Spatial Strategy for this plan (see Policy 1).
- 4.470 For any unallocated sites outside of the defined urban areas 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.

Development layout and design

- 4.471 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.
- 4.472 Applicants should refer to Manual for Streets¹⁰⁴, the cycle infrastructure design (LTN 1/20) and other recognised guidance and standards¹⁰⁵ 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 (see also Policy 1). 'Healthy Streets'¹⁰⁶ provides a useful framework for achieving this.
- 4.473 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

- 4.474 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.
- 4.475 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 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

¹⁰⁴ <https://www.gov.uk/government/publications/manual-for-streets>

¹⁰⁵ Including <https://www.hants.gov.uk/transport/developers/technical-guidance> and <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

¹⁰⁶ <https://www.healthystreets.com/>

lifestyles given the easy access to facilities and alternative transport modes. Compliance will be assessed against published parking standards for Havant Borough¹⁰⁷.

- 4.476 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.
- 4.477 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.
- 4.478 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

- 4.479 The Local Highway Authority and the Local Planning Authority collectively expect an approach to mitigation of transport impacts that focuses on active and sustainable modes of travel and reducing the need to travel by motor vehicle. Motor vehicle traffic capacity enhancements at junctions should be considered the 'worst-case' mitigation scenario in order to achieve climate change mitigation as well as place-making aims.
- 4.480 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 highways based interventions. The result is a proposed package of walking, cycling and public transport 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 Policy 4 and the Infrastructure Delivery Plan.

¹⁰⁷ 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>

- 4.481 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 policy¹⁰⁸.
- 4.482 Hampshire County Council has produced a Local Cycling and Walking Infrastructure Plan (LCWIP)¹⁰⁹ 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 either link to the network 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.
- 4.483 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, 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.
- 4.484 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.
- 4.485 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 Assessments¹¹⁰. 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 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.
- 4.486 It should be noted that no site allocations have been made on Hayling Island, in line with the development strategy for this plan. Therefore, the Local Plan TA has not tested a notable amount of development on the island. Should any applications be received for major development on the island, testing the transport implications of the proposal will therefore be particularly important. Potential applicants are advised to agree the methodology

¹⁰⁸ This accords with the 'Road User Utility Framework' in HCC's LTP4: <https://www.hants.gov.uk/transport/localtransportplan>

¹⁰⁹ The LCWIP for Havant can be found at <https://www.hants.gov.uk/transport/strategies/transportstrategies>

¹¹⁰ <https://www.hants.gov.uk/transport/developers/transportassessments>

for the 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.

- 4.487 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 dwellings¹¹¹.
- 4.488 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 at Policy 4 and 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.

¹¹¹ <https://www.hants.gov.uk/transport/developers/travelplans>

Policy 48: New Accesses onto Classified Roads

Why the policy is needed

- 4.489 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.
- 4.490 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 48: 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

- 4.491 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.
- 4.492 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 28). 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 consulted¹¹².

¹¹² <https://www.hants.gov.uk/transport/searchesrightscharges>

- 4.493 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.
- 4.494 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.
- 4.495 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 47 and national guidance.

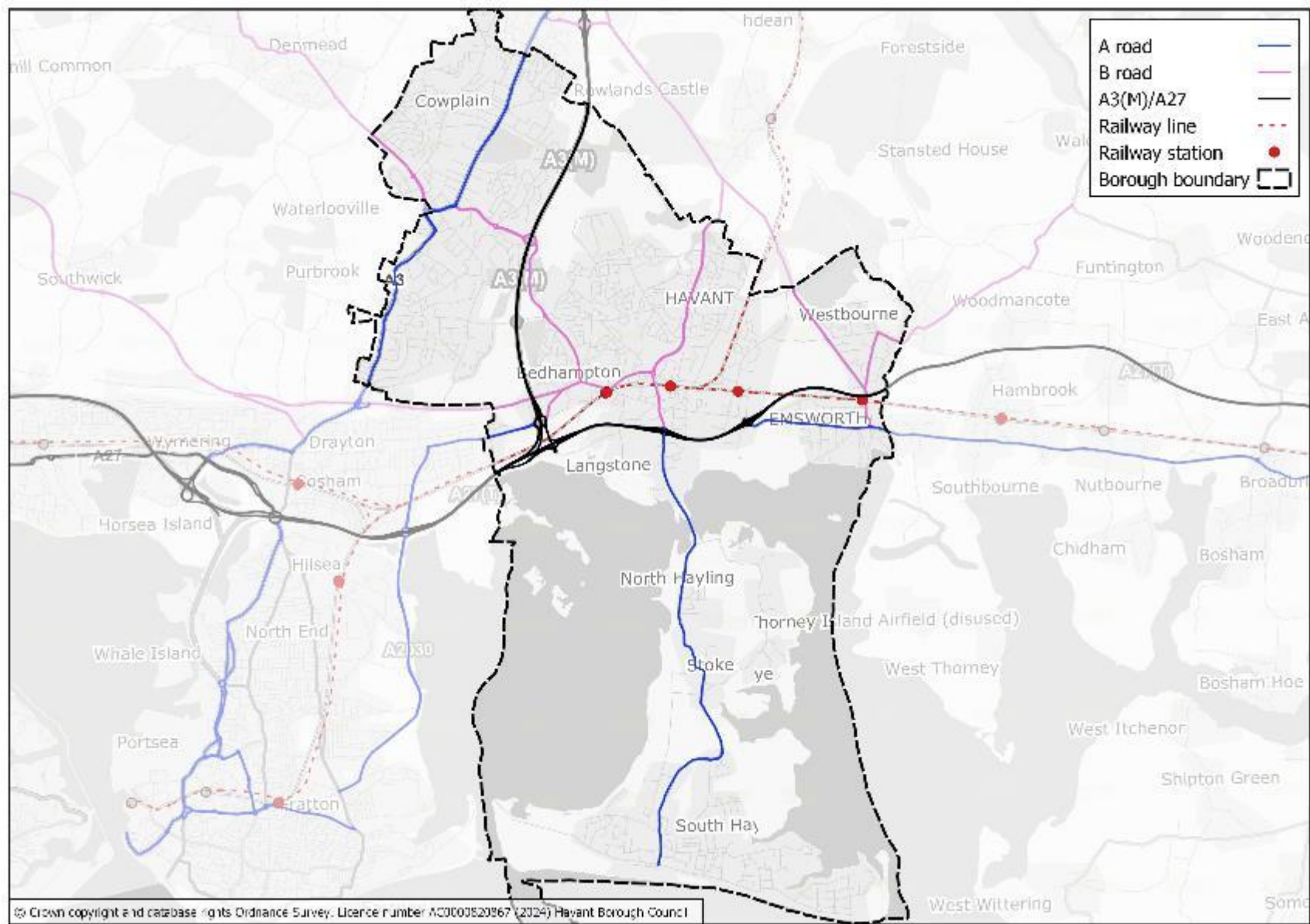


Figure 28 - land safeguarded for infrastructure and environmental mitigation

Policy 49: Protecting Open Space

Why the policy is needed

- 4.496 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.
- 4.497 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.
- 4.498 The Open Space Strategy¹¹³ assesses the quality and quantity of the different typologies of open space in the Borough. These typologies are:
- Public Parks and Gardens
 - Amenity Greenspace
 - Provision for Children and Young People
 - Allotments and Community Gardens
 - Cemeteries
 - Natural and Semi- Natural Greenspaces
- 4.499 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 Spaces¹¹⁴, and other smaller spaces that visually break up and enhance built-up areas.

¹¹³ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹¹⁴ Local Green Space designation provides special protection against development for green areas of particular importance to local communities.

Policy 49: 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;

There is a presumption against development which does not meet criteria (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

- 4.500 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 50. The Council will resist the loss of existing open space due to the important role open spaces have in a highly urbanised Borough.
- 4.501 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.
- 4.502 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 Strategy 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.
- 4.503 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.
- 4.504 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 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.

- 4.505 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.
- 4.506 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 requirements for different types of open space are identified in the Havant Borough Open Space Strategy.

Policy 50: Provision of Public Open Space in New Development

Why the policy is needed

- 4.507 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.
- 4.508 Open spaces can also support food growth, 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.
- 4.509 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.
- 4.510 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 standards¹¹⁵. These include:
- Being a welcoming place
 - Encouraging health activity, 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 50: 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

¹¹⁵ <https://www.greenflagaward.org/how-it-works/guidance-documents/#:~:text=This%20manual%20explains%20the%20process%20and%20the%20requirements,for%20in%20the%20desk%20assessment%20and%20on%20site.>

Gain. 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 in question.

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

- 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 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 200 dwellings	<ul style="list-style-type: none"> ▪ Local Area for Play (LAP) ▪ Locally Equipped Area for Play (LEAP) ▪ Contribution to Multi-Use Games Area (MUGA)
201-500 dwellings	<ul style="list-style-type: none"> ▪ Local Area for Play (LAP) ▪ Locally Equipped Area for Play (LEAP) ▪ Contribution to Neighbourhood Area for Play (NEAP) ▪ Multi-Use Games Area (MUGA)
501+ dwellings	<ul style="list-style-type: none"> ▪ Local Area for Play (LAP) ▪ Locally Equipped Area for Play (LEAP) ▪ Neighbourhood Area for Play (NEAP) ▪ Multi-Use Games Area (MUGA)

Table 21: On Site Provision for Children and Young People Standards

- 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 Strategy¹¹⁶. 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 provision¹¹⁷ 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 the 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 14.
- 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.

¹¹⁶ 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.

¹¹⁷ 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 level 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 Local Ecological Network and biodiversity net gain in accordance with policies 19 and 21.

Design and Layout: Play Space

- 4.524 For developments of 5-10 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 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

- 4.528 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.
- 4.529 Applicants are advised to discuss this in detail with the Council at pre-application stage or early in the application process.

Policy 51: Sport and Recreation Facilities

Why the policy is needed

- 4.530 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.
- 4.531 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 58: 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) The facility is surplus to requirements; and either
- 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 need for which clearly outweighs the loss.

How the policy will be implemented

- 4.532 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.
- 4.533 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.
- 4.534 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.
- 4.535 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.
- 4.536 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 CUA¹¹⁸.
- 4.537 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.

Loss of Sports and recreation facilities/land

¹¹⁸ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

- 4.538 The Council will resist development that results 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.
- 4.539 In compliance 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 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.
- 4.540 In considering development on school playing fields, the Council expects applicants to demonstrate that there will be no net loss of sports and recreation provision. Applications should accord with the 'exceptions' outlined in Sport England's Playing Fields Policy and Guidance Document.
- 4.541 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 52: Renewable Energy Infrastructure

Why the policy is needed

- 4.542 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.
- 4.543 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.
- 4.544 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.
- 4.545 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. With a new Government now in place there will be a need to review this and update where relevant should there be any changes.
- 4.546 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 15.
- 4.547 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 52: 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 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 to be operation.

How the policy will be implemented

- 4.548 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.
- 4.549 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.
- 4.550 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
- 4.551 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
- **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 53: Employment and Skills Plans

Why the policy is needed

- 4.552 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 amount of apprenticeships and training courses as well as tangible improvements to the Borough's communities.
- 4.553 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 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 53: 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

- 4.554 Employment and Skills Plans use the Construction Industry Training Board (CITB) framework¹¹⁹ 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.
- 4.555 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 Portal¹²⁰ or a suitable equivalent if this is replaced. Further details can be found in the Council's Developer Contributions Guide.

¹¹⁹ Endorsed by the National Skills Academy for Construction

¹²⁰ <https://www.socialvalueportal.com/>

Policy 54: Community New Development Officers

Why the policy is needed

- 4.556 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.
- 4.557 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 54: 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

- 4.558 The Development 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.
- 4.559 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.

- 4.560 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.
- 4.561 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.
- 4.562 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 which is needed under Policy 55 to manage and maintain common parts of the development.

Policy 55: Future Management and Management Plans

Why the policy is needed

- 4.563 Increasingly councils and other public bodies do not adopt and maintain the 'common parts', infrastructure or mitigation areas of new development. This is due to the cost of maintaining more bespoke development solutions over time. The result is that the responsibility for maintaining these areas and infrastructure assets effectively falls to individual householders through a service charge to a private management company. The governance of the arrangement is initially set up by the developers of the site and then through residents' trusts or similar.
- 4.564 Common parts can include, but are not limited to:
- Sustainable Drainage Systems (often referred to as SUDS) 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 open spaces.
- 4.565 In addition to common parts, new development also can include off-site ecological mitigation areas or infrastructure improvements. All of these need management and maintenance in order for them to remain effective throughout the lifetime of the development.
- 4.566 Whilst the responsibility for maintenance increasingly falls to householders in new developments, effective future management of development sites is essential to make sure they remain high quality places to live into the future and that public spaces are available and useful to all the community. The Council is determined that the shift to private management companies works for place shaping, residents and visitors, and does not have a detrimental impact on residents that live in existing areas adjacent to these new privately managed estates. The policy sets out the Council's expectations.
- 4.567 Whilst it is more typical for this to apply to residential development, commercial and other forms of developments can contain common parts, infrastructure and mitigation areas as well.

Policy 55: Future Management and Management Plans

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) 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; or
- b) 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.

In cases where a Sustainable Drainage Bond is considered necessary, this will be held for a period of 12 months from the point of practical completion of the site.

How the policy will be implemented

- 4.568 Whilst traditionally infrastructure providers have adopted common parts and infrastructure and this remains the Council's preferred approach, this is no longer the case for every development. There are benefits to the use of management companies in that residents have a direct say in their immediate environment, taking ownership and responsibility. There is, however, an additional cost to the householder and this may not always be understood by prospective new homeowners.
- 4.569 A requirement for a Management Plan is determined on a site-specific basis and is dependent upon considerations such as the required infrastructure and permeability of the site for public access. Developers are encouraged to engage with the Council at an early stage to discuss whether a Management Plan is required for the future sustainable management and maintenance of the common parts of the site.
- 4.570 If a Management Plan is required, it must include as a minimum:
- Plan(s) of the development clearly showing each individual element which is being adopted or maintained; and
 - A schedule of works clearly stating individual maintenance operations, the frequency of works/inspections as well as the time of year that works/inspections will be undertaken.
- 4.571 Management Plans must not be designed purely for the benefit of users and residents of the site in question but are expected to consider the impact of any management provisions on the surrounding area and make provision for off-site maintenance and management where reliance is placed on off-site infrastructure. The Council can, at the request of the developer or applicant, provide a document which illustrates a 'good practice' structure for formation of Management Plans.
- 4.572 For residential development, all new residents are provided with information on purchase of their property setting out their responsibilities, including the costs, for the future management of the 'common parts' of the development. Any transfer of common parts to a management company should be made through either a transfer of the freehold interest or the creation of a leasehold interest with a term of not less than 999 years.

- 4.573 The developer must appoint a management company with the relevant qualifications, skills, experience and expertise in managing the type of development site in question. The Council encourages developers to appoint managing agents that are members of the Association of Residential Managing Agents. In the event that the Council is not satisfied by the proposed managing company the Council will require the developer to submit details of an alternative management company to be appointed to discharge the Management Plan.
- 4.574 Management of land for ecological purposes, whether BNG or for ecological mitigation, must ensure that the habitats for the proposed species are maintained, including ecological infrastructure features such as bat boxes, Brent Goose and wader refuges and hibernacula.
- 4.575 The requirement for a Sustainable Drainage Bond will be assessed on a site-specific basis in consultation with the Council. The bond will normally be assessed as 25% of the open book construction cost of the Sustainable Drainage works on the site as a whole. To be able to fully assess the impact of seasonal weather changes and the effectiveness of the drainage system, the bond will be held for a period of one year after practical completion. Should adjustment be needed to the Sustainable Drainage System post completion then the Council will reserve the right to use the bond to make any changes needed to the system should the developer be unable to do so.
- 4.576 The above guidance represents best practice at the time of drafting the plan although could change over the lifetime of its implementation as adopting authorities update their guidance and adoption standards.

