Proposed Modifications to the Havant BBFP (V1 – Submission – November 2026)

Para and page numbers refer to Publication Version
Text proposed to be deleted is shown as ~~struckthrough;~~ New text to be inserted is shown by <u>underlining</u>

Change Ref	Policy or Paragraph reference	Proposed Modification	Reason for Change	To address Representation Reference	Affects Policies Map or figure in plan
ModsV1_001	Paragraph 1.5 and footnote 2	As such, at the date of adoption the Development Plan for the Borough comprises: ▪ The Building a Better Future Plan Figure 1 - Havant Borough ▪ The Hampshire Minerals and Waste Plan ~~(2013)~~[2] (2026) ▪ The Emsworth Neighbourhood Plan (2021)	A new Hampshire Minerals and Waste Plan was adopted in July 2026.	583	No
ModsV1_002	Policy 4: Infrastructure supporting text paragraph 2.93	Delivery of infrastructure must be planned and coordinated with the timing of development. It ~~may~~ <u>will</u> be necessary to identify trigger points for the infrastructure to ensure that expected impacts are mitigated before they arise	Regulation 19 suggested change (Rep Ref 204); Council is content to make this change.	204	No
ModsV1_003	Policy 4: Infrastructure mapping	Correct overlap between safeguarding for criterion o) of Policy 4 and Allocation 6: Land East of Castle Avenue	clarification	568	Yes
ModsV1_004	Policy 5 Green and	2.103 The design of new GBI should maximise the connectivity of green and blue spaces both within a development site and the wider landscape. This means integrating active travel and recreational routes	Responding to comments made under Policy 4,. Instead of separate	239	No

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	Blue Infrastructure	that connect with existing open spaces, and opportunities to maintain and enhance connections between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape. Development should not prejudice the maintenance, enhancement and delivery of new green and blue infrastructure. New GBI should maximise accessibility for all users, including connections to existing communities, facilities and services. Opportunities for building and enhancing connections to adjacent habitat networks should be integral to GBI design, particularly where this is informed by the Hampshire LNRS.	requirement to criterion o. in Policy 4 – suggest it sits more logically here under the relevant policy. Welcome your thoughts.		
ModsV1_005	Policy 6: Amount of Housing Supporting text	2.104 The starting point in national policy is that local planning authorities should meet their full housing need as far as is consistent with other policies in the Framework. For Havant Borough, the most up to date assessment of objectively assessed housing need (based on the local housing need – 2024 standard method) is 15,822 dwellings over the remainder of the plan period (2025-2043), which equates to 879 homes per annum. The Council considers it appropriate to use this period for calculating housing need because the standard method is a forward-looking assessment and has already accounted for any past under-delivery. 2.105 [NO CHANGE] Insert paragraph number under **Housing supply heading** 2.106 The housing capacity figure for the Borough from 2022 to 2043 is shown in the table below. As of 1 April 2025, there remains a supply	For clarification of the Council's approach to calculating housing need. See the Housing Supply Topic Paper for further information.	n/a	No

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		of 5,908 new dwellings[1] remaining to be delivered, or 6,523 dwellings when Winchester's unmet need allowance is taken into account (see Table 5 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 Assessment includes a comprehensive and robust assessment of land to ensure the Council has fully examined all opportunities for development. The SHELAA does not however, determine whether a site should be allocated. The development supply position has been informed by the development strategy and the Sustainability Appraisal which determined which sites would be allocated in this plan. 2.107 [NO CHANGE] 2.108 Around 40% of the Borough's overall housing need will be met and this will result in a large shortfall of housing delivery over the plan period ~~in the region~~ of 9,569 ~~9,500~~ dwellings. This position has been calculated by taking the housing need figure of 15,822 dwellings over the remaining plan period (2025-2043) and subtracting a supply of 6,253 dwellings. Whilst acknowledging this is a very high level of unmet need, the Council has robust evidence to demonstrate it has left no stone unturned in identifying sites which are suitable for addressing housing need. This is principally set out within the Constraints Study, the SHELAA, the Residential Density Evidence Paper and the Windfall Housing Development Analysis which accompany this plan			

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		Footnote: [1]This has been calculated by taking the total supply of 7,087 dwellings for the plan period and subtracting 1,179 completions which took place during 2022/23 to 2024/25.			
ModsV1_006	Policy 6	In Table 5: Housing supply over Plan Period change from ~~7085~~ to 7087	Correction	299	Yes
ModsV1_007	Policy 6: Amount of Housing	In Table 5: ~~Duty to cooperate contribution~~ Unmet needs allowance from other local authorities	Factual update	n/a	No
ModsV1_008	Para 3.3	All allocations in this plan are set as 'about' rather than minimums or maximums, though the indicative yield seeks to ensure that developments make optimal use of the land for the potential use of each site.	clarification	n/a	No
ModsV1_009	Policy 6: Amount of Housing; Para 2.100	2.100 However, given the scale of unmet housing need that remains in Havant Borough, the Council has also engaged with other authorities in the Hampshire and the Solent Combined County Authority Area ~~devolution area~~, as these will be covered by the same Spatial ~~Devolution~~ Development Strategy.	typo	n/a	No
ModsV1_010	Policy 7: Amount of Employment	2.113 ~~For industrial need, t~~The ELR identifies a minimum need for new... 2.114 On this basis, the ELR states there is an industrial and warehousing net need in the Borough of over 146,000 sqm.	Changes which have resulted from Duty to Cooperate discussions with Portsmouth City Council, and set out within the SoCG	252	No

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		2.115 For office floorspace, Havant's office market continues to be weak with no sign that developer confidence is close to a return. The latest Valuation Office Agency (VOA) data shows that existing office floorspace in Havant has shrunk from close to 100,000 sq m in 2022 to just over 80,000 sq m in 2025. ~~with t he ELR identifying a range for office need over the plan period.~~ The ELR states that recovery for the office sector in the sub-region is likely to be felt first in the larger established office areas such as the City of Portsmouth, and with Portsmouth being able to accommodate office related labour supply growth in the short to medium term, supporting office growth within the same economic market area is clearly a pragmatic response to Havant's lack of market interest and lack of land supply available for office use. ~~Nonetheless, t~~The Council's Regeneration and Economic Strategy seeks to promote a stronger economy and diversify the Borough's town centres. The ELR Update identifies a range for office needs over the plan period based on different methodologies. It recommends that the need figure taken forward in the Local Plan should be 36,000 ~~m2~~sqm in the Borough which is likely to arise in the middle and toward the end of the Plan period. Due to the lack of ~~suitable~~available sites for office development in the Borough ~~T~~the ELR ~~identifies that office provision would be needed to provide for an improved market and flexibility in market conditions, though~~ acknowledges~~ing~~ that it may be better to work with neighbouring authorities, particularly Portsmouth City Council, to address p~~articularly the short term~~office need. 2.116 On this basis, the ELR concludes that there is an office net need in the Borough of around 36,000 sqm in order to support high end	between HBC and PCC in Appendix 1		

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		economic growth. ~~On this basis, the ELR states there is an industrial and warehousing net need in the Borough is over 146,000 sqm.~~ 2.118 ..... Havant Borough does have sufficient available land to meet its ~~economic~~ industrial warehousing need ~~s. T~~though the existing..... 2.120 There is however a lack of promoted sites for office development. The ELR notes that the office market has been challenging for a number of years and that developers are unwilling to invest speculatively in securing land allocations when they do not see a reasonable short term development opportunity. As such, given the current market weakness and limited viability, any new office development would be in the middle to the end of the plan period, following a plan review. 2.122 The Borough's assessed ~~employment~~ need for 146, 213sqm net new industrial and warehousing~~industrial~~ floorspace can be met by a small margin. However given the difficulties highlighted above, there has been no promotion of land for office development as part of the ~~p~~Plan's preparation and so there are no available sites for future office development. ~~The Council has proactively engaged with its neighbouring areas, both on a bi-lateral and multi-lateral basis with authorities of Portsmouth City, Fareham Borough and Gosport Borough being all located within the Portsmouth-focused Functional Economic Market Area (FEMA) 2 . This work has proved very productive and has resulted in formal offers of assistance from Portsmouth City and Fareham Borough respectively, this has been formalised through Statements of Common Ground 3 .~~			

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		2.125 However, it is important that the P~~p~~lan provides for flexibility for positive change with improving market conditions. The ~~p~~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. 2.126 However, in preparing the plan, the Council have been conscious that it is unlikely that the plan can fully meet the need for office development in particular. The Council has proactively engaged with its neighbouring and nearby authorities, both on a bi-lateral and multi-lateral basis with Portsmouth City, Fareham Borough and Gosport Borough being all located within the Portsmouth-focused Functional Economic Market Area (FEMA) 4 . This work has proved very productive and has resulted in formal offers of assistance from Portsmouth City Council (~~31,261~~ 22,743 sqm of office) and Fareham Borough Council (19,973 sqm of flexible employment floorspace) respectively, which has been formalised through a Statement of Common Ground 5 which will be updated before Submission. Nonetheless, following the most recent evidence base to support this Local Plan, only the office need would be met through Statements of Common Ground. 2.127 In discussing the need for all types of employment development, the Southeast Hampshire Local Authorities have been mindful of the types of employment unmet need, the pull that Portsmouth City – particularly the city centre – will have on the office market and the Local Government Review process and its interaction with future local			

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		plans. In particular, the need in Havant is focussed towards the latter half of the plan period, following the emergence of a new unitary authority which will cover all of Southeast Hampshire. As such, the offer from Portsmouth City Council is a logical approach, reflecting an approach to planning for development over the FEMA~~functional economic area~~ and future local government geography.			
ModsV1_011	Policy 11: Climate Change; Para 2.155	The changes to our climate ~~particularly within Havant Borough~~ are unprecedented.	factual correction	n/a	No
ModsV1_012	Policy 11: Climate Change; Paras 2.163 and 2.164	~~Green infrastructure (see also Policy 5) can deliver multiple functions, including storing carbon, providing cooling and shading (through green walls and roofs), helping manage flood risk (including through sustainable urban drainage systems and rain gardens), conserving and enhancing biodiversity and supporting opportunities for improvement to health and wellbeing. In considering green infrastructure and how it integrates into new development, regard should be had to its extent, quality, the level of connection to the network, and the functions it is delivering. Where possible, nature based solutions should be utilised and prioritised, including in relation to water management. Policy 28 (Drainage) covers the requirements for on-site surface water management including SuDS.~~ ~~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~~	Deletion, because Green and Blue Infrastructure is now covered in Policy 5	n/a	No

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		~~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.~~			
ModsV1_013	Policy 12: Health	Add a new criterion h) to read: h) Supporting a healthier natural environment which people can enjoy responsibly (in line with policies 20-26)	HIWWT suggested clearer acknowledgement of nature as a determinant of health; The Council accepts this	571	No
ModsV1_014	Allocation 1: Southleigh	Add wording to the key features: There are a number of existing dwellings on Eastleigh Road, which runs north-south through the middle of the northern part of the site and commercial and residential towards the centre of the site on Southleigh Road. <u>The developer of the site needs to have regard through the planning process that landowners are still able to access their land.</u>	In response to a Reg 19 consultation response with concerns that landowners won't be able to access their land.	499	No
ModsV1_015	Allocation 1: Southleigh	Allocation wording Insertion of additional criterion under 'Heritage and Landscape' to read: <u>Positively respond to local landscape character and visual and special qualities of the area, while being sensitively located and designed to avoid or minimise any adverse impacts on the South Downs National Park;</u>	South Downs National Park Authority Reg19 rep suggested additional policy criterion.	371	No

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		Provide a sensitive lighting strategy which demonstrates how development will conserve and enhance the intrinsic quality of the South Downs Dark Night Skies Reserve.			
ModsV1_016	Allocation 1: Southleigh (and Appendix 1 Trajectory)	Allocation table (p.90): Indicative Yield: ~~1500~~ 1650	Correction	410, 429, 430, 432 and 433	No
ModsV1_017	Allocation 1: Southleigh	Site Description A number of the existing residential and commercial uses are outside of the allocated site.	In response to Regulation 19 representation.	579	No
ModsV1_018	Allocation 1: Southleigh	Add criterion to development requirements to read: Provide an ecological and landscape buffer for veteran trees in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it.	In response to Regulation 19 representation	505	No
ModsV1_019	Allocation 1: Southleigh	Add criterion to development requirements (Infrastructure: Community) to read:	In response to Regulation 19 representation from the ICB	587	No

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		l) Provide health care provision to serve the development; Update following letters/numbering in the table			
ModsV1_020	Allocation 1: Southleigh	k) Provide a comprehensive access and movement strategy focussed on sustainable transport options. This should include, but is not limited to: ….. ii) Protecting and enhancing the existing Public Rights of Way (PROW) network, and wherever possible connect to existing active travel routes linking north to Southleigh Forest and the South Downs National Park and south to the Chichester Harbour National Landscape;	Happy to accept the inclusion – slightly tweaked wording (compared to what was suggested) for consistency.	239	No
ModsV1_021	Allocation 1: Southleigh	Key Features There is an opportunity for the development to deliver a network of high-quality green and blue infrastructure. The loss and fragmentation of existing green and blue infrastructure should be avoided in accordance with Policy 5 (Green and Blue Infrastructure)	Responding to requested amends to criterion l. re. connections between protected landscapes.	239	No
ModsV1_022	Allocation 1: Southleigh	l) Maintain and enhance the green corridors linking from north to south between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape, and between Southleigh Forest ~~environs~~, the A27, and the undeveloped coast to the south to Warblington;	Responding to requested amends to criterion l. re. connections between protected landscapes	239	No

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ModsV1_023	Allocation 1: Southleigh	Allocation wording Insertion of additional criterion under 'Heritage and Landscape' to read: Positively respond to local landscape character and visual and special qualities of the area, while being sensitively located and designed to avoid or minimise any adverse impacts on the South Downs National Park; Provide a sensitive lighting strategy which demonstrates how development will conserve and enhance the intrinsic quality of the South Downs Dark Night Skies Reserve.	Additional criterion to be added as requested.	239	No
ModsV1_024	Allocation 2: Long Copse Lane	Key Features • Adjacent Ancient Woodland to the north. • The Ancient Tree Inventory identifies several veteran trees within the south western part of the site. Add criterion to development requirements to read: Provide an ecological and landscape buffer for ancient woodland and veteran trees in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it	In response to Regulation 19 representations. Wording suggested is the same as criterion included in Allocation 23: Campdown	297, 507, 458, 352	No

Change Ref	Policy or Paragraph reference	Proposed Modification	Reason for Change	To address Representation Reference	Affects Policies Map or figure in plan
ModsV1_025	Allocation 2: Long Copse Lane Key Features	• Tree Preservation Order (TPO) woodland bounds part of the northern boundary and extends into the north west of the site. A further area of TPO woodland wraps around the south western corner of the site. There are also several individual TPOs within and around the site boundary.	In response to Regulation 19 representations	302, 352	No
ModsV1_026	Allocation 2: Long Copse Lane Key Features	• Known ~~Potential for~~ protected species including (but not limited to) Bechstein's bat	In response to several Regulation 19 representations	187, 198, 277 and 24 others	No
ModsV1_027	Allocation 2: Long Copse Lane Development Requirements	Provide a transport strategy for internal movement including pedestrian and cycle connectivity through the site and the surrounding area through appropriate sustainable transport provision and improvements, including but not limited to: d) Providing~~e~~ access measures in line with Hampshire County Council's Emsworth Station Interchange Improvement Plan; e) ~~Explore opportunities to~~ Providing an enhanced bus service ~~provision~~ to ~~the~~ Southleigh Road and associated improvements to bus stop infrastructure~~area~~; p) Protecting and enhance~~e~~ing the existing elements of the Public Rights of Way (PRoW) network, including the provision of a footway/cycleway running east west through the site linking Hollybank Lane with Redlands Lane PRoW (Havant Footpath 67);	In response to several Regulation 19 representations. It is recognised that the developer requirements could be strengthened for clarity. The Plan includes similar developer requirements for Allocations 1 and 25/ It is envisaged that this new criterion will replace criterion d, e, p, q and s respectively. Original criterion numbering	134, 140, 144, and 34 others	No

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		q) ~~Explore opportunities to c~~ Connecting to existing PRoW linking north to Southleigh Forest and the South Downs National Park (Havant Footpaths 66a and 66b) wherever possible; s) Maximise~~e~~ing opportunities to provide direct and convenient cycle connections from the site into Emsworth (as far as practicable) including improvements to (LCWIP routes 373 (New Brighton Road), 277 (along Southleigh Road)) and 270 (Havant Road to Emsworth town centre);	shown alongside changes for transparency.		
ModsV1_028	Allocation 2: Long Copse Lane Development Requirements	Development requirements: Provide an ecologically sensitive lighting strategy (in addition to criterion c. which requires a sensitive lighting strategy which demonstrates how development will conserve and enhance the intrinsic quality of the South Downs Dark Night Skies Reserve).	In response to Regulation 19 representations	288, 297, 261	No
ModsV1_029	Allocation 2: Long Copse Lane	Development requirements: j) ~~Protect and enhance green and blue infrastructure on and around the site to safeguard~~ Maintain and enhance the green and blue connections between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape;	Amend for clarity – criterion wording previously agreed with South Downs National Park Authority at Reg18 but is no longer required with Policy 5 criterion b.	239	No
ModsV1_030	Allocation 2: Long Copse Lane	Key Features	For consistency with proposed mod to Allocation 1 above.	239	No

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		• There is an opportunity for the development to deliver a network of high-quality green and blue infrastructure. The loss and fragmentation of existing green and blue infrastructure should be avoided in accordance with Policy 5 (Green and Blue Infrastructure)			
ModsV1_031	Allocation 2: Long Copse Lane	Development requirements: j) ~~Protect and enhance green and blue infrastructure on and around the site to safeguard~~ Maintain and enhance the green and blue connections between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape;	The first part of the criterion is now covered by Policy 5 criterion b. Suggest amend for clarity and consistency with Southleigh.	239	No
ModsV1_032	Allocation 3: Land south of Havant Road (Horse's Field)	**Site Description** The site comprises fields which are currently in equestrian use, with stables located in the south-west corner. Existing residential development is located adjacent to the site to both the north and east. The A259 runs along the north boundary. ~~The site was previously known as 'EM39 Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part)' in the Council's previous SHLAA.~~	Unnecessary information	n/a	No
ModsV1_033	Allocation 3: Land south of Havant Road	**Key features:** …. • Pockets of flood zones 2 and 3	Environment Agency Reg19 rep suggested additional wording. Council content to make this change	166, 381 496	No

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	(Horse's Field)	• Main rivers on/adjacent to the site • Risk of surface water flooding	(confirmed through SoCG)		
ModsV1_034	Allocation 3: Land south of Havant Road (Horse's Field)	**Development Requirements:** ….. • Avoid areas at risk of flooding and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere; • Provide an ecological and landscape buffer to the main rivers on the edge of the site; • Remove existing culverts and re-naturalise existing river channels, unless to do so would increase flood risk or result in other environmental harm; • Include surface water management systems which restrict runoff to greenfield runoff rates and…..	Environment Agency Reg19 rep suggested additional wording. Council content to make this change (confirmed through SoCG)	496	No
ModsV1_035	Allocation 3: Land south of Havant Road (Horse's Field)	**Development Requirements:** **…..** Occupation of development may be required to be phased to align with the delivery of sewerage infrastructure, if required, in consultation with the service provider.	Southern Water Reg19 rep suggested additional wording. Council content to make this change (confirmed through SoCG)	590	No
ModsV1_036	Allocation 6: Land East of Castle Avenue	Correct overlap between Allocation 6: Land East of Castle Avenue and safeguarding for criterion o) of Policy 4	clarification	567	Yes

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ModsV1_037	Allocation 6: Land east of Castle Avenue	Key Features • There are opportunities to maintain and enhance green and blue connections between the protected landscapes of the South Downs National Park and Chichester Harbour National Landscape through the provision of enhanced pedestrian and cycle access between the site and the surrounding area. • The loss and fragmentation of existing green and blue infrastructure should be avoided in accordance with Policy 5 (Green and Blue Infrastructure).	Responding to comments on Allocation 6 and requested changes to policy criteria. The scale of development here is unlikely to supports its own GIB network, but pedestrian and cycle connections will play an important role in maintaining corridors with CH national landscape. Flagged here as an opportunity only – as it is not considered that a developer requirement 'to maintain and enhance green and blue connections' would be justified.	239	No
ModsV1_038	Allocation 7: Former Oak Park School	Development Requirements: The site is allocated for a mixed-use development including around 21 dwellings and around ~~a~~ 90 ~~bed~~ care home beds (or equivalent[46])	Site promoter's Reg19 response requested flexibility on the number of care home	506	No

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			beds to be provided. The drafting of the allocation was always intended to be flexible.		
ModsV1_039	Allocation 7: Former Oak Park School	Amend the site boundary to exclude the community health clinic car park	Land parcel included in error (correct outline was included in SHELAA)	n/a	Yes
ModsV1_040	Allocation 12: Portsmouth Water	c. Conserve and where possible enhance the significance of the listed buildings and locally listed buildings within and adjoining the site and ensure the development positively contributes towards the character and appearance of the Brockhampton Conservation Area~~, and the significance of the listed buildings and locally listed buildings~~ within it;	In response to Regulation 19 representation for clarity.	559	No
ModsV1_041	Allocation 15: Land west of Hulbert Road	Add criterion to development requirements to read: Provide an ecological and landscape buffer for ancient woodland in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it	Woodland Trust Reg19 response flagged missing criterion to protect ancient woodland. Wording suggested is the same as criterion included in Allocation 23: Campdown	510	No

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ModsV1_042	Allocation 17: Former Electricity Board, Bartons Road	Amendment to developer requirement so that it is in line with BNG requirements: h) Protect and enhance the open mosaic habitat on site wherever possible;	Consistency change to development requirement where open mosaic habitat may be available	n/a	No
ModsV1_043	Allocation 18: Padnell Grange	**Key Features** • Brownfield site • ~~Close proximity to commercial site~~	Site promoter's Reg19 response questioned need for this key feature. Council agrees that there is no relevant commercial sites nearby – drafting error.	259	No
ModsV1_044	Allocation 18: Padnell Grange	**Key features** • Tree Preservation Order (TPO) trees and groups and large mature trees on site Add criterion to development requirements to read: Provide an ecological and landscape buffer for ancient woodland in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it	Woodland Trust Reg19 response flagged missing criterion to protect veteran trees on site. Wording suggested is the same as criterion included in Allocation 23: Campdown	512	No

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ModsV1_045	Allocation 18: Padnell Grange	**Development Requirements:** **…..** Incorporate surface water management systems which produce a 50% betterment on the pre-development rate of flow (PDL part) and restrict the rate of flow to greenfield rates (greenfield part); and demonstrate that a connection to a drainage outfall can be achieved.	Hampshire Country Council Reg19 rep suggested additional wording. Council content to make this change (confirmed through SoCG)	583	No
ModsV1_046	Allocation 20: West of Waterlooville Major Development Area (Phases 4 and 8)	Site Description The West of Waterlooville Major Development Area (MDA) straddles both Winchester City Council and Havant Borough Council. Phase 8 is wholly within Havant Borough and is under construction following reserved matters approval ~~the potential to deliver about~~ for 185 dwellings (APP/24/00939). Only a small part of Phase 4 is within Havant Borough and has the potential to deliver about 5 dwellings. Both phases are located on the eastern edge of the MDA.	Site promoter's Reg19 response highlighted the reserved matters consent and that construction is underway.	523	No
ModsV1_047	Allocation 23: Campdown	Add additional Development Requirement: ff) Provide a pedestrian and cycle route into the adjacent South Downs College car park site allocation ~~and~~ gg) Ensure future access to existing underground infrastructure~~.~~ and hh) Provide early years provision to serve the development, in consultation with the Hampshire County Council (HCC) Education Services	Correction	n/a	No

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ModsV1_048	Allocation 24: Waterloo Park	Site Description The northern part of the site comprises of Lidl food store, McDonalds, Aldi, Costa Coffee and KFC. The southern part of the site is vacant and predominantly hardstanding.	In response to Regulation 19 representation from the site promoter.	563	No
ModsV1_049	Allocation 24: Waterloo Park	Amendment to developer requirement so that it is in line with BNG requirements: d) Protect and enhance the open mosaic habitat on site wherever possible;	In response to Regulation 19 representation from the site promoter.	563	No
ModsV1_050	Allocation 25: Dunsbury Park	Add criterion to development requirements to read: Provide an ecological and landscape buffer for veteran trees in accordance with Natural England and Forestry Commission guidance on ancient woodland, ancient trees and veteran trees: advice for making planning decisions, or any future guidance which supersedes it.	In response to Regulation 19 representation.	517	No
ModsV1_051	Allocation 26: Former Colt Site	Amendment to developer requirement so that it is in line with BNG requirements: a) Protect and enhance the open mosaic habitat on site including open water habitats wherever possible;	Consistency change to development requirement where open mosaic habitat may be available	n/a	No

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ModsV1_052	Allocation 29: Interbridges West	Amend site boundary to reflect the map shown in the SHELAA	Incorrect map used in the allocation in error.	n/a	Yes
ModsV1_053	Policy 14: Housing Density	b) Development within the ~~defined~~ opportunity areas (as defined on the Policies Map) achieves a minimum of 55 dph net development area;	To address Regulation 19 representations that suggest the areas are undefined	569, 597	No
ModsV1_054	Introduction to Climate Change section	4.52…..Development needs to be ~~ready for~~ designed for net zero ~~and~~ so as to reduce the need for retrofitting to achieve this…..	Modification to address inconsistency with paragraph 4.73	449	No
ModsV1_055	Introduction to Climate Change section	4.58 In June 2022, significant changes in the Building Regulations came into effect for new homes, extensions, existing buildings and non-domestic buildings. New homes and buildings in England ~~will~~ have to produce significantly less carbon dioxide (CO2) under these ~~new~~ rules. Under the ~~new~~ Regulations of part F, L and S, CO2 emissions from new build homes must be 31% lower than ~~current~~ previous standards and emissions from other new buildings, including offices and shops, must be reduced by 27%.	Factual update	n/a	No

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		4.59 These updates marked a stepping stone towards the introduction of the Future Homes Standard and Future Buildings Standard ~~in 2025~~, which will introduce more stringent changes to Parts L and F.			
ModsV1_056	Policy 16: Low Carbon Design	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~~ minimised through measures to address criteria a-d above.	Reg19 representations questioned what was meant by a 'do nothing' approach. Wording changes proposed to improve clarity	565; 569	No
ModsV1_057	Policy 21: International and National Designations (table 10)	Deletion of Local Nature Reserves from table (covered in Policy 22)	Earlier versions of the policy included all levels of protection; local designations now covered by Policy 22	n/a	No
ModsV1_058	Policy 22: The Local Ecological Network (table 11)	Add Local Nature Reserves to Local Designated Sites in Figure 11	Drafting Error - LNRs included in Figure 10 in error	n/a	No

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ModsV1_059	Policy 26: Solent Wader and Brent Goose Strategy Sites	Additional wording to criterion c: c) If demonstrated to be necessary to avoid an adverse effect, an avoidance and mitigation package in accordance with the Solent Wader and Brent Goose Strategy Guidance on Mitigation and Offsetting Requirements is provided and secured in perpetuity by legal agreement. Proposed mitigation packages will be reviewed by and discussed with key stakeholders such as Natural England and the Solent Waders & Brent Goose Strategy Steering Group.	In response to Natural England's Regulation 19 representation and set out in Natural England's and HBC's Statement of Common Ground	385/586	No
ModsV1_060	Policy 29: Development on the Coast Policy text and paragraph 4.277	Policy text: **In other areas of the coast:** c) Development will be permitted where it: …… iii. Does not increase the number of moorings or berths, or intertidal structures such as jetties and slipways in Chichester Harbour ~~or Langstone Harbour;~~ Supporting text: **Vessel launching, mooring and storage** 4.277 ~~The cumulative impact of boat launching, mooring and storage facilities can be detrimental to the highly sensitive coastal landscape as well as to the wildlife interest in Chichester and Langstone Harbours. In addition, the harbours are~~ Chichester Harbour is 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 in Chichester Harbour will only be deemed acceptable if it can be demonstrated that they are for essential public	Regulation 19 rep from Langstone Harbour Board (Rep Ref 1) objected to the inclusion of Langstone Harbour; Council is content to make changes to address this concern.	1	No

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		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.			
ModsV1_061	Policy 29: Development on the Coast Figure 21 + Policies Map	4.284 The CCMA designations are designed to highlight those areas that are potentially vulnerable to erosion and coastal change. The CCMAs are based on nationally available erosion risk mapping[85] as well as a review of the intended management approach set out in SMPs and related coastal strategies, plans and projects. The designation shows areas that may be at risk of coastal change in the eventuality that continued human intervention to maintain and protect these areas is not possible or not deliverable in the future, or where coastal change is actively planned ~~through the SMP or related coastal strategies~~. ….. 4.285 The Primary CCMAs reflect those areas of the coastline that are considered to be at direct risk of erosion or ~~flood risk~~ tidal inundation as a result of coastal change within the next 100 years [86]. ….. [85] Long-term erosion projections for an area in England. [86] National Erosion Risk Mapping shows extensive erosion risk on the south coast of Hayling Island, and more limited risk within the harbours. While the SMP envisages a 'hold the line' approach in much of this area and this is confirmed for many frontages through the Hayling Island Coastal Strategy, funding is not guaranteed. National	To reflect availability of better data, and to better align with the NPPF (2026)	n/a	Yes

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		guidance advises that such areas should be included in CCMA designations. In addition, the Hayling Island ~~FCERM~~ Coastal Strategy identifies a number of frontages where 'no active intervention' or 'managed realignment' are identified as the preferred option – in these areas~~, future Flood Zone 3 as identified by the PfSH SFRA 2024 is identified as CCMA~~ Solent Dynamic Coast Project Data used for the Habitat Compensation and Restoration Programme (HCRP) https://southerncoastalgroup-scopac.org.uk/hcrp/ was used to defined the CCMAs. ~~At the time of writing, all frontages on the mainland have a 'hold the line' intent and limited risk or coastal erosion, so no CCMAs are designated here.~~			
ModsV1_062	Policy 38: Affordable Housing	Development will be expected to contribute towards the creation of mixed and balanced communities with a range~~,~~ of types and sizes of affordable housing which reflects the latest evidence of locally identified needs.	Wording correction	n/a	No
ModsV1_063	Policy 39: Housing Mix	4.385 Havant Borough Council recognises the need for the market to provide a choice for current and future residents with varied housing types and sizes. ~~According t~~ The Council's Addendum to the Housing Needs Analysis~~111, and associated Addendum~~[112] provides an up-to-date assessment of housing need for different groups. ~~I~~ It is expected that approximately ~~8~~ 6% of ~~the new properties~~ households in Havant will require one bedroom properties, ~~25~~ 24% ~~requiring~~ two bedrooms, ~~46~~ 47% ~~as~~ three bedrooms and ~~21~~ 23% needing at least four bedrooms. 4.386 The housing mix for affordable housing differs from the market housing mix figures due to the need to reduce the wait time and	Reg19 representations from developers highlighted the need to review wording	579 and 365	No

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		respond adequately to residents' targeted categories. ~~Based on the Council's monitoring figures and Housing Needs Analysis113, there is a projected need for approximately 601 additional affordable homes per annum beyond the existing and assumed supply. I~~ it is expected ~~that smaller properties will be more in demand projecting approximately 42% of new affordable dwellings needing to be one-bedroom and 33% as two-bedroom homes toward 2043, while 20% will be required as three-bedrooms and only 5% as four-bedrooms.~~ 4.387 [NO CHANGE] 4.388 New development is expected to provide a mix of sizes and types of homes based on the latest housing need evidence at the time the application is submitted. The housing mix for affordable housing may differ from the market mix, and applicants are encouraged to consult with the Council's Housing Team at pre-application stage accordingly. ~~unless meet the Council's starting point of at least 46% of the overall mix to be three-bedroom and 25% to be two-bedroom homes, unless local housing needs evidence at the time the application is submitted suggests an alternative approach should be taken to address an imbalance of housing sizes in a particular part of the Borough.~~ 4.389 Whilst housing mix should be informed by housing needs as a starting point, the location or type of development may also be a material consideration. For example, within the regeneration areas identified by Policy 3, a high proportion of small bedroom properties (one and bedrooms) would be appropriate. It is also recognised that older persons' and other types of specialist housing will generally			

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		comprise one bedrooms reflecting the bespoke needs of their occupants. ~~Fostering integrated communities through housing mix will be expected through the consideration of the surrounding area character and appearance as well as the location of the development site in correlation with an adequate percentage of housing types. For instance, in greenfield and some brownfield sites, it will be expected to have a higher percentage of three-bedroom homes while within the regeneration areas as defined by Policy 3 it will be acceptable to have higher percentages of one-bedroom and two-bedroom homes. Applicants are required to demonstrate that the proposed development will be providing an adequate housing mix in the Design and Access Statement.~~ ~~4.390 The Council expects the proposed range of housing to have been informed by the latest housing needs information that the time the application is submitted. Applicants are highly encouraged to seek pre-application advice on their proposed range of housing mix accordingly.~~			
ModsV1_064	Policy 43: Gypsies, Travellers and Travelling Showpeople Supporting text	Supporting text: 4.410 The Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA)119 to identify the level of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation within the Local Planning Authority area. The GTAA concluded that there is no identified unmet need for Gypsy and Traveller pitches or Travelling Showpeople plots within the Borough over the plan period. This policy provides the basis for planning decisions for any unforeseen future applications for Gypsy, Traveller	Regulation 19 representation from East Hampshire District Council highlights this issue. It reinforces the need for this policy.	581	No

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		and Travelling Showpeople accommodation. <u>This also reflects the high need for Gypsy, Traveller and Travelling Showpeople accommodation within neighbouring areas.</u>			
ModsV1_065	Policy 44: Protecting Employment Uses Paragraph 4.427	Add the following site to the list of existing employment areas: • <u>Brockhampton Site, Havant</u>	In response to a Regulation 19 consultation representation.	573	No
ModsV1_066	Policy 44: Protecting Employment Uses	Rename associated mapping layer for the policy to: <u>Protecting Employment Uses</u>	In response to a Regulation 19 consultation statement	573	Yes
ModsV1_067	Policy 48: Protecting Existing Community Facilities	Supporting text: 4.458 This policy applies to community facilities within and outside of the designated town, district and local centres. This policy covers facilities such as <u>local shops, local health facilities,</u> schools, galleries, libraries, places of worship, community halls, ~~sport facilities~~, public houses and entertainment venues.	Proposed changes for consistency with the 2026 NPPF Policy HC6. Sport facilities and recreation facilities are protected by Policy 57	n/a	No

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	Policy and supporting text				
ModsV1_068	Policy 48: Protecting Existing Community Facilities Policy and supporting text 4.465-4.467	Policy text: Where a community facility is ~~confirmed~~ listed ~~or nominated~~ as an Asset of Community Value, this will be taken as demonstration that there is a need for the facility. Supporting text: 4.465 The Council maintains a register of Assets of Community Value (ACVs). The Community Right to Bid was introduced as part of the Localism Act 2011 and give~~'~~s voluntary and community organisations the ability to nominate local land or buildings to be included on the list of ACVs. Once an asset is listed, some restrictions apply to the owner if they wish to put it up for sale. ~~For an initial period of 6 weeks, local community groups will have the ability to register and interest in making a bid to purchase the asset. If they wish to pursue the interest the community group has a period of 6 months to raise the funds to make a bid for the asset.~~ 4.466 ~~It is important to note that the listing only gives the ability for a group to prepare a bid. There is no obligation on the landowner to accept the bid and after a 6-month period normal market conditions~~	Regulation 19 representation from East Hampshire District Council highlighted consistency issue with wording. Regulation 19 representation from Theatres Trust Factual updates to reflect changes to legislation	213 and 581	No

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		~~resume. Equally there is no obligation on a community group to register an interest or make a bid.~~ The English Devolution and Community Empowerment Act 2026 provides for a new Community Right to Buy regime, which will replace the Community Right to Bid in England when the relevant provisions are brought into force. 4.467 When considering whether planning permission should be granted for the development or redevelopment of an ~~asset should be listed as an~~ ACV, its listing will provide clear evidence that this facility is required. ~~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~~ listed 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.			
ModsV1_069	Policy 50: Air Quality New final para in supporting text	4.492 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).	Typographical correction	n/a	No

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ModsV1_070	Policy 51: Aquifer Source Protection Zones	Map in Plan – Legend says SPZ1 on both parts – change to SPZ1 and 1c	Factual correction	490	Yes
ModsV1_071	Policy 52: Contaminated Land Final para supporting text 4.506	Current wording: ~~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).~~	Typographical correction	n/a	No
ModsV1_072	Policy 53: Accessibility, Transport and Parking - paragraph 4.527	Taking the 'decide and provide' approach advocated by LTP4, it is based on an approach to transport ~~provision~~ **planning**….	Wording correction	n/a	No
ModsV1_073	Policy 53: Accessibility, Transport and Parking Criterion d)	e) The development would not compromise i. the ability of Local Authorities ~~or,~~ Highway Authorities or other transport infrastructure providers to deliver identified interventions; or	National Highways requested additional criteria to ensure no impact from sites on the SRN	585	No

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		ii the safety or structural integrity of any adjacent highway or rail infrastructure.	NB Change also agreed with Network Rail		
ModsV1_074	Policy 55: Protected Open Space	Remove site proposed for Waste Water Recycling Centre from open space protection	Included in error	590	Yes
ModsV1_075	Policy 56: Provision of Public Open Space in New Development Criterion a) Table 20	Amenity green space *(including Allotments and Community Gardens)* Court, greens, tracks and trails ~~*(including Allotments and Community Gardens)*~~	To align with categorisation in the Fields in Trust Guidelines Fields in Trust Standards: Creating great spaces for all	579	No
ModsV1_076	p. 345 onwards	Correct paragraph numbers (which erroneously reset at this point from 4.556 to 4.512, creating duplicate paragraph numbers	Formatting correction	n/a	No
ModsV1_077	Policy 57: Sport and Recreation Facilities Supporting text	Supporting text: 4.535 …. Future provision will also need to be designed to be multi-purpose wherever practicable to provide flexibility going forward.	Regulation 19 representation from East Hampshire District Council raised concern that it is not realistic for all future sport and recreation provision to be designed to be multi-purpose.	581	No
ModsV1_078	Policy 58: Renewable	~~4.547 This is proposed to be achieved through the Future Homes Standard and the Future Buildings Standard to support energy efficiency works. Outcomes of this include the phasing out of natural~~	Drafting error - these paragraphs do not relate to this final version of Policy 58.	563	No

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	Energy Infrastructure Supporting text	~~gas boilers by 2035, extending the boiler upgrade scheme to 2028, supporting the growth of heat networks and launching the energy efficiency taskforce to drive greater private action.~~ ~~4.548 The aim of this policy is to ensure that all new developments are designed to incorporate renewable energies as much as possible by considering the design and orientation of buildings, the building form and fabrics in line with the energy hierarchy in policy 16 (Low carbon development) .~~ ~~……~~ ~~4.550 Applicants are expected to submit a sustainability checklist at the validation stage to provide information and evidence of how the requirements in the policy for renewable energy are being incorporated.~~ ~~4.551 The Council recognises that incorporating renewable energies when it comes to conversions and extensions can be more complex than a new build. However, even with extensions to create a bigger home it can lend itself to incorporating measures within the proposal.~~ ~~4.552 If policy reasons (such as harm to heritage assets) prevent full policy compliance the relevant evidence statement supporting the application must demonstrate why the policy criteria cannot be met in full and the degree to which each criterion is proposed to be met so that this can be assessed~~	These matters are covered in other policies and their supporting text.		
ModsV1_ 079	Policy 58: Renewable	Criterion b. of the policy:	Regulation 19 representation from South Downs National	589	No

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	Energy Infrastructure	b) They avoid an unacceptable impact on the landscape, setting and visual amenity of areas designated for their national or international importance including but not limited to National Landscapes and National Parks by undertaking a Landscape Visual Appraisal/Impact Assessment;	Park Authority requested change.		
ModsV1_080	Policy 58: Renewable Energy Infrastructure	Criterion b. of the policy: b) They avoid an unacceptable impact on the landscape, setting and visual amenity of areas designated for their national or international importance including but not limited to National Landscapes and National Parks by undertaking a Landscape Visual Appraisal/Impact Assessment;	As per covering letter. Happy to accept as a change.	239	No
ModsV1_081	Policy 59: Employment and Skills Plans	Add wording at the end of para. 4.557: 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. Where developers have their own apprenticeship initiatives, which meet the Council's objectives and criteria, these will be considered and included in the Employment Skills Plan.	Council is content to make changes to address this concern.	579	No

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ModsV1_082	Appendix 1: Housing Trajectory	Add the Rook Farm Site that was allowed on appeal on 26 June 2026.	Factual update	526	No