



Havant Borough

Draft Local Plan (Allocations)

December 2012

Havant
BOROUGH COUNCIL

Cleaner, Safer,
More Prosperous

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Contents

INTRODUCTION..... 4

STRATEGIC POLICIES AND ALLOCATIONS 9

DEVELOPMENT ALLOCATIONS: THE FIVE AREAS OF THE BOROUGH..... 16

DEVELOPMENT MANAGEMENT POLICIES..... 41

GLOSSARY 45

APPENDIX 1: EVIDENCE BASED STUDIES.....

APPENDIX 2: SAVED LOCAL PLAN (2005) POLICIES.....

EXPLANATORY NOTE FOR APPENDICES 3 TO 5.....

APPENDIX 3: MAPS SHOWING PROPOSED ALLOCATIONS.....

APPENDIX 4: TOWN, DISTRICT AND LOCAL CENTRE MAPS.....

APPENDIX 5: MAPS SHOWING PROPOSED ALLOCATIONS AND DISCOUNTED SITES

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This document is available in many other formats such as Braille, large print and on CD. Other languages are also available. To request any of these formats please contact 023 92446609.

INDEX OF POLICIES

Strategic Policies and Allocations

- AL1 Presumption in Favour of Sustainable Development
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres
- AL4 Coastal Change Management Areas
- AL5 Cross-Borough Bus Rapid Transport Route
- AL6 Havant Thicket Reservoir Pipeline
- AL7 Hermitage Stream
- AL8 Local Green Space

Emsworth

- EM1 Emsworth Housing Allocations
- EM2 Emsworth Employment Allocation

Havant and Bedhampton

- HB1 Havant and Bedhampton Housing Allocations
- HB2 Havant and Bedhampton Employment Allocations
- HB3 Havant and Bedhampton Mixed Use Allocations

Hayling Island

- HY1 Hayling Island Housing Allocations
- HY2 Hayling Island Mixed Use Allocations

Leigh Park

- LP1 Leigh Park Housing Allocations (sites)
- LP2 Leigh Park Housing Allocations (garage courts/parking areas)
- LP3 Leigh Park Employment Allocation
- LP4 Leigh Park Mixed Use Allocations

Waterlooville

- WA1 Waterlooville Housing Allocations
- WA2 Waterlooville Employment Allocation
- WA3 Waterlooville Mixed Use Allocations

Development Management Policies (DM1 – DM16 contained in Local Plan (Core Strategy))

- DM17 Contaminated Land
- DM18 Protecting new Development from Existing Sources of Pollution
- DM19 Small Shops outside Town, District and Local Centres
- DM20 Shopfronts, Signs, Security Shutters and Advertisements
- DM21 Buildings of Local Interest
- DM22 New Cemeteries
- DM23 Uncertain Sites for Brent Geese and Waders
- DM24 Managing Flood Risk in Emsworth



Introduction

What is the Allocations Plan?

- 1.01 The future prosperity of Havant Borough depends upon investment in new jobs, provision of new homes and the protection of its special environment. Havant Borough Council is working with the local community and its partners to produce the Havant Borough Local Plan (HBLP). The purpose of the HBLP is to help plan and manage growth up to 2026 in the best possible way. The Havant Borough Local Plan (Allocations) forms a crucial part of the HBLP and affects everyone who lives, works or visits the Borough.
- 1.02 The HBLP forms part of the Development Plan, which is the planning policy framework that helps guide decisions on applications for development in the Borough. The Development Plan also includes the South East Plan, Saved Policies from the Havant District-Wide Local Plan, the Hampshire Minerals and Waste Core Strategy and Saved Policies from the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan. Currently there are not any Neighbourhood Plans being produced in the Borough, however these would also form part of the Development Plan.
- 1.03 The HBLP will comprise two documents: the Havant Borough Local Plan (Core Strategy) and the Havant Borough Local Plan (Allocations). For ease of reference the Havant Borough Local Plan (Core Strategy) will be called the Core Strategy and the Havant Borough Local Plan (Allocations) will be called the Allocations Plan for the remainder of this document.
- 1.04 The first part of the HBLP, the Core Strategy, sets out the long term vision and objectives for the Borough. This was produced in collaboration with the public and stakeholders and adopted in March 2011. It sets out the development requirements needed for growth and prosperity from 2006 to 2026. These requirements include 6,300 new homes and 162,000 square metres of new employment floorspace.
- 1.05 The second part of the HBLP is the Allocations Plan and is the subject of this draft document and public consultation. It allocates sites necessary to meet the development requirements set out in the Core Strategy. Some of the Core Strategy requirements have already been met through development that has already taken place and planning permissions granted since 2006. The purpose of the Allocations Plan is to allocate sites to meet the remainder of this requirement up to 2026.
- 1.06 A wide range of physical and social infrastructure is required to support new development and meet future needs in the Borough. Some sites for key infrastructure projects such as the cross-borough transport route are safeguarded through policies in this plan. A comprehensive list of infrastructure projects is set out in the Infrastructure Delivery Plan (IDP), which is part of the evidence base for this plan. The Council is working closely with infrastructure providers to ensure the right support is in place in the Borough and this work will continue as the Allocations Plan progresses.
- 1.07 This document is the consultation draft of the Allocations Plan published under Regulation 18 of the Town and County Planning (Local Planning) (England) Regulations 2012.
- 1.08 Upon adoption the Allocations Plan will become part of the statutory Development Plan for the Borough and the remaining Saved Policies from the Havant Borough District-Wide Local Plan will be replaced. The Council anticipates adoption will be in December 2013.

What are the requirements of the Allocations Plan?

- 1.09 Under the Localism Act (2011) local planning authorities have a crucial role in local life, setting a vision in consultation with local people, about what their area should be like in the future. The plans local authorities draw up set out where new buildings, shops, businesses and infrastructure need to go.
- 1.10 The National Planning Policy Framework (NPPF) states that local plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. The NPPF confirms that for a Local Plan to be sound it must be:

Positively prepared: The draft Allocations Plan meets the objectively assessed development and infrastructure requirements set out in the Core Strategy;

Justified: The draft Allocations Plan sets out preferred options for development that have been identified after the comprehensive and robust consideration of reasonable alternatives;

Effective: All the sites identified in the draft Allocations Plan can be delivered by 2026. There has been effective joint working on cross-boundary strategic priorities both at the sub-regional level with the Partnership for Urban South Hampshire (PUSH) and the local planning authorities in West Sussex; and

Consistent with national policy: The draft Allocations Plan will enable the delivery of sustainable development in accordance with the policies set out in the NPPF.

- 1.11 The NPPF also sets out the **duty to cooperate** on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities. Cross-boundary working with neighbouring planning authorities has been embedded in the formulation of the Allocations Plan from the outset.

Are the policies in the Allocations Plan flexible and viable?

- 1.12 The policies set out in the Allocations Plan have carefully considered viability and the cost of delivering development. They do not apply obligations and policy burdens that threaten the viability of developments. Core Strategy Policies CS9 and CS21 provide flexibility for planning applicants to negotiate the cost of developer contributions, where they can show through independent arbitration, that viability is an issue.

What is the structure of the document?

- 1.13 The Allocations Plan is made up of three main parts:

- **Strategic Policies and Allocations:** These apply to the whole of the Borough and should be read in conjunction with the strategic policies of the Core Strategy. They have the prefix AL and complement the strategic policies in the Core Strategy that are prefixed CS.
- **Development Allocations: The Five Areas of the Borough:** This section allocates sites in the five areas of the Borough, namely Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville. The policies have the prefixes EM, HB, HY, LP and WA respectively.
- **Development Management Policies:** These also apply to the whole of the Borough and follow on numerically from the equivalent policies of the Core Strategy keeping to the same DM prefix.

- 1.14 This document includes a glossary which explains the technical terms used in this document and five appendices. Appendix 1 lists the evidence based studies that support this plan. This includes the Sustainability Appraisal (SA) and Housing Site Evaluation Matrices. Appendix 2 lists the saved Local Plan Policies that will be superseded by policies in this Allocations Plan when it is adopted. Three sets of maps form Appendices 3 to 5.

How have policies been formulated and sites selected?

- 1.15 The allocations and policies set out in this draft plan are the Council's preferred options for development. Allocating land for new development is challenging and a highly emotive subject for many. The Council is dedicated to allocating the most suitable sites in the right locations on behalf of all those who live, work and enjoy the Borough.
- 1.16 The process for formulating policies and selecting sites is complex and has involved many considerations, the most important of which are:

Evidence Base: All the development sites identified in the Allocations Plan are supported by an up-to-date, relevant and proportionate evidence base in accordance with the requirements of the NPPF. The key studies in the evidence base are the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review (ELR), the Strategic Flood Risk Assessment (SFRA), the Transport Assessments and the Sustainability Appraisal (SA). The Housing Site Evaluation Matrices are also listed here for information. A list of the studies and reports comprising the Allocations Plan evidence base is set out in Appendix 1. The evidence base will develop as the Allocation Plan progresses.

Sustainability Appraisal: The policies and sites identified in the Allocations Plan have been appraised against sustainability objectives on an iterative basis.

Duty to Cooperate: The Council consulted a wide range of public bodies and neighbouring authorities in advance of the publication of this draft. These included Hampshire County Council, the Highways Agency, the Environment Agency and Natural England. This engagement will continue as the Allocations Plans progresses.

Public Consultation: The Council is committed to involving the public in the decision making process. The views of the public and local groups have helped to steer the content of this document and have influenced the selection of sites. The Council must balance its responsibility to involve the public in decision making along with its duty to plan for sustainable development. Therefore, it is important to note that whilst the responses to the public consultation are taken into account, they alone do not carry the weight of decision making.

- 1.17 Housing Site Evaluation Matrices have been prepared for the five areas of the Borough. In order to make decisions, the Council must consider all the evidence available and make balanced judgements about which sites are most suitable to meet the needs of each area of the Borough. The process of selecting preferred housing sites is complex and relies on an extensive evidence base of studies, reports and feedback from numerous consultations. The matrices have been produced as communication tool for the public, to help summarise the key variables or factors that helped to steer decision making. Decisions have not been made on the basis of these matrices, however, the matrices do include the key points that helped officers differentiate between the positive and negative aspects of the various sites.

What public consultation has taken place ?

- 1.18 Public engagement on the sites to allocate for future development began in 2008 through the publication and consultation on the 'Site Allocations: Issues and Options' document. The responses from that consultation have influenced subsequent research into the suitability of sites for the future, many of which remain part of this draft plan.
- 1.19 The Council has carried out a number of 'Calls for Sites' since 2008. Their purpose is to ask landowners and developers if they have sites available for future housing and employment development. The most recent exercise took place in winter 2010/2011. The Council has assessed the suitability of all the sites put forward for potential housing and employment development since 2008. This information can be found in the SHLAA and ELR respectively. These documents make distinctions between sites the Council considers to have potential for development and sites without potential. These documents are therefore an important part of the evidence base for this Draft Allocations Plan and are a starting point for site selection. Sites that were considered unsuitable at this stage were those that had one or more fundamental issues, including the location of the site, away from existing settlements in undeveloped areas, and sites located in Natura 2000 areas (sites of European importance for species and habitats).
- 1.20 An informal consultation on 'The Future of our Town, District and Local Centres' took place in December 2011 and January 2012. Its purpose was to discuss what should be included in our defined centres, where the primary and secondary frontages should be located and what policies could support the vitality and viability of these centres. This was supported by staffed exhibitions in Havant and Waterlooville Town Centres. Responses were received from 80 individuals and organisations, and the feedback was taken into consideration in preparing this Draft Plan.
- 1.21 In advance of this formal Regulation 18 consultation, the Council ran workshops for councillors and stakeholders from the local community in January and February 2012. The purpose was three-fold: to inform people about the requirement to plan for future growth through the Allocations Plan; to start to discuss potential housing and employment sites, identified in the SHLAA and ELR; and to provide officers with a local input in advance of the informal public consultation scheduled in the summer 2012. This preliminary work was followed in by a six week informal consultation in May and June 2012. This focused on housing sites and the options for housing delivery in each of the five areas of the Borough. It was supported by 12 public workshops across the five areas of the Borough and attracted considerable public interest and media coverage. The Council estimates that approximately 1000 people attended the exhibitions. Almost 1,500 people responded and informed the Council of their preferred option of housing delivery and their most and least favoured sites. This feedback has been taken into account in the choice of preferred housing sites in this document.
- 1.22 A four-week informal consultation on the potential of sites in East Street, Havant was held in August and September 2012. The purpose of this consultation was to discuss the development potential of this important part of Havant Town Centre. The consultation was supported by staffed exhibitions in the Meridian Centre which attracted a considerable amount of media and public interest. Approximately 270 individuals and organisations made representations and these comments have informed the content of the draft plan.
- 1.23 Information on each stage of public consultation carried out to date on the Local Plan is available on the Council's website and is part of the evidence base.

How will the Allocations Plan be reviewed and monitored?

- 1.24 The Allocations Plan will be reviewed and monitored annually in the Council's Annual Monitoring Report (AMR). The 2012 AMR will be produced in December will report on policy effectiveness. It will also monitor the delivery of new housing and employment developments both now and future. This is an effective way of demonstrating how the development targets set out in the Core Strategy are being delivered. The AMR will also set out the Local Development Scheme, which is a timetable with milestones for the preparation of the Havant Borough Local Plan and other planning policy documents. Where there is a major concern with the effectiveness of policies the Council may consider reviewing some or all of the Local Plan.

What are the next steps with the Allocations Plan?

- 1.25 The next steps in the preparation of the Allocations Plan are:
- 9th November to 21st December 2012: Public consultation - Regulation 18
 - April/May 2013: Publication of the Pre-Submission document - Regulation 19
 - July 2013: Submission to the Secretary of State - Regulation 22
 - September 2013: Examination - Regulation 24
 - December 2013: Adoption - Regulation 26
- 1.26 All representations received on this consultation draft of the Allocations Plan will be considered and taken into account in preparing a revised version of the plan prior to its formal submission for independent examination.

Planning applications for development on preferred or discounted sites

- 1.27 The Allocations Plan is scheduled to be adopted in December 2013. Developers may choose to make planning applications for development on preferred or discounted sites in advance of adoption. In this case the applicant enters into the process with the knowledge that there is a risk that the application will be considered premature by the Council and refused on this ground. It is also important to note that paragraph 216 of the NPPF states that from the day of publication, local authorities may give weight to relevant policies in emerging Local Plans. The more advanced the preparation, the greater the weight that may be given. Therefore, on publication the policies set out in this Draft Allocation Plan carry a weight and can be used alongside the approved Development Plan documents in the determination of planning applications.



Strategic Policies and Allocations

- 2.01 This chapter sets out strategic policies and allocations that the Council considers fundamental to achieving the vision for the Borough in 2026, set out in the Core Strategy. The strategic policies included in the Allocations Plan complement the strategic policies of the Core Strategy.

Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or**
- 2. Specific policies in the NPPF indicate that development should be restricted.**

- 2.02 Havant Borough Council prides itself on being 'open for business' and the presumption in favour of sustainable development is at the heart of this Allocations Plan. This is consistent with Government policy set out in the NPPF. The Council will seek to balance the three core elements of sustainable development - environmental, social and economic issues - in all its planning decisions. To that end, it will work proactively with developers, landowners, statutory consultees and the local community at all stages of the development process to ensure that the best quality development is achieved in the right place and at the right time.
- 2.03 Planning applications that accord with all the relevant policies in the Core Strategy and this Allocations Plan will be approved without delay unless material considerations indicate otherwise. It should be noted that there is no legal definition of a 'material consideration' and that its meaning and application are decided by case law.
- 2.04 Planning policies inevitably become out of date as the social, economic and environmental issues and challenges evolve here in the Borough and elsewhere. Policies in the Local Plan will be reviewed and revised as necessary, timing and costs allowing. The necessity for future review will be reported in the Annual Monitoring Report (AMR) and policies will be updated as appropriate.

Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are as shown on the Proposals Map. Planning permission for developments within these areas will be considered in accordance with Policy CS17 of the Core Strategy.

Planning permission will be granted for development within the undeveloped gaps between settlements defined in Policy CS11.9 of the Core Strategy providing that it:
1. Maintains the separate identity of settlements.

- 2.05 The principle of concentrating development within the urban areas was established in Policy CS17 of the Core Strategy. This assists in urban regeneration by encouraging the recycling of derelict and other previously-developed ('brownfield') land. It also allows new residents and businesses to access existing facilities within the urban area while protecting the undeveloped gaps between settlements.
- 2.06 The boundaries of the urban areas have been adjusted as part of the process of preparing this Allocations Plan. These are shown on the Proposals Map and reflect the present extent of the built-up areas, Strategic Sites allocated in the Core Strategy and urban extension housing allocations in this draft plan. The Council has undertaken a number of assessments to understand and evaluate the development capacity of the five urban areas and identify potential urban extension sites.
- 2.07 The principle of maintaining undeveloped gaps between settlements is established in Policy CS11 of the Core Strategy. This policy identifies the Borough's gaps as those between the settlements of Emsworth and Havant; Havant and Waterlooville; Havant and Portsmouth; Emsworth and Westbourne; and Leigh Park and Rowlands Castle. The urban area boundaries are defined on the Proposals Maps and therefore the defined gaps are the areas in between these settlements.
- 2.08 The gaps are an integral part of land use patterns in the Borough. They are an important part of settlement identity and help prevent urban areas of Havant Borough and neighbouring districts merging together and losing their separate identities. They need to be valued, not merely as passive landscape features retaining open land adjacent to urban areas, but also as having potential for new or enhanced recreation opportunities. Unplanned degradation or development on or into such gaps can potentially have a detrimental impact on sense of place and the ability to feel part of a defined community.
- 2.09 Applications to develop land located within an undeveloped gap between settlements will need to demonstrate clearly that the proposal will maintain the separate identity of the relevant urban areas and not diminish it. The only exception to this is an overriding public need or interest that cannot be accommodated elsewhere in the Borough. Small scale householder development will be permitted subject to all other Local Plan policies.
- 2.10 Land outside the urban area on Hayling Island is defined as 'non-urban' and is not undeveloped gap for the purpose of this policy. All development proposals for this non-urban land will need to comply with Government policy on rural areas, as set out in the NPPF.

Policy AL3 Town, District and Local Centres

Planning permission will be granted for development proposals that:

- 1. Provide main town centre uses in the town, district and local centres as defined on the Proposals Map, and so contribute to their vitality and viability.**
- 2. Promote and enhance the primary shopping areas of the town and district centres.**
- 3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Proposals Map in retail (A1) use.**
- 4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Proposals Map in retail (A1) use.**
- 5. Generate pedestrian activity within the primary shopping area by being open to visiting members of the public.**
- 6. Provide a shop front within the primary shopping area with a well designed and appropriate display window.**

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

- 2.11 Town, district and local centres lie at the heart of local communities and it is therefore important to promote and protect their vitality and viability. However, the ways in which we use our centres is changing. We visit them for a variety of reasons and have different expectations of what they should provide. Policy AL3, along with Policy CS4 of the Core Strategy, reflect this and aim to be sufficiently flexible to adapt to future changes. The two main studies supporting these policies are the Town Centres, Retail and Leisure Study produced by NLP for the Council in 2009 and the consultation document, 'What do you want from your Town, District and Local Centres?' (December 2011/January 2012).
- 2.12 Main town centre uses such as shops, restaurants, hotels, offices, arts and community facilities should be located in town, district and local centres. The boundaries of all these centres are shown on the Proposals Map and appendix 4 of this plan. An explanation of how each town, district and local centre has been defined, is included in the relevant area section of the Plan. Inside the defined shopping centre boundaries, proposed town centre uses are more likely to be granted planning permission, while outside the boundaries they are more likely to be refused.
- 2.13 For the convenience of shoppers, retail development should be concentrated in the primary shopping areas of the town and district centres. The primary shopping area is defined by the primary frontages, plus those secondary frontages that are connected without a break to primary frontages. The frontages are shown on the Proposals Map and in Appendix 4. An explanation of how these frontages have been defined is set out in Chapter 3. The policy approach is to encourage businesses to take up units in primary shopping areas that will contribute positively to the vitality and viability of the centre, even if the proposed use is not retail. Shopping has become more of a leisure pursuit and shoppers expect other amenities such as cafes and restaurants which complement the retail offer.
- 2.14 The requirement to retain 50% of the units in primary frontages and 25% of the units in secondary frontages in A1 use is the test that will be applied to support the continued vitality and viability of the centres. This concentration test will be applied to the unbroken runs of frontage, as shown on the Proposals Map. These frontages include minor breaks in the building line, such as alleyways and roads. The test will relate to unit counts rather than linear measurement and only applies to ground floor premises. The concentration test

must have been completed in the three months prior to the application being submitted to ensure that it is up-to-date.

- 2.15 A large number of empty shops is a clear indicator that a centre is in decline and in need of change in order to adapt to the future. The exemption clause in Policy AL3 applies to change of use applications in centres where there is a significant number of vacant units. It will allow a change of use application to a non-retail use if more than 25% of units in the unbroken run of frontage are currently vacant. It is particularly important to keep vacant units to a minimum in the primary shopping area. It may be more appropriate, therefore, to allow a non-retail use to occupy a unit than for it to remain vacant, particularly if surrounded by other empty shops.
- 2.16 Providing active, publicly accessible, uses at ground floor level is fundamental to developing a prosperous and healthy identity for the primary shopping area. Active ground floor frontages increase levels of natural surveillance and deter anti-social behaviour. New development in the primary shopping area will be required to have a frontage with a window display and be open to the public. Applications will also need to comply with policy DM19 on shopfronts, signs, security shutters and advertisements.

Policy AL4 Coastal Change Management Areas

Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas identified on the Proposals Map.

Planning applications for all other types of development within the Coastal Change Management Areas including redevelopment, extensions to existing property and development or intensification of land uses, will only be permitted where a Coastal Change Vulnerability Assessment has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment.

- 2.17 The NPPF states that Local Authorities should define Coastal Change Management Areas where they are needed to help reduce the risk of flood from coastal change by avoiding inappropriate development in vulnerable areas. Coastal Change Management Areas (CCMAs) are proposed for designation at West Hayling and Hayling Beachfront in accordance with the principles set out in the NPPF. New residential development is not suitable in these locations due to the high risk of coastal erosion and flooding, which are not subject to interventions to help reduce these risks. Planning applications for all development in the CCMAs must be accompanied by a Coastal Vulnerability Assessment. This should be proportionate to the scale and cost of the development and the level of impact from and to coastal change.
- 2.18 Policy AL4 and Core Strategy Policy CS15 on flood and coastal erosion risk, along with policies in the NPPF, will provide adequate guidance to help determine applications in the identified areas of coastal change.

Policy AL5 Cross-Borough Bus Rapid Transport Route

Planning permission will be granted for development proposals that help deliver the Cross- Borough Bus Rapid Transport Route as shown on the Proposals Map. Development proposals will not be permitted where they prejudice the future provision of this route.

- 2.19 The need to improve east-west transport links across the Borough between Havant and Waterlooville with a cross-borough public transport route is established in Policy CS20 of the Core Strategy. This will help to improve links between both existing and new homes, jobs and community facilities. Key places to be served by this route are the West of Waterlooville Major Development Area (MDA), Waterlooville Town Centre, Dunsbury Hill Farm and Havant Town Centre.
- 2.20 The Cross-Borough Bus Rapid Transport Route (BRT) is part of the South East Hampshire Eclipse BRT network, and the drawing together of a comprehensive package of proposals for a wider network across South East Hampshire, including a future funding and delivery strategy. The first phase opened in 2012 between Fareham and Gosport. The short term aim in Havant Borough includes an upgrade of the A3 ZIP corridor and other routes from both Waterlooville and Havant to Portsmouth and Southsea by 2016. The longer term project, up to 2026, will include a Cross-Borough route from the Waterlooville MDA to Havant via Dunsbury Hill Farm and Leigh Park. Dunsbury Hill Farm is allocated as a strategic employment site in the Core Strategy.
- 2.21 This first phase represents the start of a much larger project which will improve accessibility and transport choice. It will help bring forward planned economic and housing growth in parts of the sub-region which need such growth, but suffer from traffic congestion. The delivery of the wider network will help reduce the transport constraints to growth at planned strategic sites across south east Hampshire including Havant Borough.

Policy AL6 Havant Thicket Reservoir Pipeline

Planning permission will be granted for development proposals that help deliver the Havant Thicket Reservoir pipeline as shown on the Proposals Map. Development proposals will not be permitted in the pipeline route buffer zone where it is prejudicial to the future delivery of the pipeline.

- 2.22 Havant Thicket Reservoir will be a winter storage facility on the border of Havant Borough and East Hampshire District Council. It is a key infrastructure requirement to meet the demand for increased water supply in South Hampshire and beyond and is allocated as a strategic site in the Core Strategy. In order to serve the reservoir, a pipeline needs to be constructed from the Havant and Bedhampton Springs.
- 2.23 The pipeline route, shown on the Proposal Map, has been identified by Portsmouth Water Company (the infrastructure provider) in consultation with Havant Borough Council, Portsmouth City Council and Hampshire County Council. The company has sought to ensure that where practicable the proposed route will run through the open space alongside the Hermitage Stream and Riders Lane Stream. Every effort has been made to avoid the main roads through Bedhampton and Leigh Park, as well as private gardens and allotments. Only short sections of the trench will be excavated at any one time to help minimise local disruption.
- 2.24 The pipeline route includes a core buffer zone extending five metres either side of the pipeline. Development will not be permitted in this core buffer zone. An outer buffer of a further five metres either side of the core buffer has also been identified and Portsmouth

Water will be consulted on any planning applications within this area. This is to make sure that new development allows the effective delivery of the pipeline route. Carefully planned development in this outer buffer is less likely to effect the delivery of the pipeline, however, applicants should still demonstrate that the developments can function well together.

- 2.25 A slightly wider safeguarded zone (up to 25m wide) is identified on the pipeline route immediately north and south of Purbrook Way, in order to accommodate underground chambers required in association with the use of the pipeline. The ground above the chambers would be reinstated to grass to restore the current public open space use on completion of the construction.
- 2.26 At the north end of High Lawn Way two routes are shown as safeguarded for the pipeline. The preferred route will be determined at the planning application stage when more information is available, including an environmental impact assessment.

Policy AL7 Hermitage Stream

Planning permission will be granted for development proposals in association with landscaping and other improvements to the Hermitage Stream, as shown on the Proposals Map. Development proposals will not be permitted where they are prejudicial to these or any other future improvements.

- 2.27 The Hermitage Stream Restoration Project aims to restore five reaches of the canalised Hermitage Stream to a more natural setting. These are mostly in the Leigh Park area, with a small section in the Havant and Bedhampton area. Project partners are Havant Borough Council, the Environment Agency, Hampshire Wildlife Trust, Groundwork Solent and Hampshire County Council (for the Park School section).

Policy AL8 Local Green Space

Planning permission will only be granted for development proposals on Local Green Space that protect its openness, permanence and special quality. Local Green Spaces include those set out in Core Strategy Policy CS1.1.

- 2.28 The NPPF allows local authorities to designate green space for special protection as Local Green Space. The Government makes it very clear in paragraph 76 and 77 of the NPPF that this designation should not be applied to most green areas or open space. A Local Green Space is a space that is in reasonably close proximity to the community it serves; where it is demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where it is local in character and is not an extensive tract of land. The majority of the undeveloped gaps between settlements are extensive in nature, and therefore the Council would not consider these to be Local Green Spaces, as defined in the NPPF.
- 2.29 Core Strategy Policy CS1.1 identifies and protects a number of strategic open spaces that are of value to the whole community: Emsworth Recreation Ground, Havant Park, Hayling Park, Hayling Beach, Staunton Country Park, Waterloo Recreation Ground and Purbrook Heath. The Council considers that these spaces meet the NPPF criteria and can therefore be defined as Local Green Spaces.

Opportunity for local communities to propose the designation of a Local Green Space

Consultation on this Plan provides an opportunity for local communities to identify and propose the designation of additional Local Green Spaces.

If you would like to propose the designation of a Local Green Space, in addition to those named in paragraph 2.29, please do so in your response form, setting out how it satisfies the criteria set out in paragraph 2.28.

Sites for Travellers

- 2.30 The Council is in the process of completing its assessment of local need for traveller accommodation in the Borough in collaboration with neighbouring authorities in Hampshire. Under Government planning guidance 'Travellers' now include Gypsies, Travellers and Travelling Showpeople. This assessment will not be completed until the end of 2012, and therefore at this point the Council cannot say whether there will be a need to allocate a site (or sites) for travellers.
- 2.31 Based on past trends the Council anticipates that the need in the Borough will be low, and therefore planning applications will be determined in accordance with Core Strategy Policy CS10 and the national guidance Planning Policy for Travellers. However, should the assessment determine the need for a significant number of permanent or transit pitches in the Borough, that is to say ten or more pitches, the Council will need to find and allocate land to meet this need. The Council considers it wise to take this opportunity to do a Call for Travellers Sites to find any potentially suitable sites, should a significant need to be determined.

Opportunity for potential Traveller sites

Consultation on this Plan provides an opportunity for you to suggest suitable sites for travellers should the outcomes of the Needs Assessment determine a requirement for Havant Borough.

If you would like to propose a potential traveller site please do so in your response form.

Development Allocations: the Five Areas of the Borough

3.01 This section of the document sets out policies for the allocation of development sites for each of the five areas of the Borough, as defined in the Core Strategy.

Figure 1: The Five Areas of the Borough



Housing: Numbers and Distribution

- 3.02 The Core Strategy identified a requirement for 6,300 net new dwellings from 2006 to 2026. The Strategic Housing Land Availability Assessment [SHLAA] (2010) identified a potential supply of 6,980 dwellings. The distribution between the five areas is expressed as a range between the target and the availability of land, which takes into account the constraints imposed by environmental and infrastructure limitations.
- 3.03 The amount of new housing to be identified in the Allocations Plan for each area is based on the Core Strategy requirement and distribution, but updated to a new base date of 1st April 2012. The table below shows the residual housing requirement (net new dwellings) for each area through to 2026, including the latest information on housing completions (net of losses) and current housing supply (deliverable permissions) at the new base date. It also includes an allowance for currently unidentified sites (windfalls) for the last seven years of the plan period. The inclusion of this figure is explained and justified a Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper.

Table 1: Havant Borough Housing Provision 2006 – 2026 (net dwellings)

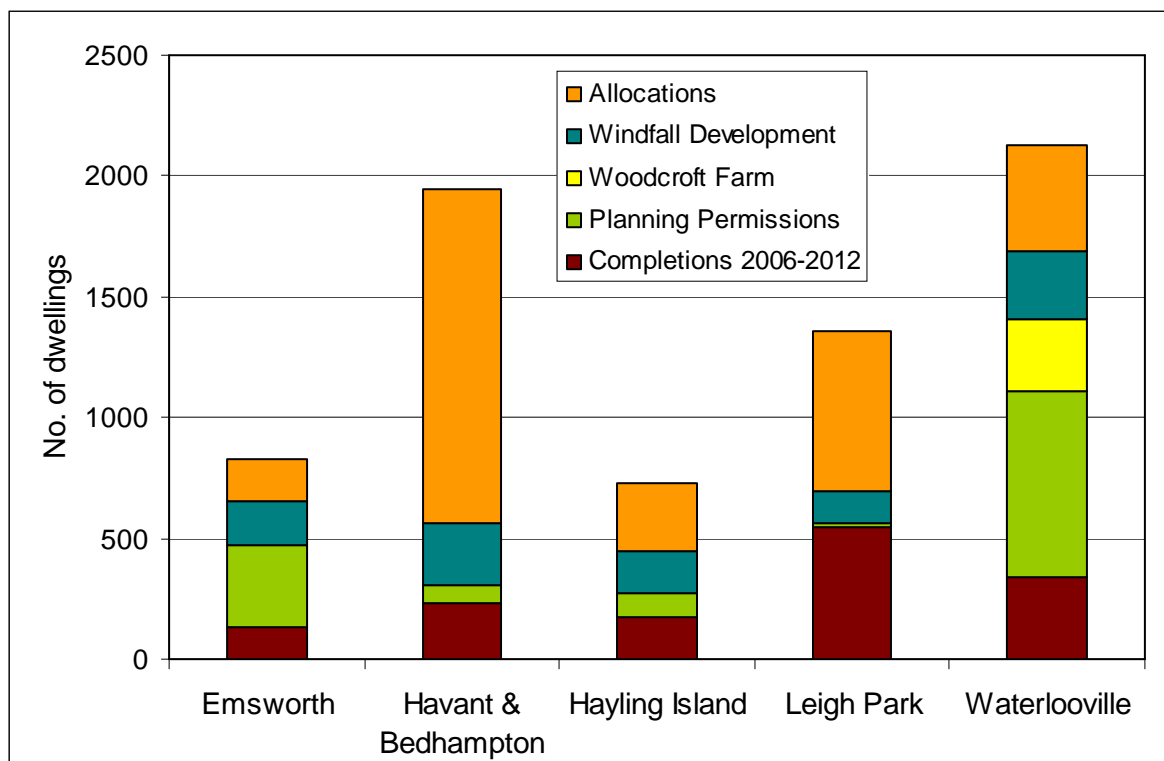
Local Plan Area	Requirement 2006 - 2026	Completed 2006 - 2012	Permissions @ 1.4.2012	Strategic Site	Windfall 2017 - 2026	Remaining to be allocated 2012 - 2026
Emsworth	745 – 826	129	344	-	178	94 – 175
Havant & Bedhampton	1,755 – 1,944	231	76	-	259	1,189 – 1,378
Hayling Island	660 – 727	172	105	-	170	213 – 280
Leigh Park	1,223 – 1357	548	13	-	138	524 – 658
Waterlooville	1,917 – 2,126	342	765	300	284	226 – 435
Borough Totals	6,300 – 6,980	1,422	1303	300	1029	2,246 – 2,926

- 3.04 The preferred housing allocations listed in each of the five area of the Borough are the product of a process that began with the 'Call for Sites' as part of the SHLAA. This identifies land with potential for residential development, including previously developed ('brownfield') and undeveloped ('greenfield') sites and includes a review of their suitability and overall deliverability for housing. The process of refining the large number of potential sites, has resulted in a number of sites being discounted as failing the suitability/deliverability tests. For consistency the SHLAA site references have been retained. These will be replaced when the Plan is adopted with new and more simple referencing.
- 3.05 The allocations represent the Council's preferred sites for the location of new housing sites at this stage. Information on all the sites that were considered are included in the SHLAA, which has been informed by updates from landowners, statutory consultees and the response from public consultations.
- 3.06 Decisions on site suitability are based on the best available information. Site evaluation matrices summarise the reasons for discounting or recommending individual sites for allocation. As the Council develops its evidence base over the course of the next six to twelve months, new information is likely to come forward that will need to be taken into account. It is therefore quite possible that some of these preferred sites (in whole or part) may not proceed to subsequent stages. The Council would need to consider the potential and suitability of the previously discounted sites to fill this need. The Council would choose

the next most suitable site in accordance with the site evaluation matrices. The Council has therefore identified the next best sites in each area. The potential and suitability of sites is based on current information, and again the public should be aware as the evidence base develops, the Council’s view on these sites may also be subject to change.

3.07 The total number of new dwellings allocated for each area of the Borough falls within the range remaining to be allocated (see Table 1). Where possible, and depending on the availability of suitable sites, the Council aims to allocate enough sites in each area to reach at least the middle of this range. The Council needs to show that the Allocations Plan is flexible to changing circumstances, over the course of the plan period up to 2026. Sites may become unavailable or undeliverable, and the Allocations Plan includes enough sites to cater for this. The Council considers that this flexibility can be guaranteed by aiming to allocate enough houses to reach the middle of the range and through its approach to windfall housing. As the Allocation Plan progresses, it may not be possible to accommodate the entire requirement for a particular area and another area may be allocated more than its own requirement to achieve the overall Borough figure.

Figure 2: Havant Borough Local Plan Housing Provision 2006 - 2026



Employment Floorspace

3.08 The Core Strategy identified a requirement for 162,000 square metres of new employment floorspace between 2006 to 2026. To promote flexible commercial use of the allocated sites there will be no prescriptive use class designations. Instead, guidance on the suitability of potential uses will be set out for the individual sites along with the approximate number of jobs that could be created.

3.09 Table 2 shows how this requirement will be met using a base date of April 2012. Existing employment sites that are allocated for redevelopment as housing in this plan are shown as employment losses. The figures demonstrate that the employment requirement set out in the Core Strategy can be accommodated, with most of the new businesses locating in Leigh Park and Havant.

Table 2: Havant Borough Employment Provision 2006 – 2026 (square metres)

Local Plan Area	Completions 2006-2012	Extant permissions*	Strategic Sites	Housing losses	Remaining Amount to allocate	Totals
Emsworth	0	0	0	0	2,217	2,217
Havant & Bedhampton	16,303	1,798	4,276	-4,361	69,210	87,226
Hayling Island	1,611	- 412	0	0	1,014	2,213
Leigh Park	15,418	0	61,779	-5,601	1,260	72,856
Waterlooville	2,968	372	0	-2,256	2,995	4,079
Totals	36,300	1,758	66,055	-12,218	76,696	168,591

* Excludes permissions on potential sites and strategic sites allocated in the Core Strategy

Mixed Use Sites

- 3.10 Not all the provision for housing, employment and retail floorspace will be achieved on sites devoted to a single use. The Plan also allocates sites, including in Havant and Waterlooville Town Centres, for a mix of uses, in accordance with the established objectives of sustainable development and making the best use of available land.

Retail floorspace: Town, District and Local Centres

- 3.11 The Core Strategy identified a requirement for 13,000 square metres of new comparison goods retail floorspace up to 2016, split between Havant Borough West (4,000 sq m) and Havant Borough East (9,000 sq m). The boundaries of all the town, district and local centres have been revised as part of the plan process and it is considered that all the required floorspace can be accommodated within the new boundaries of existing centres.
- 3.12 A requirement for new convenience floorspace was not identified, as research showed the Borough to be well served by a choice of food stores at present.

Infrastructure

- 3.13 New development often creates a need for new or improved infrastructure and community facilities (such as open space, roads, flood defences, schools) without which the development could have a detrimental impact upon amenity, safety or the environment. The Peter Brett Associates study (2009) modelled the highway impacts of the housing, employment and retail development proposed in Havant Borough (and other harbour authorities) up to 2026 on the main junctions of the Strategic Road Network. The overall conclusion was that although junctions in Havant were shown to have increased demand, the highest status was 'approaching capacity' and this situation was primarily influenced by traffic generated by the West of Waterlooville MDA. In the light of this evidence, the overall proposed levels of new development in the Core Strategy were deemed to be appropriate and the document adopted accordingly.
- 3.14 To help inform and evidence the Allocations Plan, the Council commissioned Transport for South Hampshire's Sub Regional Transport Model (SRTM) to assess the transport implications of the preferred allocations. The purpose of this assessment is to look at the impact of development on the road network at a more detailed level than the Peter Brett Associates Study, which was more strategic in nature. The Stage 1 Report shows that the overall impact of the preferred sites will result in a general worsening in highway network performance across the Borough, but without major new congestion issues. By 2026 the local highway network is predicted to feature a number of congestion hotspots near the A3(M) and A27 strategic routes. However, the SRTM tests indicate that the majority of the

congestion hotspots would be present even without the allocation sites. Crucially the SRTM does not identify any showstoppers to development in the Borough's five areas.

- 3.15 Managing flood risk is also an important consideration. The Borough has been working closely with the Environment Agency, Hampshire County Council and the Eastern Solent Coastal Partnership in this respect and has taken into account the PUSH Strategic Flood Risk Assessment and the most up-to-date Environment Agency flood risk maps. The Allocations Plan is also supported by a Flood Risk Assessment. This will develop in detail as the Allocations Plan progresses to demonstrate that a sequential and exception approach to site selection has been taken. The Council is currently working with its partners to develop a Flood Risk Strategy for Emsworth, this will include details of potential infrastructure to help manage flood risk in Emsworth both now and in future.
- 3.16 The Core Strategy included a schedule of strategic infrastructure (Table 9.2) required to implement its policies. As part of the evidence base to this Plan, this has been updated and identifies Borough wide infrastructure projects and delivery bodies, funding and timescales.

Emsworth

4.01 The Emsworth area comprises the single electoral ward of Emsworth.

Summary of Development Proposals

	Net Requirement 2012 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	94 – 175 dwellings	EM1	135	
Employment	2,217 sq m	EM2		2,217 sq m

4.02 Policy EM1 allocates new housing sites that go toward meeting the residual requirement identified for the Emsworth area.

Policy EM1 Emsworth Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Net dwellings
UE13	West of Horndean Road	100
UE37	West of Coldharbour Farm	35

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative figure for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

4.03 Land west of Horndean Road (UE13) follows the line north of existing houses fronting Horndean Road and extends westwards behind them. The site overlies a HCC Mineral Safeguarding Area; is within an archaeological area; and is adjacent to priority habitat (Ems River) identified in the Havant Biodiversity Action Plan (BAP). Part of the southern section of the site is within Flood Zone 2 and 3 and may therefore be only suitable for landscaping and/or water balancing. Development proposals should incorporate a Flood Risk Assessment (FRA) and surface water drainage scheme that demonstrates that there would be no net increase in surface water impact and that there will be no loss of flood water storage. A landscape buffer should be incorporated along the western edge of the development to minimise the impact on the local landscape. The site is considered suitable for low density development to reflect the character of the surrounding area.

4.04 Land west of Coldharbour Farm (UE37) lies adjacent to the A27 service station and Emsworth Recreation Ground and close to the railway station. The site overlies a HCC Mineral Safeguarding Area and is adjacent to priority habitat (Ems River) identified in the Havant Biodiversity Action Plan (BAP). A small section of eastern boundary is in Flood Zone 2. Development proposals would therefore need an FRA to show development is safe over its lifetime and does not result in a loss of flood water storage. Proposals are likely to require detailed fluvial modelling and a surface water drainage scheme incorporating SUDS. The design of the development will need to minimise impacts on the adjacent SINC, through which an access would have to be created. Mitigation measures will be required to reduce the noise impact of the adjacent A27. A footpath connecting to the petrol filling station would also be sought as part of the development.

Policy EM2 Emsworth Employment Allocation

Land at Interbridges East is allocated for employment development. Planning permission will be granted provided that detailed proposals:

- 1. Are consistent with the indicative provision for floorspace; and**
- 2. Take account of any specific development requirements as set out below in the supporting text.**

4.05 Interbridges East is located to the north of Emsworth District Centre between the A27 and the railway line. Permission has previously been granted for fifteen industrial units. It could provide 2,217 square metres of new manufacturing and/or warehousing floorspace with between 32 and 62 jobs. The site is constrained by road access problems and any development proposals would need to address these issues.

Emsworth District Centre

4.06 Emsworth District Centre forms the heart of the historic fishing village. The primary function of the centre is to meet everyday shopping needs for local residents whilst attracting tourists and day visitors. The centre's retail offer is dominated by local independent businesses providing comparison and convenience goods as well as important local services. The primary shopping area is located on the High Street spreading down to St Peter's Square. All development proposals will be determined in accordance with the provisions of Policy AL3.

Emsworth Flood Risk

4.07 Policy DM24 Managing Flood Risk in Emsworth provides more information out how flood risk will be managed in Emsworth.

Havant & Bedhampton

5.01 The Havant and Bedhampton area comprises the electoral wards of Bedhampton and St Faith's.

Summary of Development Proposals

	Net Requirement 2012 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	1189 – 1378 dwellings	HB1	952	
		HB3	359	
		Total	1,311	
Employment	69,210 sq m	HB2		67,710 sq m
		HB3		1,500 sq m
		Total		69,210 sq m
Retail	9,000 sq m	AL3	Total	9,000 sq m

5.02 Policy HB1 allocates new housing sites that go toward meeting the residual requirement identified for the Havant area. Further housing allocations are included in Policy HB3 (Mixed Use Allocations).

Policy HB1 Havant & Bedhampton Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Net dwellings
H06	Warblington School Field (off New Lane)	79
H14	Portsmouth Water Head Quarters	48
H18	Portsmouth Water Land	69
H19	Land at Palk Road	21
H72	Town End House	19
H76	Havant College, New Road	41
H79	Job Centre Plus Site	22
H144	Barncroft School	34
UE3a	Land north of Bartons Road	30
UE3b	Land south of Bartons Road	252
UE4	Strides (Manor) Farm & Copseys Nursery	185
UE5	Land at Portsdown Hill	40
UE7	Scratchface Lane, Bedhampton	92
UE30	Land south of Lower Road, Bedhampton	15
UE33	Eastleigh House, Bartons Road	5

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative figure for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

- 5.03 Warblington School playing fields (H06) are surplus to the needs of the school. The site is uncertain for wader use in the Solent Waders and Brent Goose Strategy. The overall design, layout and access of any development proposals will need to consider the operational safety requirements of the level crossing, as well as amenity/noise issues associated with the railway line.
- 5.04 Portsmouth Water Headquarters (H14) is currently underused and the company is considering relocating its head office within the site or to land north of Solent Road and adjacent to Bosmere Medical Centre (BD14: see Policy HB2). The edge of the site is within Flood Zones 2 and 3 and is in PUSH SFRA 2115 Fluvial Flood Zone 3. Therefore a Flood Risk Assessment (FRA) may be required. The site is within an archaeological area, there are TPOs on site and the area is partly identified as uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.05 Portsmouth Water Land (H18) lies south of recently completed residential development on Ranelagh Road, and part of the site lies adjacent to a conservation area. Part of the site is in PUSH SFRA 2115 Fluvial Flood Zone 3 and therefore an Flood Risk Assessment (FRA) may be required. Any development proposal will be required to conserve and enhance the setting of the conservation area. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy
- 5.06 Land at Palk Road (H19) is currently in use as storage land by Portsmouth Water and there are a number of underground pipes as well as foul and surface water sewers affecting the site. The site is close to the railway line level crossing, which would have an impact on access to and from the development. Proposals will also be required to mitigate the potential impact and cumulative impact on access and the surrounding road network. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.07 The Town End House site (H72) is currently occupied by office buildings, open space and car parking. Town End House is a 1970s office block that is currently underused by Hampshire County Council and has been marketed for a considerable time. The site lies within the St Faith's Conservation Area and an archaeological zone.
- 5.08 Land at Havant College (H78) is currently used as playing field by the college, but the college intend to declare this section surplus and better utilise existing facilities in order to meet their requirements. The design of a new scheme would need to carefully consider the layout of new development to take account of floodlights and the privacy of the college. A landscape buffer between the proposed development and the college may be required.
- 5.09 The Job Centre Plus site (H79) is part of the Havant Public Service Village (PSV) Strategic Site allocated in the Core Strategy. Relocating these offices within the PSV provides an opportunity to release this brownfield site for residential redevelopment. Higher density, flatted development would be suitable in this highly accessible location close to the town centre and railway station. All development proposals will need to comply with Policy CS18.1 of the Core Strategy and accord with the guidance set out in the Havant PSV Supplementary Planning Document.
- 5.10 Barncroft School site (H144) consists of two parts fronting Barncroft Way and Park Lane, close to Middle Park Way Local Centre. The site comprises surplus land and the school building itself. There are a number of mature trees on the site which should be incorporated into the design and layout of development proposals.
- 5.11 Land north of Bartons Road (UE3a) is a brownfield site on the edge of the urban area. It includes a number of buildings, some in commercial use, along with protected (TPO) trees. The site is within Havant Biodiversity Action Plan (BAP) action area. Development

proposals will be required to take account of the protected trees, as well as noise issues associated with the proximity to the railway line.

- 5.12 Land south of Bartons Road (UE3b) is a large area comprising Grade 1 agricultural land along with previously developed land incorporating Havant Garden Centre and associated parking. The site overlies a HCC Mineral Safeguarding Area and within Havant Biodiversity Action Plan (BAP) action area. Development proposals for this prominent site call for a high quality design, incorporating significant landscaping to minimise the impact on the adjacent countryside.
- 5.13 Strides (Manor) Farm and Copseys Nursery (UE4) include some grade 1 agricultural land and a former plant nursery. Part of the site lies within an area of previous industrial activity with the potential for contamination. Remediation may therefore be required. Part of the site overlies a HCC Mineral Safeguarding Area. A buffer zone along the tributary of the Ems should also be provided and kept free from development and lighting. An assessment of the risk to protected species, particularly water voles, will be required. The site is close to the Warblington Level Crossing and the design and access will need to consider the operational safety requirements of the level crossing, as well as mitigating the potential cumulative impact on the surrounding road network. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.14 Land at Portsdown Hill (UE5) is situated in the gap between the Havant and Portsmouth urban areas and is identified in the Kirkham Landscape Study as having the potential to be developed without undermining the overall function of the gap. The land slopes down to the southern part of the site, the eastern part of the site is within an aquifer protection zone and one of the properties to the north is a listed building. It is considered suitable for low density development to reflect the character of the surrounding area. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.15 Scratchface Lane (UE7) was originally allocated as a reserve housing site in the Havant Borough District-Wide Local Plan. There are a number of protected trees on site and a pylon immediately to the north. The southern half of the site lies on chalk within Source Protection Zone 1 for Bedhampton and Havant Springs and there are swallow holes and surface water springs on site. An FRA is required to consider the risks of flooding associated with this watercourse and any development should be sited accordingly. Development at the site will require a surface water drainage scheme incorporating SUDS. A buffer zone aligned to Bedhampton Brook is required and this should be free from all built development, including lighting.
- 5.16 Land south of Lower Road (UE30) comprises a small rectangular piece of undeveloped land in a sustainable location in Old Bedhampton Village. The site is 'uncertain' for waders in the Solent Waders and Brent Goose Strategy (2010). Development should consist of low density housing in keeping with the character of the surrounding area and should conserve or enhance the setting of the adjacent conservation area.
- 5.17 Eastleigh House (UE33), south of Bartons Road, is a grade II listed building with several outbuildings, gardens and mature landscaping which screen the site from the surrounding area and site UE3b. The site overlies a HCC Mineral Safeguarding Area and within Havant Biodiversity Action Plan (BAP) action area. There are protected trees on the boundary of the site. The design and layout would need to take these factors into account. The site is considered suitable for a lower density development that would conserve or enhance the listed building and its setting. Eastleigh House itself may also be suitable for conversion.
- 5.18 Policy HB2 allocates new employment floorspace in the Havant and Bedhampton area. Further employment allocations are included in Policy HB3 (Mixed Use Allocations).

Policy HB2 Havant & Bedhampton Employment Allocations

The following sites are allocated for employment development:

Ref.	Location/Address	Floorspace
BD8	Bosmere Field	5,200 sq m
BD9	SiteFour, Harts Farm Way	16,275 sq m
BD10	Land north of Regional Business Centre	3,456 sq m
BD11	Brockhampton West	23,400 sq m
BD14	Land adjacent to Bosmere Medical Centre	6,579 sq m
BD15	Langstone Gate Car Park	500 sq m
BD16	Solent Road South	5,500 sqm
BD19	Kingscroft Farm	6,800 sq m

The floorspace shown for each site is indicative, based on site area, access arrangements and other environmental constraints. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative provision for floorspace; and
2. Take account of any specific development requirements as set out below in the supporting text.

- 5.19 Bosmere Field (BD8) is situated next to Langstone Technology Park and provides expansion land for the most successful business park in the Borough. It could provide 5,200 square metres of new office and/or advanced manufacturing floorspace with between 144 and 433 jobs. The site is currently existing open space without public access and any development proposals would need to address the loss of this greenspace. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.20 Site Four (BD9) is a cleared brownfield site on Harts Farm Way situated in the heart of the Broadmarsh industrial area. It has planning permission for 16,275 square metres of employment floorspace. It could provide this amount of new manufacturing and/or warehousing floorspace with between 233 and 452 jobs. The site is owned by the Homes and Community Agency (HCA). The site is located close to the intersection of the A27 and the A3(M). Highway works were completed in 2011 at the Rusty Cutter roundabout to enable the delivery of this site. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.21 Land to the north of the Regional Business Centre (BD10) is located next to Site Four in the heart of the Broadmarsh industrial area. It could provide 3,456 square metres of new manufacturing and/or warehousing floorspace with between 49 and 96 jobs. The site is owned by the HCA. The site is currently landlocked by the Household Waste Recycling Centre (HWRC), but access across the HWRC has been agreed between the HCA and Hampshire County Council (HCC). This agreement, along with the improvements at the Rusty Cutter roundabout, have significantly enhanced the delivery of this site. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.22 Brockhampton West (BD11) is a large 'gateway' employment site near the junction of the A3(M) and A27. The site is owned by the Council and could provide up to 23,400 square metres of new manufacturing and/or warehousing floorspace, supporting between 334 and 650 jobs. Any development proposals will need to address the impact on the highway of additional development traffic on the 'teardrop' junction and the wider strategic road network (SRN). Brockhampton West is a semi-natural greenspace and development will

need to address the loss of this greenspace through enhancements to Broadmarsh Coastal Park to the south of Harts Farm Way. The site has an artificial landform as a result of landfilling capped with soil and clay and proposal will need to address this. Part of the site is identified as an 'important' site for Brent Geese and classified as 'uncertain' for waders.

- 5.23 Land north of Solent Road and adjacent to Bosmere Medical Centre (BD14) is located close to Havant Town Centre and other employment areas. It could provide 6,579 square metres of new office floorspace and 548 new jobs. Portsmouth Water own the land and have expressed an interest in building a new head office there. Much of the site is located in Flood Zones 2 and 3, and therefore suitable for employment rather than residential uses. Development proposals will require an FRA to show development is safe over its lifetime and does not result in a loss of flood water storage. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.
- 5.24 Langstone Gate (BD15) is a successful business centre in Havant Town Centre and close to the A27. Part of the car park could be developed to provide 500 square metres of new office floorspace and 42 new jobs. Any development proposal will need to provide adequate parking for both the existing and new offices.
- 5.25 Solent Road South (BD16) is an existing employment site on the edge of Havant Town Centre and close to other industrial estates. The industrial units on the estate are largely vacant and have been marketed for a considerable time. There is considerable redevelopment potential for a mixture of offices, manufacturing and warehousing led by market interest. Redevelopment could provide 10,000 square metres of new employment floorspace, which equates to 5,500 square metres net when the loss of the existing units is taken into account. The new units could provide between 143 and 833 new jobs. Two planning applications have now been submitted for the redevelopment of this area.
- 5.26 Kingscroft Farm (BD19) is a greenfield site next to Marples Way Industrial Estate and provides expansion land for this successful estate. It could provide up to 6,800 square metres of new manufacturing and/or warehousing floorspace with between 97 and 189 jobs. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.

Policy HB3 Havant & Bedhampton Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Proposed uses
H07	Wessex & Network Rail, New Lane	- Housing (30 dwellings) - Employment
H10/ BD30	Market Parade	- Housing (155 dwellings) - Offices (1,500 sq m) - Main town centre uses
H22	East Street	- Residential (76 dwellings) - Community - Main town centre uses
H69	Former Oak Park School	- Housing (65 dwellings) - Community Health
H80	Havant Retail Park, Bedhampton	- Housing (33 dwellings) - Leisure

Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative provision for the number of dwellings and/or floorspace; and
2. Take account of any specific development requirements as set out below in the supporting text.

- 5.27 Market Parade (H10/BD30) is a key development site that forms the gateway to the town centre from the railway station. It is identified in the Core Strategy Policy CS6.1 as a focus for regeneration and should link with the regeneration at the Public Service Plaza. It is suitable for a mix of town centre uses including retail at ground floor level and residential on the upper floors. Approximately 1,500 square metres of offices, providing 125 jobs, could also be provided on the upper floors. Development proposals should be in keeping with the design proposals set out in the Havant Town Centre Urban Design Framework SPD and could include a landmark building visible from the railway and town centre. Part of the site is in PUSH SFRA 2115 Fluvial Flood Zone 3.
- 5.28 East Street (H22) lies at the heart of the historic town centre in St Faith's Conservation Area and is in need of comprehensive regeneration. It contains a number of listed buildings and development proposals would therefore need to conserve or enhance the setting of the area. The site also contains a number of community facilities and any development proposals would need to retain or reprovide these valued facilities to a similar standard. The regeneration area is suitable for residential use and a range of community facilities. All development proposals would need to take into account the outcomes of the informal consultation on East Street that took place in summer 2012.
- 5.29 The Wessex Construction site (H07) is a brownfield site in an accessible location close to Havant Town Centre, the railway station and the bus station. A Council resolution to grant permission for housing was made in 2009, but the legal agreement was not completed. High density housing development may be suitable as part of a mixed use scheme. There is some limited commercial activity on site at present and some business floorspace.
- 5.30 The site previously occupied by Oak Park School (H69) is allocated as a mixed use health and wellbeing campus. The site is owned by Hampshire Primary Care Trust and planning permission was granted in 2009 for a new community hospital. A new health centre will provide the centre of the campus along with a care home. Approximately 65 new homes could be accommodated on the site the majority of which will be extra care units and served by the health centre. The trees situated on the western boundary are protected by TPO and will need to be retained.
- 5.31 Havant Retail Park (H80) is a brownfield site next to the A3(M). It is currently occupied by a bowling centre and a DIY superstore. The bowling centre is a well used community facility, particularly by young people. Any development proposal for housing on the site will need to retain the bowling centre, or provide an alternative community facility.

Havant Town Centre

- 5.32 Havant Town Centre is the heart of the former market town built up around the crossroads of North, South, East and West Streets. It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Recent significant edge-of-centre developments at Solent and Central Retail Parks and the neighbouring Tesco superstore have extended the retail offer for the town, but have had the effect of shifting the centre of gravity westwards from the centre's historic heart. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration. The Havant Town Centre Urban Design Framework sets out design principles for the centre.

5.33 The town centre boundary includes several distinct areas or quarters. These include the historic core of Havant Town Centre centred on the crossroads, the traditional high street offer of West Street, the new retail parks and the green lung of Havant Park. The primary shopping area is similarly diverse. Primary frontages have been designated on West Street, the ground floor of the Meridian Centre and Solent Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the different parts of Havant Town Centre so that people can make the most of the diverse offer of shops and services. In addition to the mixed use allocations at Market Parade and East Street, all other development proposals will be determined in accordance with the provisions of Policy AL3.

Bedhampton Local Centre

5.34 Bedhampton Local Centre serves the local shopping needs of local residents, hosts a number of community facilities and provides local jobs. All development proposals will be determined in accordance with the provisions of Policy AL3.

Hayling Island

6.01 Hayling Island comprises the two electoral wards of Hayling Island West and Hayling Island East.

Summary of Development Proposals

	Net Requirement 2012 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	213 – 280 dwellings	HY1	138	
		HY2	131	
		Total	269	
Employment	1,014 sq m	HY2	Total	1,014 sq m

6.02 Policy HY1 below allocates new housing sites that go toward meeting the residual requirement identified for Hayling Island. Further housing allocations are included in Policy HY2 (Mixed Use Allocations).

Policy HY1 Hayling Island Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Net dwellings
HY08	103-105 Station Road	12
HY13	Rear of 108-110 Elm Grove	7
UE35	North of Rook Farm	119

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative figure for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

6.03 Land at 103-105 Station Road (HY08) is an existing employment site close to West Town Local Centre which has been vacant for a number of years. The site is known to be within two different ownerships. It is considered suitable for a medium density development of flats and/or houses.

6.04 Land to the rear of 108-110 Elm Grove (HY13) is a brownfield site at the rear of a car park adjacent to Tesco Express. It is currently used for storage. Development proposals will be required to show that access arrangements to the site through the car park have been secured and agreed.

6.05 Land North of Rook Farm (UE35) lies north of the urban area of south Hayling and to the west of Gable Head District Centre. The Grade II listed Rook Farmhouse and Farm Cottage are also adjacent to the site. The site is uncertain for waders use in the Solent Waders and Brent Goose Strategy.

Policy HY2 Hayling Island Mixed Use Allocations

The following sites are allocated for mixed use development:

Site ref.	Location/Address	Proposed uses
HY45	Beachlands	- Housing (75 dwellings) - Leisure
UE21/ BD73	Station Road (east of Furniss Way)	- Housing (56 dwellings) - Employment (1,014 sq m)

Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative provision for the number of dwellings and floorspace; and
2. Take account of any specific development requirements as set out below in the supporting text.

- 6.06 Beachlands (HY45) is situated on the seafront at Hayling Island and is currently occupied by the funfair, amusement arcade, tourist information office and car parking. The area adjacent to the site is at risk of coastal flooding, in Flood Zone 3 and likely to be affected by wave action. Much of the site is also within PUSH SFRA 2115 tidal Flood Zones 2 and 3. A FRA is therefore required to demonstrate that the development is safe in flood risk terms over its full lifetime. The site is located next to Sinah Common SSSI and 100 metres from the Solent Maritime Special Area of Conservation (SAC). Redevelopment proposals for this brownfield site will need to enhance the tourism offer of Hayling Island and contribute to the regeneration of the wider South Hayling area. High quality flats will maximise the housing potential of the site and act as enabling development for tourism and leisure uses. There is the potential for a variety of tourism and/or leisure uses such as tourist accommodation, cafés and restaurants. High quality public realm will enhance the visitor experience and should link to the rest of the seafront. Proposals will need to take into account the Hayling Seafront Masterplan, which was approved as a material consideration in determining planning applications in June 2012.
- 6.07 Land north of Station Road (UE21/BD73) is located close to West Town Local Centre. Part of the site fronting Station Road is occupied by a number of businesses, while the northern section of the site is undeveloped. The greenfield part of the site is identified as an 'uncertain' site for Brent Geese and waders and is within Havant Biodiversity Action Plan (BAP) action area. A comprehensive mixed use redevelopment would regenerate an existing employment area providing new jobs and homes. The employment element would front Furniss Way, as an extension to the Hayling Billy Business Centre. It would be suitable for a mixture of small scale manufacturing and warehousing that would be market led. It could provide approximately 1,014 square metres of new floorspace, supporting between 14 and 36 jobs.
- 6.08 **Mengham and Gable Head District Centre** comprises two groups of shops and forms the main shopping centre for the island. The centre meets the everyday shopping needs of local residents, many of whom have limited opportunities to travel off the island to shop. The centre also accommodates the tourist trade in the peak holiday season. The primary shopping area is centred on the pedestrianised part of Mengham Road and Elm Grove.
- 6.09 **Rails Lane Local Centre** is located near the beach at Eastoke. It has the dual purpose of meeting the everyday shopping needs of local residents and providing seaside shops and cafes to serve holidaymakers and day trippers. **West Town Local Centre** serves the everyday shopping needs of local residents and provides local jobs.

6.11 All development proposals in the District and Local Centres will be determined in accordance with the provisions of Policy AL3.

Leigh Park

7.01 The Leigh Park area comprises the electoral wards of Barncroft, Warren Park, Battins and Bondfields.

Summary of Development Proposals

	Net Requirement 2012 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	524 – 658 dwellings	LP1	375	
		LP2	60	
		LP4	128	
		Total	563	
Employment	1,260 sq m	LP3	Total	1,260 sq m

7.02 Policies LP1 and LP2 below allocates new housing sites that go toward meeting the residual requirement identified for the Leigh Park area. Further housing allocations are included in Policy LP4 (Mixed Use Allocations).

Policy LP1 Leigh Park Housing Allocations (sites)

The following sites are allocated for residential development:

Ref.	Location/Address	Net dwellings
L21	Kingsclere Avenue Open Space (part)	26
L46	Oakshott Drive	8
L86	Blendworth Crescent Open Space	48
L89	Adjacent 27 Holybourne Road	8
L108	The Fox Public House, Prospect Lane	7
L119	Dunsbury Way	72
L145	SSE offices site, Bartons Road	90
UE6a	Cabbagefield Row	116

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative figure for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

7.03 Kingsclere Avenue (L21) site is an area of under-utilised open space within a residential area. To the south of the site are Riders Infant and Junior Schools. The open space is used by the local community and therefore any development should retain some open space on the site for the benefit of the existing residents. Development proposals will therefore be required to show the retention and enhancement of a proportion of the land for open space, equal to approximately 50%.

7.04 Land at Oakshott Drive (L46) comprises an area of open land situated at a lower level to the Petersfield Road. As the site lies adjacent to the Petersfield Road this would need to be taken into consideration in the design of any proposed development in terms of the impact of noise on future residents.

- 7.05 Blendworth Crescent site (L86) is an area of under-utilised open space to the rear of properties in Blendworth Crescent and Stockheath Lane. Part of the site should be retained for open/play space. Access to the Trosnant Infant and Junior Schools south of the site would need to be retained. The existing access is restricted and may need to be widened to serve the development, unless an alternative access can be created. There is a surface water sewer affecting the site and the design and layout of any proposal should take account of this. An ecological survey will be required prior to the development of detailed plans to enable an assessment of the risk posed by the development.
- 7.06 Land adjacent to 27 Holybourne Road (L89) is an area of open land situated at the end of Holybourne Road, which is a cul-de-sac. The irregular shape of the site means that a development of no more than eight dwellings is considered appropriate. The site is located within Flood Zone 1 and foul, surface and private sewers are also present. The main river culvert that runs along the southern boundary links the Lavant and Hermitage Streams and is used to control flows and hence flood risk associated with the Lavant Stream. There must be no development over this structure, and any works within eight metres of the culvert will require the permission of the Environment Agency in the form of a Flood Defence Consent. Development proposals will also require a surface water drainage scheme incorporating SUDS.
- 7.07 The Fox Public House (L108) is located off Prospect Lane. There are flats immediately to the rear of the site in Holbury Court and Sharps Copse Primary School to the south. The site is previously developed land and is allocated for approximately 7 dwellings. It lies within an archaeological zone, which may need investigation prior to any development taking place.
- 7.08 Land at Dunsbury Way (L119) is brownfield land left over from the redevelopment of the Procter and Gamble facility. Planning Permission for 72 flats and a nursery on the site lapsed in 2012. It is now considered suitable for purely residential purposes.
- 7.09 The site formerly occupied by the offices of Scottish and Southern Electricity (SSE) (L145) is a large brownfield site east of Leigh Park District Centre. SSE have relocated their offices within the Borough at Penner Road. A proportion of the overall site will remain in use by the company and this has been excluded from the area identified, but the rest of the site represents an opportunity to provide high density development.
- 7.10 Cabbagefield Row (UE6a) is located to the north of Warren Park. To the east of the site is the proposed reservoir and Park Lane Stream runs parallel to the west. The site is surrounded by SINC designations. There is a mobile telecommunications mast on the eastern side of the site. It is also less than 100 metres from a watercourse, adjacent to ancient woodland and an SPA. Development proposals should have regard to the adjacent SINC designation. Access should minimise the loss of trees at the entrance and any development should consider the likelihood that the site could be considered important component sites of the adjacent SPA supporting its designation and notified interest features.

Policy LP2 Leigh Park Housing Allocations (garage courts/parking areas)

The following sites are allocated for residential development (approximately 60 dwellings in total):

<u>Ref.</u>	<u>Location/Address</u>
L02	Parking Area off Rhinefield Close
L06	Garage Court off Awbridge Road
L08	Garage Court off Ernest Road
L16	Garage Court off Sunwood Road
L43	Parking Area off Longstock Road
L47	Parking Area off Marldell Close
L56	Garage Court off Whitsbury Road
L61	Garage Court off Forestside Avenue
L90	Garage Court off Fair Oak Drive
L117a	Garage Court of Beaulieu Avenue
L117b	Parking Area off Beaulieu Avenue
L136	Garage Court off Millbrook Drive
L137	Parking Area off High Lawn Way
L139	Garage Court off Kingsclere Avenue
L140	Garage Court off Kimbridge Crescent
L146	Parking area off Forestside Avenue
L147	Garage Court off Rownhams Road
L148	Garage Court off Grateley Crescent
L149	Garage Court off Brockenhurst Avenue

7.11 There are a large number of parking/garage courts in Leigh Park that can be redeveloped to provide new homes. Many of these sites are rarely used with garages boarded up and the areas left vulnerable to crime and anti-social behaviour. These underused areas present a suitable opportunity to make better use of the land in order to accommodate the need for new homes. In addition, Portsmouth City Council (as landowner) will seek to improve other parking/garage courts. The sites have been considered together as one allocation to provide approximately 60 dwellings.

Policy LP3 Leigh Park Employment Allocation

Planning permission will be granted for employment development on land at BD65 Dunsbury Way provided that detailed proposals:

1. Are consistent with the indicative provision for floorspace; and
2. Take account of any specific development requirements as set out below in the supporting text.

7.12 Land at Dunsbury Way (BD65) is a plot of land left over from the redevelopment of Procter and Gamble. There is an existing planning permission for both a skills centre and employment uses. There is the potential to provide both employment and skills on this site and thus contribute to the regeneration of Leigh Park. It could provide approximately 1,260 square metres of new manufacturing and/or warehousing floorspace with between 18 and 36 jobs along with a skills centre.

Policy LP4 Leigh Park Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Proposed uses
L25	Strouden Court	- Housing (25 dwellings) - Retail - Open space
L83	Riders Lane Allotments	- Housing (65 dwellings) - Allotments
L138	Leigh Park Centre	- Housing (38 dwellings) - Main town centre uses

Planning permission will be granted provided that detailed proposals:-

1. Are consistent with the indicative provision for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

- 7.13 Strouden Court (L25) is located in the heart of Warren Park. It comprises a small shopping precinct, a garage and green area off Drummer Court and some residential housing blocks. There is potential to redevelop the site for a mixed use development of 25 additional residential dwellings, retail and open space. There are no major environmental constraints to development on the site, but a number of the buildings are still in active use and will need to be replaced as part of any proposed development. An existing surface water sewer will also need to be incorporated into any scheme.
- 7.14 Riders Lane Allotments (L83) is a greenfield site next to the Hermitage Stream. All development proposals will need to reprovide the allotments of the same quantity and quality, within or close to the site, to the satisfaction of the local planning authority. The key constraint is the site's location next to the Hermitage Stream. Part of the site is located in Flood Zones 2 and 3 and part of site is within PUSH SFRA 2115 fluvial Flood Zones 3. Therefore development proposals would need an FRA to show development is safe over its lifetime and does not result in a loss of flood water storage.
- 7.15 **Leigh Park District Centre** is a purpose-built 1950s shopping precinct which serves the everyday shopping needs of the Leigh Park community, as well as providing important community facilities. Core Strategy Policy CS6 identifies the centre as an area in need of regeneration. The primary shopping area is centred on the Greywell Centre.
- 7.16 The whole of the district centre is allocated for a mixture of main town centre uses and approximately 38 new homes. This should diversify the centre to offer a range of attractions, rather than just being a place to shop. Development proposals should be outward looking on the road frontages to provide a stronger more visible identity to the centre. In addition to the allocations, all other development proposals will be determined in accordance with the provisions of Policy AL3.
- 7.17 **Middle Park Way Local Centre** serves the everyday shopping needs of local residents and passing motorists. All development proposals will be determined in accordance with the provisions of Policy AL3.

Waterlooville

8.01 The Waterlooville area comprises the electoral wards Cowplain, Hart Plain, Waterloo, Stakes and Purbrook.

Summary of Development Proposals

	Net Requirement 2012 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	226 – 435 dwellings	WA1	428	
		WA3	114	
		Total	542	
Employment	2,995 sq m	WA2	Total	2,995 sq m
Retail	4,000 sq m	AL3	Total	4,000 sq m

8.02 Policy WA1 allocates new housing sites that go towards meeting the residual requirement identified for the Waterlooville area. Further housing allocations are included in Policy WA3 (Mixed Use Allocations).

Policy WA1 Waterlooville Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Net dwellings
W53a/b	St Michael's Convent/Sacred Heart Church	66
W58	Forest End Garages	10
W63	Goodwillies Timber Yard	96
W125	Former Purbrook Park School Playing Field	95
W126	Padnell Grange	84
W130	Meadowlands Schools	52
W139	325 Milton Road	25

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are consistent with the indicative provision for the number of dwellings; and
2. Take account of any specific development requirements as set out below in the supporting text.

8.03 The St Michael's Convent site (W53a/b) was previously allocated in the Havant Borough District-Wide Local Plan adopted in 2005. The site extends from London Road to the Hermitage Stream to the rear of Hermitage Gardens. The site includes two grade II listed buildings, areas of greenspace, including the Hermitage Stream valley, which is in Flood Zone 1. The two listed buildings on site should, and the green spaces that form an important part of their setting, be retained. Fluvial modelling may be required to fully assess flood risk. Any development within eight metres of the main river will require a Flood Defence Consent from the Environment Agency. Development proposals will also require a surface water drainage scheme incorporating SUDS.

- 8.04 Forest End Garages site (W58) consists of a hard surfaced parking area with some garage buildings, the Air Training Corps/Cadets' Hut and former Royal British Legion Hall. It is located close to Waterlooville Town Centre. Re-provision of the Air Training Corps/Cadets will need to be addressed, as part of any proposal. Development could potentially be linked to the Major Development Area via a link road from Maurepas Way.
- 8.05 Goodwillies Timber Yard (W63) lies on the eastern side of London Road between Waterlooville Town Centre and Purbrook Local Centre. This brownfield sites is mainly covered by hard standing and various commercial buildings. Relocation of the existing business will need to be addressed, as part of any development.
- 8.06 The former Purbrook Park School Playing Field site (W125) on the north side of Stakes Road was allocated in the 2005 Local Plan as a housing site. It is no longer used for recreation and is surplus to requirement. There are TPOs adjacent to the site along the northern and western boundaries. Therefore the design and layout of the site will need to consider the protected trees.
- 8.07 Padnell Grange (W126) is situated on the edge of the built up area of Cowplain. To the south and west are residential properties, Hazelton Wood is to the north, and the golf course east to the east. There are a number of existing buildings on the site that could be converted. The existing TPOs should be retained and integrated, as part of any development.
- 8.08 Meadowlands School (W130) lies west of Milton Road local centre to the north of the Waterlooville area. Hampshire County Council has declared this part surplus to the education requirements. The boundaries of the site are lined with vegetation and Eagle Avenue to the south of the site is situated at a significantly lower level to the site. Part of the northern part of the site lies within an aquifer protection zone and the site is also within an area of potential ground quality issues.
- 8.09 325 Milton Road (W32) is a former petrol filling station site on a prominent junction between Milton Road and Eagle Avenue, adjacent to the Milton Road shopping precinct. The site has been cleared, but remediation of the contamination may still be required. Part of site is within in PUSH SFRA 2115 fluvial flood zone 3. Therefore development proposals would need an FRA to show development is safe over its lifetime and does not result in a loss of flood water storage.

Policy WA2 Waterlooville Employment Allocation

Land at BAE Systems Technology Park (BD54) is allocated for employment development. Planning permission will be granted provided that detailed proposals:

- 1. Are consistent with the indicative provision for floorspace; and**
- 2. Take account of any specific development requirements as set out below in the supporting text.**

- 8.10 The Brambles is a successful business park located close to Waterlooville Town Centre. Part of the car park at BAE Systems Technology Park (BD54) could be redeveloped to provide approximately 2,995 square metres of new office, manufacturing or warehousing floorspace and between 43 and 250 jobs. Any development proposal will need to provide adequate parking for both the existing and new businesses.

Policy WA3 Waterlooville Mixed Use Allocations

The following sites are allocated for mixed use development:

<u>Ref.</u>	<u>Location/Address</u>	<u>Proposed uses</u>
W56	Former Curzon Rooms	- Housing (14 dwellings) - Main Town Centre uses
W109	Asda/Clock Tower	- Housing (No net dwelling increase) - Main town centre uses
W110	Wellington Way	- Housing (No net dwelling increase) - Main town centre uses
W135	West of Asda/Blue Star site	- Housing (100 dwellings) - Main town centre uses

Planning permission will be granted provided that detailed proposals:

- 1. Are consistent with the indicative provision for the number of dwellings; and**
- 2. Take account of any specific development requirements as set out below in the supporting text.**

- 8.11 The former Curzon Rooms site (W56) in the London Road precinct of Waterlooville Town Centre was vacant for some time and was eventually demolished in 2012. It is suitable for town centre uses on the ground floor and residential above. Given the site's central location, a high density development may be appropriate.
- 8.12 The comprehensive redevelopment of the Asda/Clock Tower site (W109) in Waterlooville Town Centre is important to the successful integration of the town centre with the West of Waterlooville MDA, as proposed in Policy CS18 of the Core Strategy. The site includes a mix of town centres uses, a large store, car park and residential units. Any development proposal would need to address the reprovision of these uses. The site could provide a mixture of town centre uses. The redevelopment of buildings on Hambledon Road, Swiss Road and reconfiguration of the ASDA car park would improve the connectivity between the town centre and MDA. The redevelopment of the ASDA store and car park to provide a more space efficient layout is an aspirational part of this development site. Development proposals should be in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD.
- 8.13 Wellington Way (W110) is a 1960s single storey shopping precinct and car park in the heart of Waterlooville Town Centre. Any development proposal would need to address the reprovision of these uses. The site would mainly be flats above shops and some town houses. Development proposals should be in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD.
- 8.14 The West of Asda/Blue Star Site (W135) is a greenfield site on the opposite side of the road to the Asda store. The development of this site is considered important to the successful integration of the West of Waterlooville MDA and the town centre, as set out in Policy CS18 of the Core Strategy. The site is suitable for a mixture of town centre uses at ground floor level with residential units above. Development proposals should be in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD.

- 8.15 **Waterlooville Town Centre** developed to support expanding post-war residential areas west of the A3(M). It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Significant developments on the edge of the traditional town centre at Wellington Retail Park and neighbouring stores have extended the retail offer for the town. It is essential that the new community, living and working in the West of Waterlooville MDA, integrates effectively with the existing town centre. Policy CS18.4 of the Core Strategy sets out the development requirements for this integration and further details are set out in the Waterlooville Urban Design Framework SPG, which also sets out design principles for the whole of the centre. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration.
- 8.16 The town centre boundary includes the traditional shopping area, Wellington Retail Park and neighbouring stores. The primary shopping area comprises two areas: the pedestrianised section of London Road and the Boulevard, and Wellington Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the traditional town centre and Wellington Retail Park. In addition to the allocations, all other development proposals will be determined in accordance with the provisions of Policy AL3.
- 8.17 **Cowplain District Centre** was built to serve the post-war residential areas in the north of the Borough. Although it is a relatively small district centre it does have a range of convenience and comparison shops, financial services and community facilities. The primary shopping area runs along the western side of London Road.
- 8.18 **Crookhorn Local Centre** serves the everyday shopping needs of local residents and students and provides community facilities. A large number of units in the precinct are occupied by fast food takeaways. This has raised concerns about units that are not open during the day and so have inactive frontages, as well as problems with noise, litter and odour.
- 8.19 **Grassmere Way Local Centre** serves the everyday shopping needs of local residents and provides community facilities.
- 8.20 **Hambledon Parade Local Centre** lies close to the West of Waterlooville MDA off Hambledon Road. It serves the everyday shopping needs of local residents who will increase in number as the MDA is built out.
- 8.21 **Milton Road Local Centre** serves the everyday shopping needs of the Wecock Farm community.
- 8.22 **Purbrook Local Centre** on London Road meets the everyday shopping needs for local residents and passing motorists. Small businesses provide local jobs and services. There are a number of community facilities within and near the centre.
- 8.23 **Widley Local Centre** is in two parts, either side of London Road, and serves the everyday shopping needs of local residents and passing motorists.
- 8.24 All development proposals in the District and Local Centres will be determined in accordance with the provisions of Policy AL3.



Development Management Policies

- 9.01 The following policies should be read as a continuation of the Development Management policies in the Core Strategy.

DM17 Contaminated Land

Planning permission will be granted for development on or near contaminated land only where an appropriate investigation of potential risks to end users is undertaken by the developer.

Where risks are identified, the necessary remediation measures to be undertaken by the developer must take full account of the intended use and ensure it does not have a negative effect on human health, groundwater and the wider environment.

- 9.02 The Borough's urban areas contain numerous sites which may be subject to historic contamination and which may present a potential risk to human health. The possibility of contamination will be assumed for development on or adjacent to land previously used for industrial activities or proposals for sensitive uses such as housing, schools, allotments, hospitals and children's play areas. It will remain the responsibility of the developer to identify land affected by contamination and to ensure that such land is remediated to secure a safe development.

DM18 Protecting New Development from Existing Sources of Pollution

Planning permission will be granted for development provided that the amenity of future occupiers or users of the proposed development is not unacceptably affected by existing or future projected levels of air, noise, vibration, light, water or other pollution.

- 9.03 This policy complements Policy DM10 of the Core Strategy. It is intended to control the adverse effects which could occur as a result of the inappropriate location of new development close to sources of pollution or other amenity impacts. The Council will seek to ensure that, at a local level, people can enjoy public places and homes without undue disturbance or intrusion from neighbouring uses, while, at the wider scale, developments do not raise ambient pollution levels unacceptably.

DM19 Small Shops outside Town, District and Local Centres

Planning permission will be granted for small local convenience stores outside Town, District and Local Centres provided:

- 1. The net sales area is less than 280 square metres; and**
- 2. There are no other suitable or available sites within or on the edge of the nearest town, district or local centre.**

- 9.04 Small local shops outside identified town, district and local centres provide an important service for local communities. They provide everyday shopping needs and are particularly valuable for people with accessibility or mobility issues. They also reduce the need to travel by car for everyday essentials.
- 9.05 The threshold of 280 square metres accords with the definition of a 'small shop' in the Sunday Trading Act 1994 and is set at a level that is not considered to affect the vitality and viability of town, district or local centres.

- 9.06 A sequential assessment of other potentially suitable sites would still need to be carried out in accordance with paragraph 24 of the NPPF, to make sure that there are no preferable sites available within easy walking distance of the proposed development. Generally, the area of search would be a radius of 800 metres from the development site. Small local convenience stores fall well below the policy threshold for impact tests set in the NPPF and it is not proposed to set a local floorspace threshold. The Council does not think that such small convenience stores would undermine the viability and vitality of local centres, but would help to meet the everyday shopping needs of local people.

DM20 Shopfronts, Signs, Security Shutters and Advertisements

Planning permission will be granted for shopfronts, signs, security shutters and advertisements where:

- 1. They are appropriate in size, scale and design to the character of buildings and their surroundings.**
- 2. They will not result in a cluttered appearance either on individual buildings or on the streetscene as a whole.**
- 3. They do not have a detrimental impact upon public safety. In particular, advertisements and signs must not negatively impact upon highways safety for both vehicular and pedestrian movements.**
- 4. The level of illumination proposed does not result in light pollution and does not have a detrimental impact upon the amenity of the local area. In the interests of amenity and public safety, individually illuminated letters would be preferable over entirely illuminated signs; and**
- 5. In conservation areas and on listed buildings, they are designed to an appropriate style and scale fitting for the local environment. Illuminated signs are unlikely to be acceptable in areas of historic or conservation importance.**

- 9.07 The cumulative impact of advertisements and signs can have a harmful effect if they are not carefully controlled. 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.
- 9.08 Illumination, particularly in historic centres, can detract from the overall appearance of a building or area. When assessing proposals for signs and advertisements which include illumination, consideration should be given to the use of illuminated lettering or background only, rather than an entirely illuminated sign.
- 9.09 Security shutters are sometimes necessary to protect shop premises, but can create significant visual intrusions in the streetscene. It is important, therefore, for proposals to strike the right balance between security and good design.

DM21 Buildings of Local Interest

The change of use, conversion and extension of buildings identified by the Council as being of local architectural or historic interest (locally listed buildings) will be permitted provided the proposals do not adversely affect their character or setting, and are in accordance with other policies of the local plan.

- 9.10 The Council has identified buildings suitable for inclusion on a local list of buildings important for local heritage reasons. These are buildings that contribute to local identity and reflect locally significant parts of the Borough's history.

Policy DM22 New Cemeteries

Planning permission will be granted for new cemeteries provided that they are:

- 1. In keeping with the character of the surrounding area.**
- 2. Appropriately sited in close proximity to public transport.**
- 3. Will have no adverse impact on controlled waters including groundwater and surface waters; and**
- 4. Clear of aerial and buried structures.**

9.11 There are three existing cemeteries in the Borough at Havant, Warblington and Waterlooville, and a new cemetery is planned as part of the West of Waterlooville MDA across the Borough boundary in Winchester District.

9.12 All proposals for further cemetery provision should have regard to the character of the surrounding area and retain any existing landscape features such as hedges and trees. The site should be accessible by public transport preferably with good links to pedestrian networks. It will be necessary to demonstrate that the proposed cemetery will not have an adverse impact on ground or surface water and in that respect the advice of the Environment Agency will be required.

Policy DM23 Uncertain Sites for Brent Geese and Waders

Where sites are identified as having an uncertain value within and as defined by the Solent Waders and Brent Goose Strategy (2010), studies will be required to be undertaken in accordance with an appropriate survey methodology in order to determine their level of importance.

9.13 Havant Borough represents an internationally important wintering location for Brent Geese and wading bird species. The coastal areas around Chichester and Langstone Harbour are particularly important. Extensive parts of the coast are protected via statutory designations. However, Brent Geese and wading bird species are also dependent upon an ecological network of non-designated terrestrial habitats for feeding and roosting. The majority of these sites are amenity/recreation grasslands and agricultural land with little intrinsic nature conservation interest. However, the network of sites are functionally linked to the integrity of the internationally designated sites, and therefore the Habitat Regulations may apply to their protection.

9.14 Sites of important or uncertain value to Brent Geese and waders have been identified within the Solent Waders and Brent Goose Strategy (2010). Where sites are of uncertain value, site studies should be undertaken in accordance with an appropriate survey methodology in order to determine their level of importance. Appropriate methodologies should be approved by a professional ecologist and prepared in consultation with Natural England. One such methodology is outlined in the Solent Waders and Brent Geese Strategy (2010).

9.15 It is important that proposals that could affect important wading bird and Brent Goose sites outside of the statutory designated areas are assessed in order to demonstrate levels of impact, alone and in combination with other proposals. Proposals that could directly or indirectly impact on important sites will be required to demonstrate that new development will not result in an adverse effect upon the SPA bird populations. This Allocations Plan will therefore be supported by a Habitats Regulations Assessment (HRA) and will take into account the findings and recommendations set out in the Solent Disturbance and Mitigation Project.

Policy DM24 Managing Flood Risk in Emsworth

Planning permission will be granted for developments that can demonstrate:

- **Through a Flood Risk Statement (FRS) that the proposed development may be accommodated without detriment to existing drainage infrastructure**
- **Through a Flood Risk Assessment (FRA) that justification for development of sites over 1 hectare will be required to be supported by a Sustainable Drainage Scheme (SUDS) designed to manage post development surface-water drainage to existing off-site drainage infrastructure and outfalls with sufficient capacity to accommodate existing and additional flow created by development on a site.**

In addition, a contribution may be required for developments that fall within the catchment of the Emsworth Flood Alleviation Scheme (FAS).

- 9.16 This policy relates to applications for developments within Emsworth and adjacent to the urban area boundary.
- 9.17 Emsworth occupies a unique situation in the Borough due to its geology, the hydrology within its three drainage catchments, and its historic urban form, which affects the free operation of critical sections of watercourses within those catchments. In the past development has been permitted recognising the effects of large incremental changes on the operation of these watercourses, but it is now recognised that the cumulative effect of many smaller developments has had an equal if not greater bearing on the operation - both in terms of capacity and in terms of water quality - of the drainage system.
- 9.18 HBC, HCC and the EA have determined that it is now necessary to understand and take account of the drainage impact of any changes to impermeable areas within proposals for development. This is a key part of the Flood Alleviation measures required for the West Brook and Selangor catchment areas and is extended to cover the Ems catchment as being one of high environmental importance. To this end Policy DM24 has been agreed by the parties concerned. In addition, a Flood Risk Strategy specially for Emsworth is being prepared by the partners and local groups to help manage flood risk both now and in the future.
- 9.19 As stated in the policy, a FRS will be required for developments that result in an increased impermeable area. Developments will be required to demonstrate that any increase does not have a negative effect on the watercourse, groundwater and/or sewerage. The Council's Development Management Team will produce a guidance note and checklist to indicate the scale and types of development that will be expected to meet this criteria.
- 9.20 Development should follow the SUDS Management Train (prevention, source control, site control and regional control) to reduce pressure on the existing drainage regime and to improve the standard of protection offered by the Emsworth Flood Alleviation Scheme (FAS) once it is delivered. A FRA will be required to support applications for developments on sites over 1 hectare. The FRA should demonstrate how SUDS will reduce the greenfield and brownfield runoff rates. Evidence should be provided to support the reduction proposed. The Council's Development Management Team will produce a guidance note and checklist that indicates how this reduction could be achieved.
- 9.21 In addition, contributions may be required from developments that fall within the catchment of the (FAS), where the FAS is expected to be in place or improved within five years of the date of the application. The use of independent third party valuation expertise, at the developer's cost, may be required to find a negotiated solution to developer requirements. The Council's Development Management Team and EA will set out the catchment area.



Glossary

Annual Monitoring Report: Monitors achievements and progress against a number of indicators including housing delivery and progress on the HBLP. It is usually published in December of each year.

Buildings of Local Interest: Not of a standard to be included in the Statutory List, but which have architectural merit, are local landmarks, have literary or historical associations, make significant contributions to the townscape or reflect the historical development, economic activity and civic functions of the Borough.

Comparison Goods: Include clothing and footwear; household goods; DIY; recreational goods such as electrical and sports; and other goods such as pharmaceutical products and jewellery.

Conservation area: An area of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Convenience Floorspace: The amount of floorspace given over to the sale of convenience goods, usually provided in square metres.

Convenience Goods: Consumer goods purchased on a regular basis, including food and groceries and cleaning materials.

Core Strategy: A Development Plan Document that sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

Development Plan: Section 38(6) of the Planning and Compulsory Purchase Act states that an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework (LDF). Under the Localism Act, the Havant Borough LDF is now referred to as the Havant Borough Local Plan and Other Planning Policy Documents.

Economic Development: Development that achieves at least one of the following objectives: provides employment opportunities, generates wealth or generates an economic output or product.

Employment: One type of economic development relating only to Class B1, B2 or B8 uses as defined by the Town and Country Planning (Use Classes) (Amendment). (England) Order 2010.

Employment and Skills Plan: Maximise the opportunities presented by development to improve local employment and training. They are required for major developments within the Borough at the construction and/or occupation stage of the development.

Employment Land Review (ELR): A key part of the evidence base for the Local Development Framework. The ELR examines the portfolio of employment sites and applies up-to-date and sensible criteria in terms of sustainable development and market realism.

Flood Risk Assessment: Required when a planning application is submitted, based on the size of the development and the location within the flood plain. This requirement is set out in the Government's policy on development and flood risk in the National Planning Policy Framework (NPPF).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and domestic gardens.

Greenfield site: Land upon which no development has previously taken place. This includes residential garden land.

Gross: The total amount of new homes or floorspace completed at the end of the development. The gross figure is used to calculate the net figure by subtracting the loss.

Habitats Regulations Assessment (HRA): The application of HRA to land use plans is a requirement of the Conservation (Natural Habitats) Regulations 1994 as amended. The process assesses the potential for a land use plan to affect the conservation objectives of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of European Sites.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Infrastructure: The basic physical and organisational structures such as roads, buildings and power supplies that are needed for the operation of society.

Local Enterprise Partnership (LEP): Local Enterprise Partnerships are led by local authorities and businesses across natural economic areas. They provide the vision, knowledge and strategic leadership needed to drive sustainable private sector growth and job creation in their area. Havant Borough is part of the Solent LEP.

Listed building: A building or other structure officially designated by the Department for Culture, Media and Sport as being of special architectural, historical or cultural interest.

Local Development Document (LDD): The collective term for Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

Local Development Scheme (LDS): The programme for preparing Local Development Documents. Details of its progress are included in the Annual Monitoring Report.

Local List of Historic Buildings: Buildings on the Local List of Historic Buildings are offered a degree of protection against unnecessary and/or damaging development owing to their local interest. Such buildings will not enjoy the full protection of those buildings of national public interest which are likely to feature on the Statutory Register of Listed Buildings.

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how these are expected to be applied. It replaced all the Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) in 2012.

Natural England: A Government advisor on the natural environment. Its aim, defined under the Natural Environment and Rural Communities Act 2006, is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Net: The total amount of new homes or floorspace completed minus the loss of existing dwellings or floorspace. The net figure is calculated by subtracting total losses from the gross completions.

Primary Frontage: The core of the main shopping area where the highest Zone A rental levels, (i.e. where the rental value of the first 6m depth of floorspace in retail units from the shop window) are achieved and where retail uses dominate.

Proposals Map: Identifies areas of protection; areas at risk from flooding; allocate sites for development; and set out areas to which specific policies apply. It is added to and amended as individual documents of the Local Plan and other Planning Policy Documents are adopted.

Previously Developed ('brownfield') Land: That which was or is occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Excludes residential gardens.

PUSH: The Partnership for Urban South Hampshire is a formally constituted organisation comprising East Hampshire, Eastleigh, Fareham, Gosport, Hampshire County Council, Havant, New Forest, Portsmouth, Southampton, Test Valley and Winchester Councils. They have come together to improve the economic performance of South Hampshire and enhance it as a place to live and work.

Regional Spatial Strategy (RSS): A strategy that sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. The RSS for this region is the South East Plan. The RSS replaces the Regional Planning Guidance.

Saved policies: Policies saved from the previous adopted Local Plan. They will be used in the transitional period between the old local plan system and the new HBLP.

Secondary Frontage: Part of the main shopping area where Zone A rents are lower and where there is a greater proportion of non-retail uses.

Shoreline Management Plan (SMP): Provides a large scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner.

Site of Importance for Nature Conservation (SINC): Sites of particular importance for nature conservation, containing habitats or features that are effectively irreplaceable (excluding statutory designated sites).

Site of Special Scientific Interest (SSSI): Designated by Natural England under the Wildlife and Countryside Act 1981 to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

South East Plan: The Regional Spatial Strategy (RSS) for the south east of England. This looks at the development requirements for the region and apportions requirements to the sub-regional or local authority area. The Localism Act abolished the RSS, but this has yet to be enacted.

Special Area of Conservation (SAC): An area considered important for its wildlife population and diversity, recommended by the Government under the European Habitats Directive.

Strategic Flood Risk Assessment (SFRA): A key part of the evidence base for the Local Plan. It identifies land at risk of flooding and the degree of risk of flooding from river, sea and other

sources. It is a free standing assessment that contributes to the Sustainability Appraisal of local development documents.

Strategic Housing Land Availability Assessment (SHLAA): An assessment of sites with potential for housing development.. It is a key component of the evidence base and is updated annually.

Strategic Road Network: The system of motorways and major trunk roads used to move people and freight around the country. The Highways Agency is responsible for its construction and maintenance.

Strategic Sites: Those considered key to delivery of the strategic objectives outlined in the Havant Borough Local Plan (Core Strategy).

Supplementary Plan Documents (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): Tool for appraising policies to ensure they reflect sustainable development objectives including social, environmental and economic factors and required in the Act to be undertaken for all local development documents.

Sustainable Development: Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): A range of management practices and control mechanisms that drain surface water in a way that mimics natural drainage and reduces the adverse impacts on river regimes and the risk of erosion, flooding and ecological damage. The SUDS Management Train is a hierarchical approach for managing drainage. This involves prevention, source control, site control and regional control.

Tests of Soundness: An Inspector appointed to examine in public Development Plan Documents will check that it complies with the legislation and determine whether the document is sound. To be 'sound' the document should be positively prepared, justified, effective and consistent with national policy.

Town centre uses: Defined as retail, leisure, entertainment facilities, offices, arts, culture and tourist development.

The Regulations: Town and County Planning (Local Planning) (England) Regulations 2012.

Wellbeing: The state of being contented and healthy.

Windfall sites: Development or redevelopment sites not identified in the Local Plan, but which become available for housing. These may be for a number of dwellings or small changes of use, such as the conversion of vacant space above shops or other commercial premises.



Appendix 1: Evidence Based Studies

Hyperlinks to these documents can be found at www.havant.gov.uk/havant-12612.

Links to past consultations can be found at www.havant.gov.uk/havant-9116.

Study/Report	Responsibility	Progress
Allocations DPD Issues and Options	HBC	March 2008
Consultation Analysis of Site Allocations: Issues and Options DPD held Spring 2008	HBC	July 2010
What do you want from your town, district and local centres? Consultation Document and Responses	HBC	December 2011 – January 2012
Local Plan (Allocations): Stakeholder Workshops: Workshop Material and Summary of Responses	HBC	January – March 2012
Local Plan (Allocations): Informal Consultation Housing Focus: Exhibition Material and Summary of Responses	HBC	May – July 2012
The Future of East Street: Exhibition Material and Summary of Responses	HBC	August – October 2012
Housing Site Evaluation Matrices	HBC	Completed November 2012
Strategic Housing Land Availability Assessment (SHLAA)	HBC	1 st Edition March 08, 2 nd Edition December 08, 3 rd Edition December 09, 4 th Edition December 2011, 5 th Edition November 2012
Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper	HBC	Completed October 2012
Strategic Housing Market Assessment (SHMA)	DTZ for PUSH	Completed 2006. Housing Market Monitoring Reports published annually.
Housing Viability Assessment	DTZ for HBC	Completed 2008
Housing Viability Assessment Non Technical Report	DTZ for HBC	Completed 2010
Travellers Accommodation Assessment for Hampshire 2012	Forest Bus for 11 Hampshire Authorities	At publication Assessment not complete Underway and due winter 2012
Employment Land Review (ELR)	DTZ for HBC	Completed 2010

Employment Land Review (ELR) Update 2012	HBC	Completed September 2012
Town Centres Retail & Leisure Study	Nathaniel Litchfield Partners for HBC	Completed 2009
Havant Hotel Futures	Hotel Solutions for HBC	Completed 2008
Landscape, Townscape and Seascape Character Assessment	Kirkham Landscape Associates	Completed 2007
Landscape Sensitivity Study	Kirkham Landscape Associates	Completed 2007
The Formation of Strategic and Local Gaps in Havant Borough	Kirkham Landscape Associates	Completed 2008
Havant Borough Gaps Review 2012	Joint Report by Havant Borough Council and East Hampshire Districts' Landscape Architects	Completed November 2012
Open Spaces Plan and PPG17 Assessment	Kit Campbell Associates	Completed 2006
Open Spaces Plan Review	HBC	Completed November 2012
Green Infrastructure Strategy	UE Associates on behalf of PUSH	Completed 2011
Green Infrastructure Study for Havant Borough	UE Associates for HBC	Completed February 2012
Havant Biodiversity Action Plan (BAP)	Hampshire & Isle of Wight Wildlife Trust in partnership with HBC	Completed 2011
Solent Waders and Brent Goose Strategy	Hampshire & Isle of Wight Wildlife Trust	Completed 2010
Solent Disturbance and Mitigation Project	Solent Forum	Phase 1 survey completed 2009; Phase 2 modelling completed 2012; Phase 3 mitigation underway and expected completion Spring 2013
Strategic Flood Risk Assessment (SFRA)	Atkins for PUSH	Completed 2008
Local Plan (Allocations): Strategic Flood Risk Assessment	HBC	Completed November 2012
North Solent Shoreline Management Plan	New Forest DC as lead authority	Completed 2010
Infrastructure Delivery Plan	LSP/HCC/HBC	HCC baseline study published November 2009. HBC Update July 2012 to accompany CIL Charging Schedule
Transport Impact Evaluation	Peter Brett Associates for Harbour authorities (PCC, HBC, GBC & FBC)	Stage 1 Report, June 2009. Stage 2 Havant Transport Mitigation Study, January 2010
Sub Regional Transport Modelling – Stage 1 Report	MVA Consultancy	November 2012
Draft Havant Borough Transport Statement	HCC	June 2012

School Places Plan 2011-15	HCC	Completed 2011
Sustainability Appraisal	Lepus Consulting	November 2012
Habitats Regulations Assessment (HRA): Screening Report	Lepus Consulting	November 2012
Self Assessment Checklist for Conformity of Local Plan with NPPF	HBC	November 2012
Integrated Impact Assessment	HBC	Completed to required stages

Appendix 2: Saved Local Plan (2005) Policies

(1) Saved Policies to be superseded by the Allocations Plan

Saved Local Plan Policy	Allocations Plan Draft Policy (site ref.)
UF1 Strategic Gaps	AL2
[H3 Baseline Housing Sites]	
H3.2 St Michaels Convent, 354 London Road, Waterlooville	WA1 (W53a/b)
H3.9 Land north and south of Ranelagh Road and Kingscroft Farm, Brockhampton Road, Bedhampton	HB1 (H18)
H3.18 Adj. 156 London Road, Waterlooville	WA1 (W63)
H3.19 Goodwillies Timber Yard, London Road, Waterlooville	
H3.20 Garages, Forest End, Waterlooville	WA1 (W58)
H3.24 115-123 St Mary's Road, Hayling Island	HY1 (UE35)
H3.28 Former Purbrook Park School Playing Field, Stakes Road	WA1 (W125)
H3.30 Padnell Grange, Cowplain	WA1 (W125)
H3.31 Warblington School Field, Havant	HB1 (H06)
[H4 Reserve Housing Sites]	
H4.1 Scratchface Lane, Bedhampton	HB1 (UE7)
[EMP1 Employment Land Allocations]	
EMP1.1 Former Incinerator Site and Havant Borough Council Depot, Harts Farm Way, Havant	HB2 (BD09)
EMP1.5 Land at Palk Road, Havant	HB2 (H19)
EMP1.6 Land to the north of Deep Sea Seals, Marples Way, Havant	HB2 (H18)
EMP1.7 Land west of Former Incinerator, Harts Farm Way, Havant	HB2 (BD10)
EMP1.9 Land at Station Road East, Hayling Island	HY2 (UE21/BD73)
TC1 Hierarchy of Centres	AL3
TC6 Changes of Use – Primary Frontages	AL3
TC7 Changes of Use – Secondary Frontages	AL3
HTC5 Car park adj. Perseverance PH, North St., Havant	HB3 (H10/BD30)
HTC6 Wessex Construction and Plant Hire, New Lane, Havant	HB3 (H07/BD27)
T2 Safeguarding of land for South Hampshire Rapid Transit System	AL5

(2) Saved Policies further superseded by the Core Strategy

(These policies were only partially superseded by the Core Strategy and were therefore saved in tandem with that document. Their relevance and effectiveness have been re-appraised in the preparation of the Allocations Plan.)

Saved Local Plan Policy		Core Strategy Policies
R17	Playing Space Related to New Housing Development	CS1.3, CS16 & CS21
T3	Safeguarding for other Schemes	DM15

(3) Other Saved Policies not taken forward into the Allocations Plan

Saved Local Plan Policy		Reason
[H3 Baseline Housing Sites]		
H3.6	Conigar Road, Emsworth	Within urban area and too small (fewer than 5 dwellings) to be assessed through the SHLAA.
H3.8	Fishery Lane, Hayling Island	Re-assessed as part of the SHLAA, but not considered suitable for development (trees and flood risk).
H3.10	Former Post Office, East Street, Havant	Re-assessed as part of the SHLAA, but no longer available for development.
H3.14	Palk Road/West Street (Former Methodist Church)	Development completed.
H3.21	47-71 London Road, Waterlooville	Part completed. Not considered available for further development.
H3.29	Land off Oak Tree Drive, Emsworth	Site has planning permission.
[H4 Reserve Housing Sites]		
H4.2	North of Goldring Close, Hayling Island	Site re-assessed through the SHLAA and preparation of Allocations Plan. More suitable sites available on Hayling Island.
H4.3	Hampshire Farm, Emsworth	Site under construction.
[EMP1 Employment Allocations]		
EMP1.3	Allotments Site, New Lane, Havant	Retained as allotments.
EMP1.8	Land between A27 and Railway, Emsworth	Site undeliverable due to access restrictions
EMP9	Marine Related Development	Policy re-appraised; superseded by Core Strategy Policy CS2.7
WTC2	Gap Site Redevelopment – Stakes Hill Road	No information that site is available for development.
WTC3	Private Access Road	Potential to be incorporated into redevelopment of adjacent Curzon Rooms.

WTC4	St George's Walk/Portland Road	Some piecemeal development now completed. No further significant development opportunities at the site.
WTC6	Industrial/Business Premises, Victoria Road	Part of site re-assessed through the SHLAA. Not likely to be available for development.
R3	Recreation provision at Campdown	Development not considered viable during plan period
R4	Extension of Crookhorn Golf Course	
R10	Broadmarsh Sailing Centre	
R11	Broadmarsh Interpretation Centre	
R12	Waterlooville Leisure Centre Development	
R16	New open space	Policy re-appraised; superseded by Core Strategy Policy CS1
CS4(i)	Warblington Cemetery	Development completed.
TO1	Development and Improvement of Tourist Attractions and Facilities	Policy re-appraised; superseded by Core Strategy Policy CS5.3



Explanatory note for Appendices 3 to 5

There are three sets of maps forming Appendices 3 to 5. This note explains the purpose of these maps.

Appendix 3

Consists of five maps showing proposed changes to the Local Plan Proposals Map for the five areas of the Borough. These changes are linked to both strategic policies such as the Coastal Change Management Areas and to area-specific allocations for housing, employment and mixed uses. These changes will only come into place when the Allocations Plan is adopted. The maps are therefore subject to change as the plan progresses.

The maps do not include policies in the adopted Core Strategy, such as the Strategic Sites or nature conservation designations. This is because the policies proposed in this plan will not change these allocations or designations. These policies did, however, inform the preparation of this Allocations Plan.

Appendix 4

Consists of inset maps of the defined town, district and local centres, including their primary and secondary frontages. The hierarchy of centres is established in Policy CS4 of the Local Plan (Core Strategy). New boundaries and frontages are proposed in Policy AL3.

Appendix 5

Consists of five maps showing the proposed allocations and discounted housing sites. The discounted housing sites are **not** recommended for allocation in this plan. They are shown for information only.