Executive Summary

Policy CS21 of the Havant Borough Core Strategy sets out the policy basis for the collection of developer contributions in the borough. Where new or improved infrastructure is essential for planning permission to be granted, the council will require on-site or off-site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision.

Developer contributions will be used for the delivery of infrastructure under the following headings:

- Transport
- Housing – dealt with through a separate supplementary planning document.
- Education
- Health
- Social infrastructure
- Green infrastructure
- Public services
- Utility services
- Flood defences
- Public realm.

This supplementary planning document provides the detailed justification and costs for developer contributions that supplement Policy CS21. Table 1 provides a summary of the contributions which will be sought and the amount payable.

Prospective developers are strongly advised to seek pre-application planning advice from the council before purchasing land or property for development. Pre-application advice is available in the first instance from the council’s development management team. This will enable developers to establish the specific nature and scale of contributions for individual sites. A charge is made for pre-application advice, details of which can be found on the council’s website.

On certain sites development viability may be affected by a range of factors such as demolition costs, relocation costs or other specific or abnormal development constraints. Developers and landowners are expected to consider the overall cost of development, including developer contributions and any abnormal remediation or development costs, prior to negotiating the sale or purchase of land or the acquisition or agreement of a land sale option. This supplementary planning document, together with pre-application advice, should ensure that developers and landowners can predict the contributions that will be sought and therefore minimise the risk that developer contributions affect the viability of a scheme. If developer contributions affect scheme viability the developer must demonstrate to the council a lack of viability.

Where viability is critical the council will consider deferring the payment of contributions until the market improves or negotiate on the specific payments that need to be made. Deferring payments allows contributions to be made at an appropriate, agreed point during the development process. In general this would allow for a reduced initial payment with further phased payments made at predetermined later dates or development milestones.

The council has produced standard S106 unilateral agreements for a number of developer contributions, which can be obtained from the development management team. Applicants are encouraged to obtain and where possible, complete, any agreements at an early stage to avoid unnecessary delays in the planning application process. The council acknowledges that a community infrastructure levy will be introduced; further details can be found in section 1.06.
Table 1: Developer Contributions Summary Costs

<table>
<thead>
<tr>
<th>Contribution type of dwelling</th>
<th>Transport</th>
<th>Education</th>
<th>Social infrastructure</th>
<th>Health and green infrastructure: Greening for growth</th>
<th>Public realm per sqm/ per typical residential unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Schools *</td>
<td>Skills and training ***</td>
<td></td>
<td>Public art**</td>
<td></td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>£1980</td>
<td>-</td>
<td>-</td>
<td>£839</td>
<td>±15 (£750)</td>
<td>±5057</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>£3745</td>
<td>-</td>
<td>Primary Education: -</td>
<td>£950</td>
<td>±15 (£1065)</td>
<td>±7446</td>
</tr>
<tr>
<td>3 bedroom dwelling</td>
<td>£3745</td>
<td>-</td>
<td>New School - £5,622</td>
<td>£1286</td>
<td>±15 (£1,275)</td>
<td>±8587</td>
</tr>
<tr>
<td>4 bedroom dwelling</td>
<td>£5457</td>
<td>-</td>
<td>-</td>
<td>£1677</td>
<td>±15 (£1,500)</td>
<td>±11,609</td>
</tr>
<tr>
<td>4+ bedroom dwelling</td>
<td>£5457</td>
<td>-</td>
<td>-</td>
<td>£1957</td>
<td>±15 (£1,800)</td>
<td>±12,686</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td>£109/sqm</td>
<td>-</td>
<td>Submission of Integrated Employment and Skills Management Plan</td>
<td>£27/sqm</td>
<td>±15 1% Variable</td>
<td></td>
</tr>
<tr>
<td>B1 business</td>
<td>£4301</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>±15 1% Variable</td>
<td></td>
</tr>
<tr>
<td>B2 general industry</td>
<td>£1725</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>±15 1% Variable</td>
<td></td>
</tr>
<tr>
<td>B8 warehouse and distribution</td>
<td>£2162</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>±15 1% Variable</td>
<td></td>
</tr>
</tbody>
</table>

* Major residential applications of 10 or more units. A contribution will not usually be required for 1 - 9 dwellings or accommodation for the elderly. See paragraph 5.02 for further details.

** Figure as a percentage of total development costs. Applies to significant development only.

*** Where proposal will result in the creation of 50 or more FTE jobs.

Affordable housing contributions are covered in the separate Housing SPD.
Have Your Say

This Draft SPD is being issued for consultation and the council would like to hear your views on it and about the subject matter it contains or should be included. The council considers it vital that local people can make their views known and contribute towards making the Developer Contributions SPD a more accurate and useful document. The council would therefore like to invite you to contribute to the production of this SPD.

Public consultation on the SPD runs for six weeks from Friday 27 May until Friday 8 July.

The document is available to view online at www.havant.gov.uk, at the Civic Offices and in libraries throughout the borough.

Comments can be made using the online form, by email to policy.design@havant.gov.uk or by post to Planning Policy and Urban Design, Havant Borough Council, Civic Offices, Havant PO9 2AX. Comments should be returned no later than 5pm on Friday 8 July 2011.

If you have any questions please contact the Planning Policy and Urban Design Team at policy.design@havant.gov.uk or telephone 023 92446539.

Following consultation all comments will be analysed and where appropriate the SPD amended before adoption. Adoption is scheduled for September 2011.

Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with government regulations. Please be aware that Havant Borough Council and East Hampshire District Council are working in partnership and information may be shared across the two organisations.

This SPD 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 9244 6609.
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Index

1.0 Introduction 8
2.0 Policy Background 9
3.0 Transport 13
4.0 Housing 15
5.0 Education, Skills and Training 15
6.0 Social Infrastructure 18
7.0 Greening for Growth 21
8.0 Public Services 26
9.0 Utility Services 28
10.0 Flood Defences 29
11.0 Public Realm 31
1.0 Introduction

1.01 This supplementary planning document (SPD) provides the information that developers, landowners and the other interested parties need to take account of, at an early stage, with regard to the developer contributions that the council will seek. This is critical so that they can predict likely requirements when negotiating for land and formulating development proposals.

1.02 Developer contributions consist of financial contributions and on or off-site provision of facilities or services through planning obligations, agreements or tariffs; and are sought in association with new development. The use of negotiated obligations and contributions is a key mechanism in the planning system for addressing and mitigating the impact of development and enabling development proposals to meet the needs of the local community. Planning obligations can be used to mitigate the impacts of development proposals, or to secure contributions towards services and infrastructure needed as a result of new developments. They should not be used to address deficiencies in existing infrastructure but can be used to improve existing facilities which will experience increased use as a result of the development.

1.03 The key aims and objectives of this SPD are:

- To provide the policy background and evidence base which supports the collection of developer contributions
- To identify the types of development where contributions will be sought
- To identify what the contributions will be used for
- To identify how much contribution will be payable
- To identify the methods for collecting contributions and detailing the arrangements for the use of these contributions.

1.04 Policy CS21 of the Havant Borough Core Strategy (HBCS) sets out the policy basis for collecting developer contributions. It states that development will be permitted if on-site and/or off-site infrastructure requirements are met. This SPD will supplement Policy CS21 by providing an explanation of when developer contributions will be sought, how each contribution is calculated and how it will be spent. This SPD identifies the thresholds above which developers will be expected to make a contribution towards infrastructure associated with a particular development. These thresholds are based upon the need for a particular type of infrastructure and the impact a development is likely to have on that need.

1.05 There will be certain situations where a development attracts a large number of contributions and concerns over viability will be raised. In these instances, an ‘open book’ negotiation will be required and an independent valuation will need to be carried out. It is expected that the developer will meet any costs in relation to this. Where the viability argument can be proven, the requirements in terms of obligations may be reduced. In these situations, it is expected that contributions will be negotiated and prioritised to deliver those which are most needed in the area of the development.

1.06 The government has recently introduced legislation which will enable local authorities to operate a charging schedule in the form of a Community Infrastructure Levy (CIL). This legislation means that the use of Section106 agreements for the collection of developer contributions will be phased out for most types of contribution after 2014. Havant Borough Council is working towards adopting CIL, yet recognises that with the adoption of the Havant Borough Core Strategy, there is a need to update the current guidance. It is therefore envisaged that this SPD will provide interim guidance, which will be updated when S106 developer contributions are replaced by a CIL.
2.0 Policy Background

National Guidance
2.01 Planning Policy Statement 12 (PPS12) states: ‘a planning authority may prepare supplementary planning documents to provide greater detail on the policies in its development plan documents’.

Sub Regional Guidance
2.02 A number of background papers have been produced by Hampshire County Council (HCC) and the Partnership for Urban South Hampshire (PUSH) which have helped inform this SPD, including the PUSH Green Infrastructure Study and Cultural Study. These documents are referenced throughout in the ‘Where else to look’ boxes.

Havant Borough Core Strategy
2.03 This SPD supplements Policy CS21 of the Havant Borough Core Strategy (March 2011).

Policy CS21 Developer Requirements

Development will be permitted if on-site and/or off-site infrastructure requirements are met.

Where new or improved infrastructure is essential for planning permission to be granted the council will require on-site or off-site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. The need for contributions will depend on information and advice from infrastructure providers on the expected impacts of the development on all the infrastructure types.

Where appropriate the council will seek on-site provision or financial contributions to ensure the timely off-site or on-site delivery of all types of infrastructure as detailed in Table 9.1 under the following headings:

1. Transport
2. Housing
3. Education
4. Health
5. Social Infrastructure
6. Green Infrastructure
7. Public Services
8. Utility Services
9. Flood Defences

Where on-site provision or financial contributions are made, arrangements for the ongoing maintenance of facilities will be required.

Where the necessary contributions are not agreed by the developer, planning permission will be refused.

A Supplementary Planning Document will be prepared setting out the mechanisms that will be used for taking development contributions, together with details of the types and priorities of infrastructure provision.
2.04 This SPD follows the framework of infrastructure types set out at Table 9.1 of the Havant Borough Core Strategy.

Evidence Base and Local Factors

Where else to look:

Hampshire County Council, the Partnership for Urban South Hampshire and Havant Borough Council have undertaken research into infrastructure requirements. The various studies are available on the Havant Borough Council website.

Havant Borough Core Strategy: The core strategy provides the policy basis for collecting developer contributions.

2.05 The evidence used to determine when a contribution is payable and how much, has been derived from four main sources:
- Existing evidence and developer contribution policies adopted by the council
- Best practice adopted by other local authorities
- Priorities identified by the council for each infrastructure type
- Known costs of infrastructure, identified by Havant Borough Council and other local authorities.

2.06 In addition, the ‘Where else to look’ boxes contain key references and links to supporting and background information.

2.07 The calculations used in this SPD are based on typical dwelling sizes in terms of both their occupancy rate and the floor space (square metres). Non-residential calculations relate to floor space (square metres). The typical dwelling size and occupancy levels are derived from the 2001 Census.

Section 106 Procedure

2.08 Emphasis upon meeting government timescales for the determination of planning applications has resulted in the council adopting a quicker and more efficient procedure for finalising the necessary legal agreements. Standard unilateral undertakings under Section 106 of the Town and Country Planning Act 1990 (as amended) have been produced and are available from the council’s development management team.

2.09 Applicants are encouraged to obtain relevant copies prior to the submission of a planning application and where appropriate, complete the agreement(s) so that they can be considered alongside the application. Any agreements can be signed, but not dated at this stage. The council must have received properly completed and signed unilateral undertakings in time to issue the decision before the expiry date. To achieve this, unilateral undertakings should be received at the latest, 10 working days before the expiry date of the application. The completion of a unilateral undertaking does not in any way guarantee that planning permission will be forthcoming. It is essential that the document is signed by all owners of the land and any mortgagee(s) with a current mortgage or charge over the land.

2.10 Where the use of a standard unilateral agreement is not appropriate, emphasis should be placed on pre-application discussions to establish the requirements for financial and on-site
contributions. Negotiations should establish the most appropriate format for securing these contributions and timescales should be identified at an early stage to avoid unnecessary delays.

2.11 There is a legal cost per agreement for the council’s solicitor to check that a unilateral undertaking has been properly completed; draft other Section 106 agreements; and check they are legal. The costs vary with the complexity of the legal agreement and are updated annually in the Havant Borough Council Prices List. In addition, the council charges a fee to monitor all planning obligations and this is decided at a cost per head of term contained within the obligation. This is a fixed fee per non-financial head of term and a percentage of financial head of term. These costs are again set out in the Havant Borough Council Prices List.

Viability

2.12 On certain sites development viability may be affected by a range of factors including high land values, demolition costs, relocation costs or because of land with specific development constraints such as contamination. In the case of developments which would otherwise have an overriding positive impact on an area but have nevertheless been rendered unviable as a result of planning obligations, the council may be in a position to be more flexible in terms of deadlines and charges. In such cases, the onus is on the developer to provide sufficient evidence that the required planning obligations, including those relating to affordable housing (see HBC Housing SPD 2011) would undermine the viability of the project. Developers and landowners are expected to consider the overall cost of development, including developer contributions and any abnormal remediation or development costs, prior to negotiating the sale or purchase of land or the acquisition or agreement of a land sale option. Early pre-application consultation with the council’s development management team is therefore strongly recommended.

2.13 In the event that the developer requests an evaluation of the viability of a development proposal, sufficient information is required so that the case can be fully examined. This should comprise details of projected construction costs, sales/rental values, densities, gross to net floor space, profits, land value and any further information necessary. In order to evaluate the actual profits and costs from a development a post-completion appraisal will also be requested. An independent assessment of this information will be required, paid for by the developer to establish the exact viability of the development and the impact that the developer contributions will have.

2.14 There may be cases, post signing a S106 legal agreement, where the developer/landowner does not pay outstanding contributions or provide the agreed infrastructure within the required timescales. In such cases enforcement proceedings will be instigated. However, if it is proved via arbitration, that within a given timeframe of a planning obligation contributions could not be paid or provided owing to financial viability of the proposal, the requirements of obligations i.e. new trigger points/timeframes, could be re-negotiated so that payment of contributions is made at a time when financial viability is reached. It is expected that the developer will settle any evaluation costs incurred during the appraisal, including the appointment of independent assessors.

Deferred Contributions

2.15 There may also be a need, in exceptional circumstances, to consider whether a mechanism to allow deferred contributions is appropriate. In this context it should be noted that whilst the council wishes to accommodate developers’ requests for lower upfront contributions where fully justified, there is a need to plan so that this is not at the expense of fully funding and bringing forward necessary infrastructure.

2.16 It should be noted that deferred contributions are not intended as a way of seeking additional contributions over and above those required to mitigate development impacts. Instead they recognise on-going cash flow issues and affordability related to development implementation.
Deferring payments allows contributions to be made at an appropriate and agreed point during the development process. In general this would allow for a reduced amount to be paid initially with the deferred element being payable, subject to certain predetermined viability criteria being met, at a later date.

2.17 The mechanism for deferring payments will be based on the principle that the developer will know the maximum liability at the start of the development but may pay less if market conditions and scheme viability do not facilitate full payment. Given the range of planning applications and the variety of circumstances encountered across this range, the ability to make deferred payments will need to be considered on a site-by-site basis and negotiated at an early stage of the development process.

2.18 A current list of schemes for which the council is seeking developer contributions is available on the council’s website. The list is ordered by infrastructure type and will be reviewed annually to ensure schemes are current and relevant.

**Inflation**

2.19 The contributions are calculated as of April 2011. There will be a need to review these prices to ensure they accurately reflect inflation. All financial contributions will be index-linked using the All Items Retail Prices Index (RPI) as published by the Office for National Statistics.

**Residential development**

2.20 Where a contribution from residential development is proposed, the contribution will be applied to all dwellings including affordable housing provision of all types.
3.0 Transport

Where else to look:

Hampshire County Council is the local transport authority. Further details for developers about transport requirements are available on the Hampshire County Council website.

Havant Borough Core Strategy: Policies CS20, CS21, DM11 and DM12 of the core strategy provide the policy framework for negotiating transport contributions.

Transport Contributions Policy – A New Approach to Calculating Transport Contributions in Hampshire, September 2007

3.01 In September 2007, Hampshire County Council adopted a Transport Contributions Policy. This uses an identical formula applicable across the whole county, based upon the transport impact of each new development. Table 2 sets out the level of contribution which will be sought for residential and employment development. In addition, a contribution from retail development has been introduced as it is recognised that trips associated with retail activity can have a significant impact on the road network. Initial work carried out by Hampshire County Council has indicated that a figure of £109 per square metre is appropriate. Hampshire County Council has produced a detailed guide to transport contributions in ‘Transport Contributions Policy – A New Approach to Calculating Transport Contributions in Hampshire, September 2007’. This guide sets out the background to the contributions formula and how the contributions are calculated.

Table 2: Transport Contributions

<table>
<thead>
<tr>
<th>Class 3 Residential</th>
<th>1 bedroom dwelling</th>
<th>£1,980 per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 – 3 bedroom dwelling</td>
<td>£3,745 per unit</td>
</tr>
<tr>
<td></td>
<td>4+ bedroom dwelling</td>
<td>£5,457 per unit</td>
</tr>
<tr>
<td>Class B Employment</td>
<td>B1 business</td>
<td>£4,301 per 100 sqm</td>
</tr>
<tr>
<td></td>
<td>B2 General Industry</td>
<td>£1,725 per 100 sqm</td>
</tr>
<tr>
<td></td>
<td>B8 Warehouse &amp; Distribution</td>
<td>£2,162 per 100 sqm</td>
</tr>
<tr>
<td>A1 shops</td>
<td>Shops, retail warehouses etc</td>
<td>£109 per sqm</td>
</tr>
</tbody>
</table>

3.02 Contributions will be sought to provide alternative modes of transport other than the car to serve the development in accordance with national and local policies. Funding may also be secured towards measures identified in the Hampshire Local Transport Plan to improve the existing transport network. Contributions will be sought for development resulting in:

1. A net gain of 1 dwelling unit and above or
2. Any net increase in industrial, leisure or retail floor space.

3.03 The measurement of transport impact will be quantified by the net increase in the number of multi-modal trips that a development is expected to generate. Financial contributions will be made towards the cost of providing sustainable transport measures including footways, cycleways and public transport infrastructure.
3.04 Havant Borough Council is in the process of producing a cycling strategy which will promote a network of cycle routes across the borough. Contributions towards the promotion, implementation and improvement of the Borough of Havant Cycling Strategy are made through the Hampshire transport contribution.
4.0 Housing

4.01 A separate Housing SPD has been produced, which identifies the council’s affordable housing requirements. The draft Housing SPD is available on the Havant Borough Council website.

5.0 Education, Skills and Training

5.01 This section covers contributions towards the provision of schools and schemes for improving skills and training.

Where else to look:

Planning Policy Statement 1: Delivering Sustainable Development - requires policies to address accessibility to education and make suitable provision for these types of facilities.

Planning Policy Statement 4: Planning for Sustainable Economic Growth - states that the use of obligations to secure the improvement of skills within the borough will have a positive contribution towards long-term, sustainable economic growth.

PUSH Economic Development Strategy: Sub-regionally the Partnership for Urban South Hampshire (PUSH) has identified the infrastructure needs for the region including schools. PUSH has also identified a vision for improving learning and skills development which will ultimately improve the economic performance of the sub-region.

Havant Borough Core Strategy: Policy CS3 encourages the improvement of skills in the borough through education and training.

Hampshire County Council produces a School Places Plan that identifies school requirements in each part of the county.

Hampshire County Council has produced a document explaining Developer Contributions towards Children’s Services Facilities

Statement of Community Involvement: The council is required to involve the community in the preparation of local development documents and decisions on very large planning applications. The Statement of Community Involvement (SCI) sets out how and when it is possible to get involved in planning decisions.

Schools

5.02 In line with central government guidance on developers’ contributions given in Office of the Deputy Prime Minister Circular 05/2005, Hampshire County Council expects developer contributions to meet the cost of children’s services facilities required as a direct consequence of development. Children’s services facilities include primary and secondary schools, provision for children with special educational needs and facilities to support young children and their families. Contributions will be made either towards the improvement of existing schools and their facilities, or in the case of larger developments, towards the provision of new schools.
5.03 Hampshire County Council indicates that where developments are likely to create a demand that exceeds the available capacity in existing schools, contributions will be sought from residential developments. Contributions will only be sought from developments of 10 units or more and only where additional capacity is required. One-bedroom units and those for elderly persons are excluded from the calculations. Consultation with Hampshire County Council Children’s Services Department will be required on developments of 10 dwellings or more to determine whether a developer contribution is required. Contributions towards the provision of education facilities will be determined by Hampshire County Council in partnership with Havant Borough Council.

5.04 Specific details can be found in the Hampshire County Council document: Developer Contributions towards Children’s Services Facilities. The link provides a detailed explanation of education contributions and when they will be sought. The Hampshire County Council document is regularly updated and links directly to the approved School Places Plan available on the Hampshire County Council website.

Skills and Training

5.05 The PUSH Economic Development Strategy (2010) prioritises the improvement of skills to underpin higher levels of growth and to ensure residents are suited to new jobs. The low skills base of residents is one of the key challenges facing the borough. This is particularly marked in Leigh Park where over 40% of the working age population do not have any qualifications. In the borough as a whole, 9.2% of the population are not in education, employment or training, which is double the average for the south east region. This challenge will become more pronounced as local and wider economic restructuring increases the need for people with a high skills level to work in knowledge-based and value-added businesses. By securing relevant training opportunities alongside new development, the skill levels of the working population within the borough will be raised. This is a fundamental aim for Havant Borough Council.

5.06 In contrast to other forms of developer contribution, contributions towards the enhancement of skills do not necessarily result in new building works. Instead, developers will be expected to contribute to the borough by providing opportunities for the development of skills which will lead to greater employability. Developers have an opportunity to promote schemes to local communities by focusing on new skills and employment benefits.

5.07 Where a development has the potential to make a positive impact on the local labour market the council considers it reasonable for the developer to contribute by delivering enhanced skills training. To improve the operation of the local labour market, measures are required to:

1. Increase the size of the local workforce, for example attracting women-returners and people on welfare benefits.
2. Increase the number of school leavers working locally, with training.
3. Improve the skills of the local workforce through more and better training.

5.08 All applications for development which will generate 50 or more full time equivalent (FTE) jobs must be accompanied by an integrated employment and skills management plan, the measures identified within which shall be implemented in accordance with the agreed details. A threshold of 50 jobs has been identified as this defines a major employer in the borough. In addition, new development, including residential, which will result in significant development as defined by the Statement of Community Involvement, will be expected to contribute towards the improvement of construction skills in the borough. This could be through the provision of apprenticeships or actual courses. The Statement of Community Involvement defines significant development as follows:
Residential 50 units or more  
Employment/Industrial 5,000 sqm or more  
Retail 2,500 sqm or more  
Leisure 1000 sqm or more.

5.09 There is an opportunity, through Section 106 Agreements, to target local people to compete more effectively for the jobs generated by a development. An integrated employment and skills management plan is the preferred vehicle for delivering this form of obligation. The plan should not only focus on support into employment but also on existing workforce development. The contents of the plan should be developed with Havant Borough Council’s economic development officers and will be dependent on the nature of the development. Certain developments will provide opportunities for pre-employment training, for example the construction industry, whilst others are more likely to provide employment opportunities once the development has been completed: for example, leisure and tourism.

5.10 Because the opportunities created by each development will differ significantly, the opportunities to promote skills and training should ideally be identified before an application is made. It is unlikely that standard S106 Agreements will be appropriate to deliver an integrated employment and skills management plan.

5.11 In the first instance, developers should contact the Havant Borough Council Economic Development Team for advice on developing an integrated employment and skills management plan. The council has produced a standard template which can be used to create a plan, which should address the following priorities:

- Apprenticeships: where major residential or commercial construction is proposed, apprenticeships for trainees, returners or improvers from the local population will be encouraged
- Recruitment: this should be carried out through Job Centre Plus, to ensure local people have access to local jobs
- Pre-employment skills and training
- Guaranteed interview.

5.12 The success of improving the skills base of the borough lies in successful partnership working. The borough is fortunate to have a number of established and successful partners. These partnerships should be built upon and used as the starting point for the improvement of skills and provision of training. Key partners include the Havant Skills and Employability Partnership and Job Centre Plus. When developing an integrated employment and skills management plan, it is essential that developers consult these partners to ensure that the plan is targeted and relevant to local needs.

5.13 Discussion with the council’s economic development team at the earliest opportunity will help developers to produce integrated employment and skills management plans targeted to the specific needs of the area. They will also provide guidance on the most appropriate partners to ensure the priorities listed above are met and support partnership working.

5.14 Whilst in most cases, contributions towards skills and training will be delivered through our established and successful partnerships by the provision of apprenticeships, pre-employment skills and training and recruitment through Job Centre Plus, there will be circumstances when it is more appropriate for a financial contribution to be made. Early discussion with the council’s economic development team will establish whether a financial contribution is appropriate. The money will be spent in helping to achieve the key priorities set out in the Havant Skills and Employability Action Plan, such as matching the skills of residents to the needs of employers and the provision of modern apprenticeships.
6.0 Social Infrastructure

6.01 This section covers contributions towards the provision of community and cultural facilities.

<table>
<thead>
<tr>
<th>Where else to look:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Policy Statement 1</strong>: Delivering Sustainable Development. The government is committed to creating strong, vibrant and sustainable communities and the promotion of community cohesion.</td>
</tr>
<tr>
<td><strong>Havant Borough Core Strategy</strong>: Policy CS1 promotes the health and wellbeing of the borough, including encouraging development which will contribute to the availability of community centres through refurbishment or new provision.</td>
</tr>
<tr>
<td><strong>PUSH Cultural Infrastructure Study</strong>: The study responds to the need for local authorities to implement a systematic process of infrastructure planning and delivery to accompany their Local Development Frameworks and to help construct a potential cultural charging schedule for use with the Community Infrastructure Levy or another tariff-based system.</td>
</tr>
</tbody>
</table>

Havant Borough Council Community Centres Report (2009): Details of the report can be obtained from the council’s community team.

The [South Hampshire and Hampshire Cultural Infrastructure Audit](#) (September 2010): a comprehensive audit of cultural facilities in Hampshire, setting out the current physical state of the buildings, access issues, capacity and broad usage patterns.

**Community facilities**

6.02 Social infrastructure is defined in Table 9.1 of the HBCS. It includes supported accommodation, social and community facilities, sports centres, open spaces, parks and play spaces. Again there is considerable overlap with other themes, including health and housing. To avoid charging for facilities twice, where contributions are collected through an alternative contribution they will not be collected under a social infrastructure charge. Contributions towards supported accommodation are addressed in the Housing SPD and contributions towards open spaces, parks and play space will be made through the ‘greening for growth’ contribution. Whilst culture is listed in Table 9.1 under public services, cultural provision is part of our social infrastructure and for the purpose of this SPD, will be included in this section. Contributions towards social infrastructure will be used for the improvement and provision of social and community facilities and services not already covered by the greening for growth contribution. These include community centres and youth clubs, as well as projects and schemes which will address specific community needs. Cultural facilities such as museums and art centres will also benefit from the social infrastructure contribution.

6.03 Council research into community centres identified an adequate spread of community centres across the borough, with the only gap being in Denvilles. However, the report identified a series of constraints which are affecting how the facilities operate. These include rising costs together with fewer funding opportunities; a lack of volunteers; a shortage of skills; and a lack of staff training and development. Whilst the number of centres is acceptable, there are issues in respect of quality.
6.04 Developer contributions should therefore be directed towards the provision of improvements and support to existing facilities for both council-owned and where appropriate, privately-run facilities. Measures would include:

- Improvements to the physical fabric of the building
- Provision of staff training and development
- The funding of staff (fixed term) to ensure better use of the facilities.

6.05 Contributions will be sought towards community infrastructure on all developments where there is a net increase of 1 dwelling unit and above. The contribution depends on the size and occupancy of dwelling units and is based on research within Hampshire of the recent cost of community infrastructure provision.

6.06 The cost of provision will vary according to the type of facility. Elsewhere in Hampshire, to enable a standard charge to be levied, a rate of £600,000 per 1,000 population (£600/person) is used and derives from the known costs (excluding land purchase) of providing new facilities. The contribution is made up of two elements. Firstly for the provision of new facilities, a ratio of 1 medium-sized community building comprising one large hall, one small hall, a kitchen and storage facilities per 3,000 population is used, at an average cost of £1,200,000 per building (£400/person). In addition to the cost of new community facilities, the average estimated costs of other community infrastructure provision are used, at £200/person. Infrastructure capacity research shows that there is limited need for new community facilities outside the Waterlooville Major Development Area and Denvilles. Therefore the cost of community infrastructure provision is based only on the £200/person figure. Only if the need for a new community centre can be justified, will a contribution using the higher figure be negotiated. The community infrastructure standard charges per dwelling are detailed below.

**Table 3: Community Infrastructure (Community Centre) Contributions**

<table>
<thead>
<tr>
<th>Dwelling Size (Square metre)</th>
<th>Occupancy</th>
<th>Community infrastructure charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom (50 sqm)</td>
<td>1.5 persons</td>
<td>£300</td>
</tr>
<tr>
<td>2 bedroom (71 sqm)</td>
<td>1.7 persons</td>
<td>£340</td>
</tr>
<tr>
<td>3 bedroom (85 sqm)</td>
<td>2.3 persons</td>
<td>£460</td>
</tr>
<tr>
<td>4 bedroom (100 sqm)</td>
<td>3.0 persons</td>
<td>£600</td>
</tr>
<tr>
<td>4+ bedroom (120 sqm)</td>
<td>3.5 persons</td>
<td>£700</td>
</tr>
</tbody>
</table>

6.07 The contributions will be used to fund planned community projects, improvements and facilities for each of the five local areas of the borough. A list of current proposals is available on the council’s website where priorities for provision will be reviewed annually.

**Cultural Facilities**

6.08 The South Hampshire and Hampshire Cultural Infrastructure Audit (September 2010) provides specific data on the cultural facilities available in the borough and covers the following:

- Public libraries
- Public archives
- Publicly owned and/or regularly supported facilities for the arts, made up of:
  - Galleries housing permanent or temporary exhibitions
  - Multi use arts venues and theatres
  - Production, rehearsal and education space for the arts; and
- Publicly owned and/or regularly supported accredited museums.
6.09 The audit identified four categories of cultural provision for the Havant area and listed the expected contribution for each as shown in Table 4.

**Table 4: Cultural Facility Contribution Breakdown**

<table>
<thead>
<tr>
<th>Cultural facility</th>
<th>Contribution per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Libraries</td>
<td>£105</td>
</tr>
<tr>
<td>Archives</td>
<td>£22</td>
</tr>
<tr>
<td>Art Venues</td>
<td>£141</td>
</tr>
<tr>
<td>Museums</td>
<td>£91</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£359</strong></td>
</tr>
</tbody>
</table>

6.10 The total contribution for cultural provision in Havant Borough has been identified as £359 per person. Using the typical occupancy rates used elsewhere in this SPD, a contribution for each dwelling type has been calculated.

**Table 5: Cultural Facility Contributions per Dwelling Type**

<table>
<thead>
<tr>
<th>Dwelling Size (Square metre)</th>
<th>Occupancy</th>
<th>Cultural contribution per person</th>
<th>Total cultural contribution/dwelling type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom (50 sqm)</td>
<td>1.5 persons</td>
<td>£359</td>
<td>£539</td>
</tr>
<tr>
<td>2 bedroom (71 sqm)</td>
<td>1.7 persons</td>
<td>£359</td>
<td>£610</td>
</tr>
<tr>
<td>3 bedroom (85 sqm)</td>
<td>2.3 persons</td>
<td>£359</td>
<td>£826</td>
</tr>
<tr>
<td>4 bedroom ((100 sqm)</td>
<td>3.0 persons</td>
<td>£359</td>
<td>£1077</td>
</tr>
<tr>
<td>4+ bedroom (120 sqm)</td>
<td>3.5 persons</td>
<td>£359</td>
<td>£1257</td>
</tr>
</tbody>
</table>

6.11 A social infrastructure contribution, which combines community and cultural contributions, will be applied to all development of one net dwelling unit and above. If negotiations determine that on-site provision should be made rather than a financial contribution, the value of the on-site facility should be at least equivalent to the value of the financial contribution. The combined social infrastructure contribution is shown in Table 6 below.

**Table 6: Community and Cultural Facility Contributions.**

<table>
<thead>
<tr>
<th>Dwelling Size (Square metre)</th>
<th>Occupancy</th>
<th>Community contribution</th>
<th>Cultural contribution</th>
<th>Social infrastructure contribution (community + cultural)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom (50 sqm)</td>
<td>1.5 persons</td>
<td>£300</td>
<td>£539</td>
<td>£839</td>
</tr>
<tr>
<td>2 bedroom (71 sqm)</td>
<td>1.7 persons</td>
<td>£340</td>
<td>£610</td>
<td>£950</td>
</tr>
<tr>
<td>3 bedroom (85 sqm)</td>
<td>2.3 persons</td>
<td>£460</td>
<td>£826</td>
<td>£1286</td>
</tr>
<tr>
<td>4 bedroom (100 sqm)</td>
<td>3.0 persons</td>
<td>£600</td>
<td>£1077</td>
<td>£1677</td>
</tr>
<tr>
<td>4+ bedroom (120 sqm)</td>
<td>3.5 persons</td>
<td>£700</td>
<td>£1257</td>
<td>£1957</td>
</tr>
</tbody>
</table>
7.0 Greening for Growth

7.01 This section covers contributions towards the provision of green infrastructure, which will help promote healthy lifestyles.

Health

Where else to look:

- **Planning Policy Statement 1**: Delivering Sustainable Development - promotes the provision of improved health facilities.

- **Havant Borough Core Strategy**: Policy CS1 seeks to improve the health and wellbeing of the borough through the provision of sport and leisure facilities as well as access to open space, footpaths and cycle routes.

- **PUSH Green Infrastructure Strategy**: The purpose of the strategy is to identify existing green infrastructure, consider what enhancements or introductions should be made, and to recommend how the strategy might be delivered. The guiding principles for green infrastructure use connectivity and multifunctionality to create a robust network of green spaces to address identified deficits and needs.

7.02 The Havant Health and Wellbeing Board is developing a strategy which identifies eight key health priorities for Havant, which are amalgamated into five key health themes.

1. Children’s wellbeing, incorporating improving dental health; reducing childhood obesity; reducing teenage pregnancy.
2. Vascular health, incorporating reducing the number of smokers; reducing alcohol misuse; increasing physical activity.
3. Mental health.
4. Older persons wellbeing.

7.03 One way in which some of these health issues can be addressed is through the provision of a range of high quality, accessible facilities which encourage greater participation in sport, recreation and physical activity. It is recognised that the health of the borough can be significantly improved and that there will be a genuine need for financial contributions and on-site provision of facilities which help achieve this objective. Improving physical activity does not always need to be through formal sport or recreation, although maintaining a wide range of indoor sports facilities in the borough is a priority. Policy CS1 of the HBCS recognises the importance of all forms of physical activity. In order to meet the aims of Policy CS1, developers will be required to make on-site provision or a contribution towards the cost of local facilities which will contribute to the health and wellbeing of the borough, proportional to the impact of the proposed development. Developer contributions will be used to improve the provision of the following facilities:

- New and improved playground facilities
- New and improved indoor and outdoor sports facilities, with an emphasis on multi-use facilities which cater for a range of users
- Improved access for cyclists and walkers, where it does not undermine the nature conservation interests of an area
- Allotments.
7.04 Many of these facilities have multi-functional purposes, offering health and wellbeing benefits alongside green infrastructure, alternative transport provision and formal sport facilities. It is therefore proposed to introduce a combined contribution which will be used towards the provision, improvement and upgrading of multifunctional facilities which help address any of the following:

- Health and wellbeing
- Green infrastructure
- Sport and recreation.

7.05 The combined greening for growth contribution is payable on all development consisting of one dwelling and above and is calculated as a cost per dwelling, depending on the number of bedrooms. The contribution will provide for multifunctional infrastructure requirements associated with new residential development by providing sport, leisure and recreation facilities which will help facilitate a healthier lifestyle. A list of projects will be provided on the council's website and updated regularly to reflect current and future priorities.

7.06 The contribution is based on the open space standards identified in the Havant Borough Open Spaces Plan 2006 and the costs of provision for each type of space. The total costs are made up of the cost of land, the setting out and provision of the facilities and maintenance costs for a 20 year period. Contributions will be collected in accordance with the figures shown in Table 7, which will be used to promote and improve the health of the borough alongside the provision of green infrastructure improvements, outlined below. The greening for growth contribution is payable only once and covers the provision and improvement of health, open space and green infrastructure requirements.

7.07 The health of the borough can also be improved through the provision of better health facilities such as GP surgeries, dentists and health care centres. It is recognised that in the case of significant developments, new facilities may be required. The responsibility for the commissioning or direct provision of health services is in a transition phase, with power and responsibilities being directed towards local authorities. It will be important for developers to enter into early negotiations with the council to identify any significant needs for the local area. In the case of significant development, as defined by the Statement of Community Involvement 2006, it may be appropriate for contributions to be sought towards the provision of healthcare facilities such as health centres or GP surgeries. These should be negotiated on a case-by-case basis, taking account of existing provision and future demand. Research has shown that there are likely to be capacity issues with existing health centres on Hayling Island and potentially Emsworth.

Table 7: Greening for Growth Contribution per Dwelling

<table>
<thead>
<tr>
<th>Standard sq m per person *</th>
<th>Cost per person</th>
<th>1 bed/1.5 persons</th>
<th>2 bed/1.7 persons</th>
<th>3 bed/2.3 persons</th>
<th>4 bed/3.5 persons</th>
<th>4+ bed/3.5 persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>£992.00</td>
<td>£1488.00</td>
<td>£1686.00</td>
<td>£2281.00</td>
<td>£2975.00</td>
<td>£3472.00</td>
</tr>
</tbody>
</table>

*Open space standards (square metres per person) as set out in the Havant Open Spaces Plan, adopted 1 February 2006.

7.08 On-site provision of green infrastructure or a greening for growth contribution of £27/square metre (gross external) will be payable for all new retail development over 500 square metres. Where on-site provision is to be made, the cost of the provision or improvements should be at least equivalent to the cost of the contribution.
7.09 Either on-site provision of open space or financial contributions towards off-site provision will be used to mitigate the impacts of future development by providing new and improved green infrastructure and outdoor facilities for the improvement of health in the borough.

**Green Infrastructure**

**Where else to look:**

**Planning Policy Guidance 17:** Planning for open space, sport and recreation. PPG17 sets out more detailed guidance on the typology of open space. Paragraph 33 states that planning obligations should be used to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision.

**Planning Policy Statement 9:** Biodiversity and geological conservation. PPS9 states that when considering proposals for development, the prevention of harm to biodiversity and geological conservation should be considered before mitigation. Only if neither of these is possible, should compensatory measures be considered. Paragraph 8 states that planning obligations should be used to mitigate the harmful aspects of a development and where possible to ensure and conserve a site’s natural interest. Paragraph 14 also states that planning obligations should be used to maximise the opportunities of new development to include beneficial biodiversity features.

**PUSH Green Infrastructure Strategy:** The purpose of the strategy is to identify existing green infrastructure, consider what enhancements or introductions should be made and to recommend how the strategy might be delivered. The guiding principles for green infrastructure use connectivity and multifunctionality to create a robust network of green spaces to address identified deficits and needs.

**Saved Policy R17 Havant Borough District-wide Local Plan (HBDWLP):** Saved Policy R17 of the HBDWLP makes provision for contributions towards public open space.

**Havant Borough Core Strategy:** Policy CS13 states that development will be permitted which maintains and promotes green infrastructure. A full definition of green infrastructure is provided in Chapter 7. Policies CS1 and CS11 provide the policy basis for the protection and provision of formal and informal open space. Policy CS1 emphasises the importance of quality in addition to the provision of sufficient facilities.

Policy CS10 promotes development which will protect and enhance the special environment and heritage of Havant Borough. Policy DM8 promotes the conservation, protection and enhancement of existing natural features.

The Havant *Open Spaces Plan* identifies open space standards, in accordance with the requirements of PPG17.

7.10 Green infrastructure is essentially the green and open spaces that are found everywhere, including our back gardens, recreation grounds, paths and streams. A full definition is provided in the HBCS as:
7.11 The growth agenda for the wider PUSH region and for Havant Borough means that significant new development is planned. The impact of this new development needs to be offset through the provision and management of connected and substantial networks of accessible multifunctional green spaces.

7.12 There is considerable overlap between the provision of green infrastructure and improvements in health through sport, recreation and leisure. The provision of high quality and accessible green infrastructure will help facilitate physical activity and improve the health of the borough, as well as enhancing biodiversity and providing educational opportunities. It is considered that all residential development will place additional demands on existing local facilities and on-site provision, or a financial contribution will be required where proposals will result in a net gain of one or more dwelling units.

7.13 In 2006, the council undertook an open spaces audit and assessment (included in the Havant Open Spaces Plan) in line with recommendations made in Planning Policy Guidance 17. The audit sets out open space requirements and types for the borough. Wherever possible, on-site provision will be sought in accordance with these requirements.

7.14 The 2006 Open Spaces Audit was reviewed in December 2010 and remains the most current evidence base for the on-site provision of open space. In addition the Partnership for Urban South Hampshire (PUSH) has produced a green infrastructure strategy for the sub-region. Each authority must now develop its own green infrastructure strategy to identify the requirements specific to that area. The strategy for Havant Borough is being prepared and it is anticipated that the borough’s requirements for open space will be updated through the green infrastructure strategy. The strategy will seek to provide an holistic approach to the management and creation of sustainable living environments for the future and will consider the function and network of open spaces, green corridors, biodiversity and flood storage throughout the borough.

7.15 The PUSH Green Infrastructure Strategy acknowledges the multifunctional role of open spaces, in providing health benefits alongside biodiversity, educational benefits and green transport provision. Havant Borough Council has therefore developed a combined greening for growth contribution which is intended to reflect the wider definition of green infrastructure. The contribution is based on the open space types listed in the open spaces plan and also includes a costing for the creation and management of natural and semi-natural green spaces that have
multiple benefits including the provision of wildlife habitats, to reflect the wider definition of green infrastructure. It is intended that the greening for growth contribution will be spent on facilities which create opportunities for green infrastructure, leisure, outdoor sport and recreation, as prioritised in the list provided and updated on the council's website.

7.16 Requirements for on-site open space provision or a greening for growth contribution apply to all types of residential accommodation, including that for the elderly. Only in circumstances where it can be demonstrated that accommodation is for occupants who are very unlikely to make use of outdoor space, may the contribution be waived. In the case of the redevelopment of existing residential sites, the contribution will only be applied to the net additional dwellings. The greening for growth contribution will also be payable for new retail development over 500 square metres. The council is keen to ensure that there is a range of opportunities and ways in which residents and visitors can spend their leisure time, including the provision of recreational facilities alongside retail units. In addition, the council is keen to encourage the provision of environmental improvements around larger retail units. Where appropriate, it is expected that open space or green infrastructure improvements will be incorporated into schemes for retail development. This could include the enhancement of stream corridors or provision of cycle links to the site. Where this is not practical, a contribution in accordance with the greening for growth contribution will be payable and will be used towards the provision and improvement of green infrastructure close to the retail development.

7.17 Payment of a greening for growth contribution does not discharge a developer's obligation towards on-site provision and in many cases, particularly for larger schemes, on-site provision will be prioritised over a financial contribution. Open space provision is more often than not an integral part of a successful development and new development should be designed with this in mind. Where on-site provision is made, facilities will be encouraged which serve a multi-functional purpose and provide opportunities for physical activity to groups of all ages. This could include improved pedestrian/cycle links to existing multifunctional facilities nearby. This is particularly important to help address three of the five key health themes identified earlier in this chapter: to reduce childhood obesity, to increase physical activity to help address vascular health and to improve older persons’ wellbeing. Any provision of open space or green infrastructure must be accessible and useable by the wider community and not only for use by occupiers of the development.

7.18 New open space facilities should be provided in accordance with the greening for growth quantity standards in Table 7. Whilst the emphasis is on providing high quality, multi-functional facilities, in some cases it may be more appropriate for improvements to be made to existing facilities. Where it is considered that a contribution towards improving existing facilities should be made, the contribution should be in accordance with the greening for growth contribution.

7.19 It is anticipated that over time, quantity standards will reflect the emerging green infrastructure requirements of the borough, rather than open space standards. Until such standards emerge, the greening for growth contribution has been calculated using the PPG17 Assessment Standards 2006. These represent the most relevant and current evidence, for the borough, for this calculation.
Landscaping and Trees

Where else to look:

**Havant Borough District-wide Local Plan**: Saved Policy L6 seeks the conservation and protection of existing natural features.

**Havant Borough Core Strategy**: Policy CS10 states that development will be permitted where it ensures the protection and enhancement of the special environment and heritage of the borough. Policy DM8 expands on policy CS10, providing criteria for development in relation to natural features.

7.20 To accompany a development proposal, the council will usually require a comprehensive landscaping scheme, including where appropriate, measures for the provision of maintenance. In most cases, such schemes will include works which apply to the development site and will usually be secured through planning conditions. However, in certain circumstances it may be beneficial to agree off-site planting, which should however be close enough to benefit users of the development site. A maintenance plan should also be submitted and in most cases, the developer will be expected to contribute to the maintenance of the site.

7.21 Similarly, it will not always be practical to retain or provide replacement trees on a development site, including in exceptional cases, trees which are the subject of a tree preservation order (TPO) and the loss of which has been agreed by the council. In such cases, replacement planting must be close to the development site and provide suitable numbers, species and size of trees. In all but exceptional cases, the council will require replacement planting to provide a net increase of at least one tree for each tree lost.

7.22 Where off-site planting is required, a S106 Agreement must be entered into. This should cover the cost of any site purchase required for the new planting, the cost of the plants, any associated maintenance and sufficient funding for replacements for a period of five years. The costs will be calculated on a site-by-site basis and be based on current prices at the time of the application.

8.0 Public Services

Where else to look:

**Planning Policy Statement 10**: Planning for sustainable waste management.

**Havant Borough Core Strategy**: Policy CS14 states that planning permission will be granted provided that adequate land or funding has been provided for waste management infrastructure.

8.01 Public services are defined in the HBCS in Table 9.1 and include waste management and disposal, libraries, cemeteries, emergency services, places of worship, prisons, drug treatment
centres and public toilets. For the purpose of this SPD however, libraries are included under social infrastructure. Public services are currently funded by both the public and private sectors. Cemeteries are also included within the definition of green infrastructure and therefore an element of the greening for growth contribution could be used for this purpose where a development would have a direct impact on the need for cemeteries.

8.02 On-site provision and developer contributions towards public services will be calculated on a site-by-site basis. Public services are provided by the emergency services, Hampshire County Council, faith groups and the private sector. Again, early consultation will identify requirements although it is expected that the provision of public services through developer contributions will be required largely for significant developments rather than individual units.

Waste management

8.03 There are two elements to waste disposal. The first is the transport, storage and disposal of kerbside waste via the energy recovery facilities, materials recycling facilities, composting sites and transfer stations. The second is the Household Waste Recycling Centre (HWRC) network that is provided to the public to recycle and dispose of bulky household waste. In most instances these facilities are extremely busy, catering for over 4 million visitors a year dealing with 230,000 tonnes of waste and recycling just over 65% of the material delivered. Provision of a new facility costs circa £1 million excluding land costs.

8.04 Hampshire has a network of 26 HWRCs provided for residents to take their bulky household waste for reuse, recycling and disposal. Three of these are located in the borough, in Waterlooville, Hayling Island and Havant. These sites are provided for the local population and contributions towards this service should be negotiated with Hampshire County Council for new development. Considerations will include the scale of the development, its proximity to an existing HWRC and the current capacity and status of the HWRC concerned. At a local level, Havant Borough Council collects glass bottles and jars, cans and plastic bottles from local recycling centres and works with outside organisations to collect other materials such as textiles and cardboard.

8.05 Project Integra is a partnership working to provide an integrated approach to the collection, treatment and disposal of municipal waste in Hampshire. This covers around 740,000 households and over 800,000 tonnes of waste a year. The approach developed in Hampshire is one of partnership between the 14 local authorities in the area and plans for change have been developed together. The Havant Borough Municipal Waste Strategy 2008 is based upon the Project Integra Action Plan 2011 – 2016. The municipal waste strategy will be replaced by the Havant Waste and Recycling Action Plan towards the end of 2011. Developers should consider the requirements of the action plan when developing proposals and where necessary, ensure these are met. Developers will be expected to make provision within the design of the development for the storage of bins. Bin storage should be an integral part of the design and as unobtrusive as possible and not be considered as an afterthought at the end of the design process. Applicants should consult the borough design guide for further guidelines on bin storage and design and the council’s waste management team for advice on specific requirements.
9.0 Utility Services

Where else to look:

Havant Borough Core Strategy: Policy CS14 states that planning permission will be granted where development contributes to the provision of renewable energy.

Havant Infrastructure Requirements – Evidence base studies identifying infrastructure gaps and capacity.

Energy

9.01 Policy CS14 of the HBCS requires development to contribute locally towards the PUSH target of 100MW of renewable energy by 2020. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised. On completion, new residential development must meet level 3 of the Code for Sustainable Homes and non-residential development (500 sqm +) must achieve Building Research Establishment Environmental Assessment Method (BREEAM) ‘very good’ standards. A guidance note on these requirements is available on the council website.

9.02 Developers will therefore be expected to incorporate measures, at an early stage which help to meet these objectives. Larger scale development is more likely to be able to accommodate on-site facilities, but may be able to make a more significant contribution by making a financial contribution towards a larger, off-site installation. Conversely, the cumulative effect of a number of smaller measures incorporated into each dwelling on a residential development can make a significant contribution to meeting the targets of Policy CS14. The contribution will therefore depend largely on the type of development, the location of the site and the characteristics of the wider locality in terms of renewable and low carbon energy provision. Negotiations should begin at an early stage to ensure the benefits to the site and wider locality can be maximised.
10.0 Flood Defences

Where else to look:

**Planning Policy Statement 25**: Development and flood risk. Paragraph G4 states that in certain circumstances, to meet the wider aims of sustainable development, it may be necessary to permit development that requires the provision of flood risk management, including defence and mitigation works. Such provision will generally be funded by the developer.

**North Solent Shoreline Management Plan**: Shoreline management plans aim to balance the management of coastal flooding and erosion risks, with natural processes and the consequences of climate change. The North Solent SMP takes account of natural coastal processes, existing defences, and the natural and built environments; and is compatible with adjacent coastal areas.

**Havant Borough Core Strategy**: Policy CS15 seeks specific measures to be carried out in relation to new development. This includes the production of a site-specific flood risk assessment and mitigation measures to minimise the risks from flooding.

10.01 The need for developer contributions towards flood defence works will apply to all development which is at risk from coastal and/or fluvial flooding. Contributions and any maintenance payments will be negotiated on a case-by-case basis.

10.02 Owing to the coastal location of the borough, a significant proportion of land is at risk from tidal flooding. In addition, the presence of rivers in the borough will result in inland areas being at risk from fluvial flooding. With 6,300 new homes planned, there is a need to balance the requirements for new development and the requirements of PPS25, which seeks to reduce the risk from flooding and its effects. In the first instance development must avoid areas identified as being at risk from flooding, otherwise planning permission will only be granted where the site is adequately protected with appropriate measures. Where a development can be made safe through the provision of defences, the developer will be expected to provide either the defences or adequate funding. In all cases, the type and location of the defences should be justified and agreed with the council’s coastal management team and/or the Environment Agency prior to any works or funding being implemented. In smaller schemes, it may be more appropriate to consider on-site mitigation measures, such as the positioning of electrical sockets at a higher level or using more water resistant materials. The use of such measures will normally be secured through planning conditions rather than a legal agreement.

10.03 Parts of the borough lie in areas at risk from fluvial flooding. Based on historical flooding information, coupled with the Environment Agency's indicative flood plain maps, the council has carried out an assessment of the risk of flooding from the ordinary watercourses in the borough. The main areas at risk of fluvial flooding are the flood plains associated with the Hermitage and Lavant Streams in Leigh Park and Havant, and across Hayling Island. The council is satisfied that there are minimal risks to human life created by these flood risks from ordinary watercourses, but emphasises the need for the Environment Agency's flood warnings to be heeded, where these are provided. Notwithstanding this, there may be circumstances when additional measures will be required in order to make a development safe. Measures will normally be identified by the Environment Agency and will usually be secured by planning conditions. However, where the measures involve off-site improvements, the need for a S106 agreement, negotiated on a case-by-case basis, will be considered.
10.04 The cost of flood defences will vary widely depending on the topography of the site, exposure to wave action and the condition of the existing defences. Applicants must seek the advice of the coastal management team and/or the Environment Agency prior to the submission of a planning application, to ensure that measures can be put in place which will protect the site without causing unacceptable harm to coastal or fluvial processes and existing defences, elsewhere.

10.05 It is expected that developers will enter into a S106 Agreement which agrees either a level of appropriate funding or the provision of appropriate flood defence works or mitigation measures.
11.0 Public Realm

Where else to look:

Havant Borough Core Strategy: Policy CS11 seeks to protect and enhance the borough’s special environment. Policy CS16 promotes high quality design and sets out criteria which new development should achieve.

The Havant Borough Design Guide SPD is currently being drafted.

The Havant Town Centre Urban Design Framework sets out a spatial vision for Havant Town Centre and is an important tool for securing high quality and appropriate development.

The Public Realm Design Framework identifies different types of places and provides a clear framework to guide their future enhancement.

The Havant Borough Townscape, Landscape and Seascapes Character Assessment is an integrated assessment of the rural and urban landscape and seascape in the borough.

11.01 The public realm is defined as public spaces between buildings. It includes transport and green infrastructure features as well as hard and soft landscaping, street furniture and lighting. The improvement and enhancement of the public realm can have a significant effect on the image and identity of an area, improving the local economy and attracting new investment. Addressing the public realm is particularly important in areas of deprivation and decline where it is important not only to improve the local economy but also to raise standards and generate civic pride in a community.

11.02 Opportunities for enhancing the public realm will vary significantly depending on the amount of available space, the location and the relationship with surrounding development. As a minimum, developers will be expected to make provision either on-site or through a financial contribution, for appropriate landscaping within or close to, the development site.

11.03 Applicants are advised to consult the Havant Borough Council Public Realm Design Framework, the Havant Town Centre Urban Design Framework and the Havant Borough Townscape, Landscape and Seascapes Character Assessment for additional guidance. Public realm improvements will usually be secured through a S106 Agreement.

11.04 Table 8 identifies a schedule of works for the next three years, identified by the council’s landscape team, with associated costs.

Table 8: Schedule of Public Realm Improvements

<table>
<thead>
<tr>
<th>Works</th>
<th>Total costs (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Somborne Drive, Leigh Park</td>
<td>£250,000</td>
</tr>
<tr>
<td>Eastoke Corner Phase 3</td>
<td>£60,000</td>
</tr>
<tr>
<td>London Road, Waterlooville</td>
<td>£750,000</td>
</tr>
<tr>
<td>Hambledon Parade</td>
<td>£350,000</td>
</tr>
<tr>
<td>Purbrook Village</td>
<td>£50,000</td>
</tr>
<tr>
<td>Total</td>
<td>£1,460,000</td>
</tr>
</tbody>
</table>
11.05 The total cost of these projects over 3 years is £1,460,000 which equates to £486,666 per year. Given that most development has the potential to impact on the public realm, developer contributions will be sought on all residential developments where there is a net increase of one unit and above and all retail and commercial developments where there is a net increase in floorspace.

11.06 As contributions towards public realm improvements will be required for residential, employment and retail development, the contribution has been calculated as a contribution per square metre. The contribution is calculated at £14.75 per square metre which is then rounded up to £15 per square metre.

**Table 9: Public Realm Contributions per square metre**

<table>
<thead>
<tr>
<th>Type of development</th>
<th>Total development per year (square metres)</th>
<th>Total cost per year (£486,666 divided by 32,969)</th>
<th>Contribution/sqm (£15)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>23,592</td>
<td>-</td>
<td>£15</td>
</tr>
<tr>
<td>Employment</td>
<td>8727</td>
<td>-</td>
<td>£15</td>
</tr>
<tr>
<td>Retail</td>
<td>650</td>
<td>-</td>
<td>£15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>32,969</strong></td>
<td><strong>£486,666</strong></td>
<td><strong>£15</strong></td>
</tr>
</tbody>
</table>

11.07 Using the same occupancy rates as identified elsewhere in this SPD, a contribution towards public realm improvements has been identified for each dwelling type. The contributions are shown in Table 10 below.

**Table 10: Public Realm Improvements by Dwelling Type**

<table>
<thead>
<tr>
<th>Dwelling Size (Square metre)</th>
<th>Number of persons</th>
<th>Contribution per square metre</th>
<th>Typical Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom (50 sqm)</td>
<td>1.5</td>
<td>£15</td>
<td>£750</td>
</tr>
<tr>
<td>2 bedroom (71 sqm)</td>
<td>1.7</td>
<td>£15</td>
<td>£1,065</td>
</tr>
<tr>
<td>3 bedroom (85 sqm)</td>
<td>2.3</td>
<td>£15</td>
<td>£1,275</td>
</tr>
<tr>
<td>4 bedroom ((100 sqm)</td>
<td>3.0</td>
<td>£15</td>
<td>£1,500</td>
</tr>
<tr>
<td>4+ bedroom (120 sqm)</td>
<td>3.5</td>
<td>£15</td>
<td>£1,800</td>
</tr>
</tbody>
</table>

11.08 A worked example for a small residential scheme is given below.

A development comprises six 1 bedroom houses at 50 square metres and four two bedroom houses at 70 square metres. The total area is 580 square metres resulting in a contribution for the whole development of £8,700 for public realm improvements.

11.09 Where on-site provision is provided, it is expected that the works will, as a minimum, equal the amount of the financial contribution.
Public Art

11.10 As part of the public realm contributions the council will seek the provision of public art in association with all significant developments, as defined by the Statement of Community Involvement 2006 as follows:
- Residential: 50 units or more
- Employment/industrial: 5,000sqm+
- Retail: 2,500sqm+
- Leisure: 1,000sqm.

11.11 It is widely recognised that public art can significantly enhance the public realm. Public art refers to permanent or temporary works of art created for the public realm whether it is the built or natural environment. The quality of the environment in which we live, work and play has a direct impact on our quality of life and sense of wellbeing. Public art has the ability to enhance the environment by providing identity, character and a sense of place. The most obvious benefit of public art is the visual enhancement of an area. From this can stem pride and ownership, helping to reduce vandalism and crime. To help facilitate this ownership, it is recommended that the level of community involvement in any public art project should be as high as possible. Developers are advised to make use of existing groups such as the community boards, already established in the borough, to engage with local communities.

11.12 The council will require developers to make a financial and design commitment to public art from the beginning of the development process. Where public art provision is required, developers should discuss their proposed scheme during pre-application discussions. This will allow the art to be properly integrated into the development and enable it to respond to changes that may take place as a result of negotiations. In significant developments, developers will be expected to outline a strategic/master plan for public art, heritage and culture as part of the masterplanning process or design and access statement.

11.13 Table 11 gives examples of work that qualifies as public art. The table shows a variety of forms and demonstrates that public art may perform many different functions.
### Table 11: Examples of Public Art

<table>
<thead>
<tr>
<th>Category</th>
<th>Type of work</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent</td>
<td>Sculture</td>
</tr>
<tr>
<td></td>
<td>Water features</td>
</tr>
<tr>
<td></td>
<td>Memorials, plaques and inscriptions</td>
</tr>
<tr>
<td></td>
<td>Text-based works: publication or interpretive material</td>
</tr>
<tr>
<td></td>
<td>Murals</td>
</tr>
<tr>
<td></td>
<td>Art infrastructure: studios, workshops, galleries</td>
</tr>
<tr>
<td>Temporary</td>
<td>Exhibitions</td>
</tr>
<tr>
<td></td>
<td>Film and video</td>
</tr>
<tr>
<td></td>
<td>Web-based media</td>
</tr>
<tr>
<td></td>
<td>Performance art</td>
</tr>
<tr>
<td></td>
<td>Hoardings/posters</td>
</tr>
<tr>
<td></td>
<td>Street theatre/festival/carnival</td>
</tr>
<tr>
<td>Interior commissions</td>
<td>Sculture</td>
</tr>
<tr>
<td>(in buildings accessible to the public)</td>
<td>Architectural glass</td>
</tr>
<tr>
<td></td>
<td>Textiles</td>
</tr>
<tr>
<td></td>
<td>Painting, prints, photography</td>
</tr>
<tr>
<td></td>
<td>Floor treatments</td>
</tr>
<tr>
<td></td>
<td>Furnishings</td>
</tr>
<tr>
<td>Embedded</td>
<td>Boundary treatments</td>
</tr>
<tr>
<td></td>
<td>Lighting</td>
</tr>
<tr>
<td></td>
<td>Skyline features</td>
</tr>
<tr>
<td></td>
<td>Landscape schemes and trees</td>
</tr>
<tr>
<td></td>
<td>Purpose and artist-designed street furniture</td>
</tr>
<tr>
<td></td>
<td>Architectural detailing, glass and door furniture</td>
</tr>
</tbody>
</table>

11.14 Whatever the form, the focus should be the provision of art work which is appropriate to its setting and context. The best public art is designed for its location, with the input of local people and with the artist involved at the earliest possible stage. For public art to be successful it needs to respond to the local heritage and culture of a specific area. It is often useful to draw on the historical use of a development site.

11.15 In most cases, public art should be installed within the development site or on public or street space in the vicinity of the development. In exceptional circumstances where a reasoned justification is presented as to why this is not feasible, the art may be located elsewhere. This may include some forms of industrial development not accessible to the public. In these instances, public art will be provided off-site but should be as close to the development as practically possible. In areas where it becomes evident that there is an uneven concentration of public art owing to the nature and scale of development taking place, there may be justification for public art provision to be made further away from a development site, provided the alternative site is visible from the public domain.

11.16 Public artworks should be of a value no less than 1% of the capital cost of the development and should in all cases be commensurate with the scale and nature of the development. The type, location, size, scale and general design of the public art should be negotiated with council officers and will be subject to a Section 106 agreement.
### Table 12: Developer Contributions Summary Costs

<table>
<thead>
<tr>
<th>Contribution/type of dwelling</th>
<th>Transport</th>
<th>Education</th>
<th>Social infrastructure</th>
<th>Greening for Growth: health and green infrastructure</th>
<th>Public realm per sqm/ per typical residential unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom dwelling</td>
<td>£1980</td>
<td>-</td>
<td>-</td>
<td>£839</td>
<td>£1488</td>
<td>£1757</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>£3745</td>
<td>-</td>
<td>-</td>
<td>£950</td>
<td>£1686</td>
<td>£1846</td>
</tr>
<tr>
<td>3 bedroom dwelling</td>
<td>£3745</td>
<td>New School - £5,622 per dwelling unit</td>
<td>-</td>
<td>£1286</td>
<td>£2281</td>
<td>£2567</td>
</tr>
<tr>
<td>4 bedroom dwelling</td>
<td>£5457</td>
<td>-</td>
<td>-</td>
<td>£1677</td>
<td>£2975</td>
<td>£3252</td>
</tr>
<tr>
<td>4+ bedroom dwelling</td>
<td>£5457</td>
<td>-</td>
<td>-</td>
<td>£1957</td>
<td>£3472</td>
<td>£3751</td>
</tr>
<tr>
<td>Retail</td>
<td>£109/sqm</td>
<td>-</td>
<td>Submission of Integrated Employment and Skills Management Plan</td>
<td>-</td>
<td>£27/sqm</td>
<td>£133</td>
</tr>
<tr>
<td>B1 business</td>
<td>£4301</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>£4301</td>
</tr>
<tr>
<td>B2 general industry</td>
<td>£1725</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>£1725</td>
</tr>
<tr>
<td>B8 warehouse and distribution</td>
<td>£2162</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>£2162</td>
</tr>
</tbody>
</table>

* Major residential applications of 10 or more units. A contribution will not usually be required for 1-9 dwellings or accommodation for the elderly. See paragraph 5.02 for further details.

** Figure as a percentage of total development costs. Applies to significant development only.

*** Where proposal will result in the creation of 50 or more FTE jobs.

Affordable housing contributions are covered in the separate Housing SPD.

In addition to these specific developer requirements, on-site provision or developer contributions will be required on a case-by-case basis for the following types of Infrastructure:

### Table 13: Types of Infrastructure

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health</td>
<td>GP surgeries, dentists, health centres</td>
</tr>
<tr>
<td>Public services</td>
<td>Waste management, places of worship, drug treatment centres</td>
</tr>
<tr>
<td>Utility services</td>
<td>Gas, electricity and water supply, telecommunications</td>
</tr>
<tr>
<td>Flood defences</td>
<td>Flood and erosion protection, resistance and resilience</td>
</tr>
</tbody>
</table>