The draft Local Plan

The Government has pledged to raise the housing supply by building 300,000 new homes a year nationwide. This compares with the 217,000 built during 2016/17, an increase of almost 40%.

Why are we doing a Local Plan?

- Regeneration of key sites
- Central Government requires a Local Plan
- To develop infrastructure alongside development

Central Government requires all councils to produce a Local Plan. Havant Borough Council is developing its Local Plan in consultation with its residents, to provide a planning framework for development in the borough until 2036.

A number of areas of the borough are in need of regeneration, including the borough’s town centres. The Draft Local Plan proposes a bold strategy of regeneration and development of these key sites.

Development includes new housing, commercial development to support employment, and infrastructure such as new transport routes, schools and shops. The Local Plan also manages the impact of development on the built, natural and historic environment.

The Local Plan represents the long term vision for the development of the borough

The challenges

The need for development:

9,260 new homes
16,912 rise in population
82,780 square metres of commercial floor space

Environmental challenges include:

6mm expected annual sea level rise
2.5 degree temperature rise by 2049
60 kilometres of coastline

Infrastructure challenges include:

Shortage of 100 childcare places
1,709 on waiting list for affordable rented homes
49% of the population will be 60 or over by 2036
Vision and strategy

Havant is already a successful place and so the vision of the Local Plan is ‘building on Havant’s success’. The council is proposing a bold approach based on regeneration coupled with greenfield sites to meet the borough’s housing need.

A number of key sites are integral to the success of the draft Local Plan, as shown to the right. The plan proposes the regeneration of Havant, Waterlooville and Leigh Park town centres together with Hayling Island seafront. The council is committed to the delivery of these key sites which are in need of development and will use compulsory purchase powers where necessary.

A priority will be for the right infrastructure to be provided alongside new development so the borough continues to be an attractive place to live, work and invest. This includes development of a new reservoir at Havant Thicket.

The council has sought to accommodate as much development as possible on brownfield sites. However to meet the need for development, extensive development on greenfield sites will also be necessary. The draft Local Plan proposes a number of sustainable urban extensions, alongside the new community at Southleigh and the expansion of Dunsbury Park to meet the borough’s need for development.

Key sites for the Local Plan

Meeting our housing need

Legend

- Havant Borough boundary
- Areas of the borough
- Key sites
- A3(M)
- A27
- A3023
- Railway
- Stations

9,260
Housing need
in Havant borough from 2016-2034, using the proposed methodology

649
Houses which were built in year 2016/17

617
Existing planning permissions

6,091
New homes proposed on allocation sites in this draft plan

1,100
Southleigh

1,092
Windfall sites

9,549
Total new homes proposed in the draft Local Plan

Legend

- Havant Borough boundary
- Housing
- Southleigh
- Key sites

Sites with no reference number are identified under Policy H1 of the draft Local Plan.
Meeting our housing need

Legend
- Havant Borough boundary
- Housing
- Southleigh
- Key sites

Sites with no reference number are identified under Policy H1 of the draft Local Plan.

Please note: Allocation policies in the draft Local Plan relating to Hayling Island and Langstone sites are provided as a starting point, pending the results of the transport assessments in progress.

Southleigh key site

152 hectares of land will be allocated to developing Southleigh: a new community which will deliver infrastructure, public green space and up to 2,100 homes.

A significant contribution to the housing need of the borough – with around 1,100 of the homes being built by 2036 – Southleigh will be supported by vital new infrastructure of benefit to the borough as a whole, including a significant amount of new parks and open spaces, a new primary school, a community centre, nursery, and a small parade of shops.

With intensive community input, the council has drawn up a masterplan for Southleigh. The council is also preparing a feasibility study for the new access onto the A27, which is not yet complete.

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<th>Number</th>
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<td>Primary school</td>
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<td>Woodland edge</td>
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<td>Southleigh Park House</td>
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<td>Wetland habitat</td>
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<td>Junction improvement</td>
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<td>Commercial</td>
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<td>21</td>
<td>Highways service area</td>
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Town centre regeneration

As more and more people are shopping online, there is less need for retail in our town centres. Town centres will be transformed with places to meet and socialise, and encourage activity throughout the day and into the evening. High density new housing will be provided close to facilities and services.

Key proposals in the draft Local Plan are:

**Leigh Park town centre**
Regeneration of Leigh Park town centre will provide 150 new homes, with the re-provision of community and leisure facilities to support the centre’s function.

**Waterlooville town centre**
Waterlooville town centre will deliver 600 new homes, with supporting uses such as coffee shops and restaurants, improvements to the public realm and a new public transport interchange.

**Havant town centre**
Havant town centre will be regenerated to provide 750 new homes, along with a mix of uses including new leisure facilities, coffee shops and restaurants.

Hayling Island seafront

As the birthplace of watersports and windsurfing, the council is committed to the regeneration of Hayling Island seafront to adapt to the needs and demands of a 21st Century visitor economy.

There is a need for significant investment and development of the seafront’s public spaces, leisure, attractions, and visitor accommodation, whilst maintaining its character including its natural and quieter areas.

**Legend**
- Regeneration sites

**Phase 1: Creek Road**
The regeneration of the area with high quality new homes to potentially fund and re-provide the community centre, including an emergency equipment store and public toilets.

**Phase 3: Beachlands**
Improvements are needed to provide a striking arrival point for seafront visitors. New housing will fund and enable significant investment into new leisure provision, informed by a masterplan.

**Phase 2: Eastoke Corner**
The redevelopment of the public spaces and the roads in this location will free up land for housing which will fund and enable improvements to the public realm.

**Phase 4: West Beach**
A watersports centre including public toilets, changing facilities and showers will improve the facilities for water users and help to make the area more attractive for tourists and residents alike.
**Employment**

An additional 82,780 square metres of commercial and industrial floorspace - more than 11 football pitches in area – is needed by 2036 to sustain a thriving economy.

There is also a need to maintain a sufficient and flexible supply of employment land within the borough's established employment areas. This will support the borough's long-established manufacturing economy, whilst delivering modern business and industrial accommodation fit for the 21st century. As well as redeveloping brownfield land, the following sites will play a significant role in providing the required floorspace:

**Dunsbury Park**
A successful business park already, Dunsbury Park has planning permission for new employment floorspace comprising 61,779 square metres. Additional supporting developments – including a hotel – will take place. Opportunities exist to further expand the business park in the future.

**Langstone Technology Park**
The park has been identified as a key location for new industry and companies specialising in future technologies. The council is working with the landowner to produce a detailed masterplan for development which will be subject to targeted consultation in late spring 2018.

**Solent Road North**
Located south of Portsdown Water Company's headquarters, the site is allocated for the delivery of 6,440 square metres of office floorspace.

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**Infrastructure**

With the significant changes required within the borough, new transport, education and healthcare infrastructure will be built to support new development.

The council continues to work closely with infrastructure and service providers to understand the impacts of development on the borough's infrastructure. The Infrastructure Delivery Plan will set out what is needed and when - this will be reflected in the Presubmission version of the Local Plan.

**New development must support itself**
Existing infrastructure should not be unduly burdened by new development.

**Transport assessments will be completed**
Borough-wide and Hayling-specific research is progressing to understand the impact of new development and propose possible solutions.

These studies will inform the next version of the Local Plan which will identify what improvements are needed to the local road network.

**A new reservoir**
Havant Thicket Reservoir will meet future water supply needs and provide leisure and recreation facilities for residents.

**Schools to be expanded**
Extensions to existing primary schools across the borough will be required, and a new primary school for the South Leigh site.

**Healthcare infrastructure will be modernised**
There will be a need to improve and extend a number of surgeries and clinics to meet future needs. As funding can only be provided for the population that exists, the council will lobby Government to forward fund patient places based on current information.
Environment

With 60 kilometres of coastline, ancient woodland and a diverse historic townscape, the borough’s natural and historic environment will be protected and enhanced. Key points are:

Addressing flood risk
Planning permission will only be granted where the development provides effective drainage infrastructure and addresses flood risk.

Addressing climate change
New homes would emit 19% less carbon emissions than the national standard.

Protecting our ecology
Development would need to recognise the ecological value of the borough and put in place avoidance and mitigation measures if necessary to protect and enhance the natural environment.

Protecting our landscape
Development would need to integrate successfully with the local landscape, incorporating any key landmarks and natural features. It should also protect existing rights of way and provide access to nature and the coast.

Protecting our heritage
Development would need to conserve and enhance the historic environment of the borough, with an emphasis given to the re-use and sensitive adaptation of our heritage assets which secures their long term future.

Working in partnership
The council works with a wide range of local and national partners to protect our distinctive environment and will continue to do so in the future.

Have your say

The draft Local Plan is available at www.havant.gov.uk/localplan and to view at P&I exhibition. Copies of the plan are also available in the borough’s libraries and at the Public Service Plaza.

All feedback about the draft Local Plan is welcome. The consultation period lasts from the 8th January 2018 to the 16th February 2018.

The easiest way to respond to the consultation is by completing the survey which is available at www.havant.gov.uk/localplan.

Alternatively you can email or write to us with your comments.

policy.design@havant.gov.uk

Local Plan Consultation, Planning Services, Havant Borough Council, Civic Centre Way, Havant, PO9 2AX.

A series of Where Next for... publications have been developed to provide more detail on:

- Housing
- The Environment
- Infrastructure
- Commerce & Town Centres

These can be:

- Viewed at the public exhibition here today
- Downloaded from www.havant.gov.uk/localplan

Core research, evidence base studies and supporting documentation relevant to the draft Local Plan are also available at www.havant.gov.uk/localplan.