Where next for housing in Havant Borough?

Proposals for new housing development in the borough up to 2036

July 2016
Introduction

As we move further into the 21st century the need for new homes in Havant Borough continues to grow. The Government’s aim is to significantly boost the supply of new homes and everywhere has to play its part. Ultimately, more new homes are needed to address changing ways in which we live, a growing population and an ageing population.

Meeting housing need is not something that can be ignored. The Government have made this a requirement through the National Planning Policy Framework (NPPF). Our Local Plan and planning decisions we make must be in accordance with the NPPF and this requires us to address housing need.

This booklet explains why Havant Borough needs to provide more homes, what this means for our current Local Plan and explores sites which could provide more housing through a new Local Plan.

After looking through our proposals, it is really important that you give us your views. Details of how to do so are on page 22.

Foreword

Housing - both its cost and availability - regularly makes the headlines. Rising housing costs will no doubt impact on the children and grandchildren of the borough unless action is swiftly taken to address the underlying issues.

The Local Plan is a commitment by the Council to not only address these issues, but to ensure the vital infrastructure behind new housing is developed in a logical and coherent manner. Be it developing green spaces for public enjoyment, or new junctions on the A27 to ease congestion borough-wide, the importance of the Local Plan and its remit cannot be overstated.

The Local Plan would benefit from some important feedback - yours. Take part in the consultation and help make this a collective-led strategy for our future.

Councillor David Guest
Cabinet Lead for Economy, Planning, Development and Prosperity Havant
Facts and Figures

Getting On The Property Ladder
The average age for those buying their first home continues to rise and the gap between the average income and the average property price continues to grow. This is made worse by a shortage in housing supply which drives prices up.

How is housing need calculated?
Housing need is mostly based on past trends. Havant borough sees relatively little international/EU immigration. Approximately 95% of the borough population are from the UK. As such, the need for new housing in Havant borough is largely driven by a rising and aging population.

Living Longer
The borough population has risen over recent years, and is projected to continue - especially in residents aged over 60.

49% of the population of the borough will be over 60 by 2036

This increases general housing need, as well as the need for particular housing and care provision associated with an ageing population.

annual earnings needed to buy an average house in Havant Borough: £42,673

average gross annual wage in Havant Borough
£21,736
Housing need explained

Housing Need Background

Establishing housing need is a complex process with many inputs and calculations. The process is set by Government and case law which we cannot change. In short, this means the figures that have come out of the process are evidence based and now well recognised.

Housing need for Havant borough is assessed at what is known as a ‘Housing Market Area’ level. Housing Market Areas recognise that we are not in isolation from our neighbours. Alongside Portsmouth, Gosport and parts of East Hampshire, Fareham and Winchester, we are part of the Portsmouth Housing Market Area.

Housing need looks at a variety of factors based on past trends and also projections looking forward, such as economic growth. The figures that come out of this work are the starting point for a new housing target. The need for new homes should be met in full unless there is compelling evidence showing why it should not. There is also a responsibility for councils to help meet any need that a neighbouring or nearby council is unable to accommodate in their own boundaries. This is part of our ‘duty to cooperate’ which is a key element of the NPPF.

A key implication of the duty to cooperate is that all the Councils in the Housing Market Area must ‘leave no stone unturned’ in searching for sustainable sites.

Local Plans should meet objectively assessed [housing] needs, with sufficient flexibility to adapt to rapid change

(Extract from the National Planning Policy Framework (NPPF) 2012)

Who builds the homes?

It is not the Council that actually builds the new homes. Instead, it identifies the sites it considers housing should be built on. This is the Local Plan. Developers then put together a detailed design for the site, which the Council considers. If the design complies with the Local Plan, the council grants planning permission for the developer to build new homes.

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Havant Borough’s Housing Need

The Partnership for Urban South Hampshire (PUSH) commissioned a report to establish housing need in the Portsmouth Housing Market Area. This document is called a Strategic Housing Market Assessment (SHMA).

Individual councils then have to assess how many homes could be delivered in their area. Only sites of the highest protection or subject to matters such as high risk from flooding can be excluded from this assessment.

Havant borough housing need figure 2011-2036 = 11,250 (equivalent to 450 new homes a year) (taken from the PUSH SHMA).
Since 2011, over 1,900 new homes have been built in the borough. This has been from a variety of sources including on greenfield sites, the redevelopment of redundant land and the conversion of existing buildings.

Unbuilt housing allocated in the current local plan and outstanding planning permissions are all counted in meeting the new need for housing.

There are also smaller sites, generally called windfall sites, which come forward unexpectedly. These include filling in small sections of urban land, redundant commercial buildings or conversion of larger houses into flats or semi-detached houses.

Looking at all of these sources, it shows that we can already provide 6,447 homes but that leaves 4,803 that we still need to find.

We therefore need to find further housing sites suitable for development. Some complex issues will need to be considered as we look at what land is available and whether it would be suitable for new housing.
### Housing need in Havant Borough from 2011-2036

<table>
<thead>
<tr>
<th>Category</th>
<th>Need requirement</th>
<th>New housing completed or in the pipeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing need in Havant Borough from 2011-2036</td>
<td>11,250</td>
<td></td>
</tr>
<tr>
<td>Houses which were built from 2011-2015</td>
<td></td>
<td>1,109</td>
</tr>
<tr>
<td>Existing planning permissions.</td>
<td></td>
<td>1,752</td>
</tr>
<tr>
<td>Existing allocated sites which do not have planning permission</td>
<td></td>
<td>1,986</td>
</tr>
<tr>
<td>Windfall sites</td>
<td></td>
<td>1,600</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>11,250</strong></td>
<td><strong>6,447</strong></td>
</tr>
<tr>
<td>The gap between the projected supply of housing and the need, ie the gap</td>
<td></td>
<td><strong>4,803</strong></td>
</tr>
</tbody>
</table>
Moving Forward

What if we do nothing?

Meeting the housing need, or even getting close to it, is not going to be easy. Planning to meet as much of the borough’s housing need as is sustainable is the only option due to the Government requirements in the NPPF.

The Council has an obligation to do everything that it can to meet the need for new housing in the borough to meet the need for new housing and keep housing affordable for future generations. The Council will continue to work with neighbouring and nearby councils to identify sustainable sites under the duty to cooperate. However, all these areas face similar constraints to Havant borough.

Developers are already proposing sites to meet the identified housing need. Therefore the Council must act quickly to plan new housing development on the most appropriate sites. Otherwise it will be likely to lose the applications at planning appeal. The housing will therefore still be developed, but in a less coordinated manner. It will also be less likely to benefit from supporting infrastructure such as community halls, footpaths and parks.

For many residents, more housing on areas the Council had previously thought would remain green is difficult to accept. However, Government requires the Council to address as far as possible the known housing need and boost the supply of housing to improve affordability for current and future generations. We also have an opportunity to create communities and deliver infrastructure benefits.
The options moving forward are very limited.

Firstly, the Council will need to start work on a new Local Plan which will address the need for new housing in the borough.

Producing a new Local Plan is a time-consuming process due to the large amount of evidence and complying with regulations that govern its process.

With that in mind, the Council has produced a Draft Local Plan Housing Statement which is open for consultation until 9th of September 2016. This document, if adopted, will provide the Council with the means to react quickly to housing need - and manage speculative planning applications - whilst the new Local Plan is developed.

Make your comments

You are welcome and encouraged to look at the full Local Plan Housing Statement on the Council’s website and in the borough’s libraries. Comments can be made on this document between 25th July and 9th September 2016.
When the PUSH SHMA 2016 was published it gave a housing need figure for the borough of 11,250 new homes from 2011 up to 2036. The Council has looked at all available land that could be suitable for development. Only sites which are given the highest categories of protection in the NPPF, such as those at risk of flooding, were excluded.

Due to the size of our borough, its coastal position, the presence of high level constraints and also the existing urban areas there are relatively few options that could provide further housing development. The past few decades have seen most of the redundant and available brownfield sites used up. Those few that remain are in most cases already earmarked for development or unavailable.

As was the case with the current Local Plan, the geography of the borough means there is a reliance on large greenfield sites to address the borough’s need for new housing.
The maps on pages 9 and 10 show high level constraints which affect the borough. High level constraints are largely defined in the NPPF. They include the Chichester Harbour Area of Outstanding Natural Beauty, Special Protection Areas (relating to the Wild Birds Directive), high flood risk areas or areas at risk of coastal erosion, Sites of Special Scientific Interest, Designated Local Green Spaces and Designated Heritage Assets. These areas are unlikely to be suitable for large scale housing development.

After looking at the high level constraints there are limited areas where new homes could go.

A large portion of land to the north/north east of Leigh Park is also inappropriate to be considered for housing as this will be safeguarded for Havant Thicket Reservoir. A further section of land to the west of Leigh Park will be earmarked for a future extension to the new employment area at Dunsbury Hill Business Gateway.

Considering the limited options available, challenging decisions will have to be made to provide for the borough’s housing need.
Where can the new homes go?

Call for sites

With so few sites available the Council had a new ‘call for sites’ in early 2016. This process invited landowners, developers and the public to put forward sites they considered available for development. After a rigorous assessment, sites that had significant constraints or high categories of protection were discounted.

All other sites likely to deliver five or more dwellings, which are available and potentially suitable for development, will need to be considered favourably to help address our high need for housing. This included a number of brownfield sites in the urban area which will be included for future development.

All the potential sites whether accepted or discounted are now included in the revised Strategic Housing Land Availability Assessment (SHLAA).

The principal of residential development will be considered favourably on the sites on the next page, even if they are submitted as planning applications before they are formally allocated in the new Local Plan.

This is to contribute towards addressing the high need for new housing in the borough and make sure there is a constant supply of new homes, which is a Government requirement.
New urban extension sites

Following the work in early 2016 as part of the call for sites and the revised SHLAA, the following greenfield sites have been identified as being suitable for housing development:

- Land north of Hollybank Lane and Long Copse Lane, Emsworth (54 new homes)
- Land north of Long Copse Lane, Emsworth (166 new homes)
- Land to the rear of Redlands House, Emsworth (5 new homes)
- Land north and west of Selangor Avenue, Emsworth (154 new homes)
- Littlepark House, Bedhampton (47 new homes)
- Land south of Lower Road, Bedhampton (50 new homes)
- Land adjacent to 47 Portsdown Hill Road, Bedhampton (5 new homes)
- Land east of Castle Avenue, Havant (60 new homes)
- Southleigh Park House (35 new homes)
- Forty Acres, Havant Road, Bedhampton (300 new homes)
- Land south of Rook Farm, Hayling Island (53 new homes)
- Land north of Rook Farm, west of St Mary’s Road/Church Road (119 new homes)
- Land west of Rook Farm (222 new homes)
- Station Road (north of Sinah Lane/west of Furniss Way) (161 new homes)

Under these proposals, the developments would still have to comply with the rest of the existing Local Plan.

If the council do not continue to positively plan for the future, through the Housing Statement and the new Local Plan, there is a good chance that developers will be able to argue that the existing Local Plan is out of date. If so, then policies about housing supply cannot be applied any more.
The following maps show the boundary and location of the new urban extension sites.

- **Emsworth Sites**
  - Land north of Long Copse Lane: 166 dwellings
  - Land to the rear of Redlands House: 5 dwellings
  - Land north and west of Selangor Avenue: 154 dwellings

Maps showing new urban extension sites in Emsworth and elsewhere in the borough.
Hayling Island Sites

- Station Road (north of Sinah Lane/west of Furniss Way) - 161 dwellings
- Land west of Rook Farm - 222 dwellings
- Land south of Rook Farm - 53 dwellings
- Land north of Rook Farm - 119 dwellings

new urban extension site on Hayling Island
Havant and Bedhampton Sites

- Littlepark House, Bedhampton: 47 dwellings
- Land adjacent to 47 Portsdown Hill Road: 5 dwellings
- Land south of Lower Road, Bedhampton: 50 dwellings
- Forty Acres: 300 dwellings
- Southleigh Park House: 35 dwellings
- Land east of Castle Avenue: 60 dwellings

New urban extension site in Havant and Bedhampton

New urban extension sites elsewhere in the borough
Even taking into account the additional urban extension sites, it is clear that significantly more housing development will still be required to address the housing need.

With a need for new homes of 11,250 this still leaves 3,372 new homes to be planned for.
Over 3,000 new homes still need to be planned for beyond existing completed homes, existing planning permissions, existing allocations, windfall projections and the new urban extension sites identified.

With very few options available in the borough, two strategic sites are being proposed. These identified sites arose when considering the limited areas of land left that are both available and suitable for development in the borough.

Unlike the urban extension sites identified in the last section, these sites will not be expected to come forward in the short term. Detailed, comprehensive, up-front planning work has started but will need to continue and feed into the new Local Plan. This will identify infrastructure requirements, phasing and environmental constraints.
Strategic Site 1: Campdown

It is considered that this site will provide a minimum of 400 homes together with new sports facilities within the area shaded blue on the map. The remainder of the site would be used for leisure purposes.

An additional school or extension to the existing school may be required. Discussions with education providers are on-going about this, but if required it will be funded by the development.

At a bare minimum, the development of the site will also require nearby highway improvements, a reconfiguration of the golf course, protection of the heritage assets, green infrastructure and utility works.
The boundary of the site shown does not indicate physical development on the entire site. Space will be left to act as a buffer between Denvilles and Emsworth as well as green spaces throughout the development.

It is considered that the site is capable of accommodating a minimum of 1,650 homes together with a small local shopping centre and a new primary school.

A new junction onto the A27 with an associated link road to the north will be needed as well. This significant road improvement will serve the new development and also help relieve the Southleigh Road level crossing route. It will additionally relieve congestion on Park Road North and South in Havant Town Centre.

Further work regarding infrastructure provision and settlement identity is ongoing and will feed into the allocation for the site in the Local Plan.

There will also be a public consultation exercise called a Charrette in which the public will help shape the development brief for the site.

Charrette

It is intended that a 'Charrette' public engagement exercise specific to this site will be undertaken after this consultation. A Charrette is an intensive planning session where residents, designers and other key parties collaborate on a vision for development. It offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author for the plans which emerge from the Charrette.
Strategic Sites

Unlike the new urban extension sites, the strategic sites will not be released now. The scale of the strategic sites means they will need to be assessed in detail through the new Local Plan and supporting background work.

Work looking at landscape, infrastructure and viability is already being undertaken to gain a full understanding of the requirements needed to support the development and any sensitivities or constraints that need to be addressed. This work will continue as the Local Plan develops.

The Draft Local Plan Housing Statement 2016 (which this booklet summarises) seeks to ensure that the strategic sites are progressed through the Local Plan and that they provide the correct scale and type of infrastructure to accompany the development.

The comprehensive development of Campdown and the Area between Denvilles and Emsworth will be progressed through the Local Plan. This will establish the potential of the two sites, the mix of development types which should be brought forward, phasing and infrastructure requirements.

In order to plan for the correct scale and type of infrastructure provision at the strategic sites; development of these sites in whole or part will be resisted until they are allocated through the new Local Plan.
Have we met our need for new housing?

The Government have made boosting the supply of new homes a key national priority and everywhere has to play its part, including Havant Borough. The Borough Council has been extremely thorough in assessing all of the land which could be suitable for housing in the future.

A large number of new housing sites have been identified, this would mean that 9,928 new homes would be provided in the borough between 2011 and 2036. This still leaves a shortfall of 1,322 new homes. As a result, it will be necessary to keep searching for new sites in the borough which could be suitable for new housing.

However it is also important for the Borough Council to continue working with the other Councils in PUSH and with Chichester District Council to try and find ways of meeting the need for new housing into the future.
This booklet provides a summary of a more formal planning document the Council have produced called the Draft Local Plan Housing Statement 2016. It is not intended to replicate the entire content of the main document.

You are invited to comment on the content of the Draft Local Plan Housing Statement or this summary. The full document is available on the council’s website at www.havant.gov.uk/localplan.

Any comments to the Council should be received by the 9th September 2016.

Have your say by

Emailing: policy.design@havant.gov.uk

Writing to: Local Plan Housing Statement, Planning Policy Team, Havant Borough Council, Public Service Plaza, Civic Centre Way, PO9 2AX

Please make sure you include your name, address and email address

Please note that comments received cannot be treated as confidential and may be made publicly available as part of the Government Examination of the Local Plan.

Other documents referred to in this summary are available online.

The National Planning Policy Framework (NPPF) is available at www.gov.uk

The Strategic Housing Market Assessment (SHMA) 2016 and PUSH Spatial Position Statement are available at www.push.gov.uk

The Strategic Housing Land Availability Assessment (SHLAA) can be found at www.havant.gov.uk/localplan