Where next for

Providing the right infrastructure to support new development in the borough

January 2018
Foreword

There is an objectively assessed need to provide additional sustainable housing in the borough.

The borough has a lot to offer its residents. Nestled between the South Downs and the Solent, the borough is blessed with a diverse and beautiful landscape: both built and natural.

Development in the borough does not have to be to the detriment of this rich resource. By positively planning for the future, the council seeks to provide for sustainable development that will not harm our natural resources.

This document identifies what infrastructure new development will need to provide in order to mitigate their impact on the local area and the borough’s wider infrastructure network.

Additionally, it will outline how infrastructure providers will be providing services in new and pragmatic ways.

The council is committed to open and transparent communication about such important and evocative issues.

The council now seeks resident’s feedback through this consultation process, to enable derivation of a Local Plan that best reflects and provides for the housing and employment needs of both current residents and those who follow us to enjoy the special place in which we live.

Cllr David Guest
Cabinet Lead for Planning and Place-Making
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreword</td>
<td>2</td>
</tr>
<tr>
<td>Introduction</td>
<td>4</td>
</tr>
<tr>
<td>The Need for Infrastructure</td>
<td>5</td>
</tr>
<tr>
<td>Did You Know?</td>
<td>6-7</td>
</tr>
<tr>
<td>What Are the Council and Providers Doing?</td>
<td>8</td>
</tr>
<tr>
<td>Thinking Ahead - Havant Thicket Reservoir</td>
<td>9</td>
</tr>
<tr>
<td>What Infrastructure Will New Developments Provide?</td>
<td>10</td>
</tr>
<tr>
<td>The Community Infrastructure Levy</td>
<td>11</td>
</tr>
<tr>
<td>Transport in the Borough</td>
<td>12</td>
</tr>
<tr>
<td>Thinking Ahead – Transport Assessments</td>
<td>13</td>
</tr>
<tr>
<td>Healthcare</td>
<td>14</td>
</tr>
<tr>
<td>Thinking Ahead – Oak Park</td>
<td>15</td>
</tr>
<tr>
<td>Education</td>
<td>16</td>
</tr>
<tr>
<td>Waste Water</td>
<td>17</td>
</tr>
<tr>
<td>Further Information</td>
<td>18</td>
</tr>
<tr>
<td>How Can I Provide Feedback?</td>
<td>19</td>
</tr>
</tbody>
</table>
Introduction

Havant Borough Council is responsible for developing a Local Plan – a strategy that will inform and guide the development of housing, commerce, infrastructure and community facilities in the borough while protecting our built and natural heritage. The Local Plan has to meet key requirements that the Government has set out in the National Planning Policy Framework.

The council has published a draft Local Plan and would like feedback from residents, community groups and developers on the proposals. This consultation is from the 8th January 2018 to the 16th February 2018.

The Draft Local Plan can be viewed online at www.havant.gov.uk/localplan. Being a substantial and complex document, the council has produced the ‘Where next’ series of booklets, which provide a simplified summary of the following key areas of the Draft Local Plan:

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

This volume is ‘Where next for infrastructure’, and will summarise the development of supporting infrastructure for new developments in the borough until 2036.
The need for infrastructure

Central Government aims to deliver growth, including new housing and jobs, through its National Planning Policy Framework (NPPF). As part of this Havant Borough Council is expected to identify sites to accommodate this development and plan for the infrastructure that is needed in order support it.

The draft Local Plan proposes the development of 9,549 dwellings and 89,055 square metres of commercial floorspace. The demands that this development will place on the infrastructure in the borough – for example the road network – would be unsustainable without further investment. This is essential so that the borough continues to be an attractive place to live, work and invest and that development does not have a detrimental impact upon quality of life and the natural environment.

Previous consultation on the draft Local Plan Housing Statement (LPHS) in 2016 highlighted infrastructure provision as a significant issue for residents and stakeholders in the borough. As a result, the council committed to undertaking a thorough analysis of infrastructure capacity to support the Local Plan - this is known as the Infrastructure Delivery Plan (IDP). The first draft of the IDP has been published alongside the draft Local Plan.

Havant Borough Council has been working closely with infrastructure and service providers to understand the impacts of development on the borough’s infrastructure, to identify what is needed to mitigate the impacts and when. These have been documented, and included in the draft Local Plan.
Did you know…

In 2011, 40% of Havant borough residents worked within 5km of their home.

Bus travel accounted for 3% of journeys to work in the borough in 2011, slightly higher than the average for Hampshire at 2%.

Park Road North is the busiest bus route in the borough, with 24 buses per hour in each direction.

As well as 10 swimming pools, there are also 26 sports and activity halls with 852 treadmills, cross trainers and other exercise equipment across council and commercial operators’ sites in the borough.

The Eastoke Point flood defence scheme was completed in 2013, and will help to protect 1,700 homes from flooding over the next hundred years.
There is an emerging shortage of about 100 childcare places across the borough as more children become eligible for places funded by the Government.

Within the borough, there are 242 public rights of ways covering a total of 61,054 metres in length.

There are some 51 fire stations across Hampshire, 38 of which are service stations including those at Emsworth and Hayling Island with retained firefighters to respond to emergencies within their local area.

Hampshire Constabulary is one of the biggest forces in the country, policing some 1,500 square miles with services across Hampshire and the Isle of Wight.
Various service providers and agencies are responsible for building, maintaining and operating different types of infrastructure in the borough. The council has therefore held discussions with a range of service providers across 30 infrastructure areas in order to inform the production of the draft Local Plan and the evidence base that supports it. This extensive analysis can be found in the IDP.

So that infrastructure will be provided at the right time and in the right places, the IDP examines the current situation, as well as identifying improvements and/or upgrades which are needed to maintain the borough’s infrastructure network as a result of the planned levels of growth in the draft Local Plan. The council’s discussions with providers at this early stage will also help them to plan for their own infrastructure strategies and investment plans moving forward.

The draft Local Plan reflects the findings of the IDP in its policies and allocations. This gives the council and developers the information to show that particular infrastructure is needed to support the new development and make sure it is provided.

There are also infrastructure projects that will serve the whole borough and even a wider population, such as the Havant Thicket Reservoir. The funding for such projects is set out in the IDP and comes from a variety of sources.
Thinking ahead - Havant Thicket Reservoir

Havant Thicket Reservoir is a winter water storage facility proposed in Leigh Park. It is a key piece of infrastructure required to meet the demand for increased water supply in the South East in the future.

Portsmouth Water has looked into various options for increasing supply. Havant Thicket has therefore long been identified as the preferred location for a new reservoir. Water sourced from the Havant and Bedhampton Springs during the winter period will be stored in the reservoir for use in the summer when necessary. The project will take about 10 years to get planning permission, be built and then filled.

The reservoir and adjacent greenspace will also have major leisure and recreation potential, complementing Staunton Country Park.
What infrastructure will new developments provide?

The types of infrastructure - facilities, installations and services - needed to support new development include:

- Roads and other transport facilities
- Flood defences and protection measures
- Schools and other educational facilities
- Health and medical facilities
- Sporting and recreational facilities
- Open spaces
- Telecommunications equipment, particularly high speed broadband
- Utilities - electricity, gas, water supply, sewers and treatment works
- Social and other community buildings

All developers pay a proportional charge – the Community Infrastructure Levy (CIL) - towards the cost of infrastructure provision. CIL is used to fund additional infrastructure at a borough wide scale. A proportion of CIL is also used to fund smaller neighbourhood projects as well.

As well as CIL, development provides for the direct need for infrastructure, such as a new junction and nearby highway improvements, through legal agreements attached to their planning permission.

The nature and implementation of any infrastructure will relate to the scale and form of the development, and its potential impact upon the surrounding area.
The Council is currently reviewing its CIL Charging Schedule which sets the charges that developers will pay.

The policies in the draft Local Plan will introduce a number of new standards or requirements to development which are not currently included in the Adopted Local Plan - for example, low carbon in the design of new homes.

These policy requirements may add additional costs to the construction of new homes and/or the provision of on-site infrastructure such as affordable housing.

It is therefore important that charges under CIL continues to be set at a realistic level in which development can be delivered, whilst achieving the relevant standards set by the draft Local Plan. This will be essential to ensure the borough continues to be an attractive place to invest and develop.

A new Preliminary Draft Charging Schedule has been published for consultation alongside the draft Local Plan. A CIL rate for residential development would apply as is the case at the moment: £125 per square metre in Emsworth and Hayling Island and £100 per square metre in the rest of the borough. The exception to this is the new Southleigh development where no charge would apply. This is because on-site and off-site infrastructure including new access onto the A27, a primary school, green infrastructure and drainage will be secured through a legal agreement.
Transport in the borough

Located within one of the more prosperous regions in the UK, with great accessibility and nestled between the coast and the countryside, Havant is a place where people want to live.

The attractiveness of the location means there are already a number of hot spots for traffic congestion in the borough. Increases in road traffic over the next 20 years will lead to additional congestion even without any planned development.

Development cannot be expected to solve problems which already exist. However, it is reasonable to expect that development mitigates its own impact on the borough’s road network.

This is essential if the borough is to continue being an attractive place to live, work and invest in the future. Together with Hampshire County Council - the Local Highways Authority - we are considering the impact of development proposals on the road network through the borough-wide Transport Assessment (TA).

The TA will look at what level of congestion would be anyway, with no further development taking place. Developments will then be added to assess the scale and nature of the impact on the borough’s highway network.

Where there is a severe impact, we will identify solutions that development needs to help provide through developer contributions to fund and enable mitigation.

Delays to transport modelling work beyond the council’s control have meant it has not been possible to complete the TA in time to inform the draft Local Plan. However, the next version of the plan - known as the Pre Submission draft - will identify key schemes which are needed in order to mitigate and support development proposals.
Thinking ahead — transport assessments

Key studies have been commissioned to identify transport issues in the borough. These include:

**Borough-wide Transport Assessment (TA):**
This study will use a Sub-Regional Transport Model (SRTM) to provide a high level analysis of the impact of the development allocated in the Local Plan, taking account of development which will take place outside of the borough on the main roads.

**Hayling Island Highway and Transport Infrastructure Assessment:**
This study will provide a more detailed analysis of the entire highway network on the island using a microsimulation model. It is more detailed than the SRTM and will enable the council to look at detailed mitigation measures to maintain and improve the functionality of the island’s highway network.

Furthermore, public consultation work has been undertaken on travel and transportation needs for Hayling Island to capture feedback from residents, commuters and visitors to the island.

Pending the results of these assessments, there remains some uncertainty as to whether sites on Hayling Island and the Langstone area are suitable for development at this particular point in time. The draft Local Plan is therefore clear that development proposals on these sites with ‘uncertain potential’ will continue to be resisted until such time there is greater certainty about the likely impact on the island’s road network.

Strategic transport issues will be considered further through any site allocations included in the Pre-Submission Local Plan.
Healthcare

There are a total of eight General Practitioner (GP) surgeries across the borough, supported by community health services and specialist acute care teams designed to reduce the number of people requiring emergency care.

A range of 1,800-2,000 patients per doctor may be considered ‘normal’, although this varies considerably depending on the nature of the population, size of practice and the range of services offered. With a growing and ageing population with increasingly complex health problems, there is increasing pressure on the surgeries.

As a result, the way in which primary health care is provided is already changing. Patients are encouraged to speak to their pharmacist in the first instance. Medical receptionists ‘triage’ patients to prioritise and allocate them to appropriate health professionals (who may not be a doctor) reflecting the changing nature of GP surgeries. Some practices are also trialling ‘eConsult’ and other online services to improve access to medical advice.

The NHS is also looking at a new way of providing primary care with GP practices working together, supported by community health teams and other health and care professionals.

By sharing services and staff, GP practices are able to extend hours of care available to patients. This will enable the ratio of care to be extended up to 3,000 patients per doctor.

A number of practices in the borough have capacity to serve the population now and into the future. However, in a number of instances, there will be a need to improve, extend and re-provide a number of surgeries and clinics to meet the needs of the future population. As funding can only be provided for the population that exists, the council will lobby Government to forward fund patient places based on information it holds.
Thinking ahead – Oak Park

Forward thinking infrastructure development can help meet the borough’s healthcare demands. Developments such as the Oak Park Community Clinic show best practice in achieving this.

Opening in December 2012, the Oak Park Community Clinic serves the wider Havant area. It provides a range of primary care services from different health and community practitioners. These include:

- Outpatient and community services across a range of specialties.
- Therapies - physiotherapy, speech and language therapy and occupational therapy.
- Diagnostics - X-ray, ultrasound and echo.
- Podiatry.
- Rapid assessment for older people.
- Diabetic retinopathy screening.
- Children’s outpatient and community services.
- Facilities for a mobile scanner to visit the site (e.g. MRI).

In the future, the range of services offered at Oak Park could increase as it is expanded to become the Havant Area Large Health Hub, providing access to primary care.
Hampshire County Council seeks to ensure there are a sufficient number of school places for children in Havant, and the wider area. It is anticipated there are adequate places in existing secondary schools to accommodate the extra demand from new development.

However, planned housing development in the catchments of several primary schools in the borough will place additional demand for pupil places. In a number of cases, this will not be able to be accommodated within existing primary school buildings.

Extensions to existing primary schools will be required in Emsworth, Crookhorn, West Bedhampton and on Hayling Island to accommodate the additional children from the planned development.

As a result, this need is highlighted in the site allocation policies where new homes are proposed in these areas. A new primary school will also be needed as part of the new community at Southleigh to accommodate the children generated by that development.

Extensions to existing schools will continue to be funded through a combination of developer contributions and grant funding from central Government.
Budds Farm wastewater treatment works is operated by Southern Water, and serves the vast majority of the borough as well as Portsmouth and the wider area.

Budds Farm has sufficient capacity to serve the existing population and ensure compliance with environmental permits which are issued and enforced by the Environment Agency. These permits set standards including the amount and quality of wastewater which may be discharged to the environment after processing.

Taking into account the anticipated population growth within Havant and the wider catchment area, there is sufficient capacity at Budds Farm in the long term – helped in part by anticipated new investment and technology to manage processes more efficiently and effectively. This will be monitored and reviewed by the Environment Agency.

Additionally Southern Water has been carrying out a programme of works to survey and seal sewers in hot spot areas where there have been groundwater flooding incidents in recent years.

In the longer term, Southern Water plans to roll-out real-time sewer monitoring which will enable the sewer network to be more effectively managed.

To ensure that new housing supports the provision and/or upgrade of the sewer system, the draft Local Plan requires development to:

- ensure it reduces pressure on the system
- does not adversely affect the capacity of the sewer system
Further information

The draft Local Plan is the key document for this consultation. However, the following publications can provide further background knowledge. Please be aware that these documents may be complex in their terminology or use of data.

The National Planning Policy Framework

www.havant.gov.uk/NPPF

Central Government’s proposed methodology for calculating housing need

www.havant.gov.uk/calculations

Local Plan Housing Statement: www.havant.gov.uk/housing-statement

Key documents supporting the draft Local Plan such as:

• Draft Infrastructure Delivery Plan (not yet published)
• Preliminary Draft CIL Charging Schedule (not yet published)

www.havant.gov.uk/localplan/evidence-base

Community Infrastructure Levy: www.havant.gov.uk/CIL
How can I provide feedback?

The draft Local Plan is available at www.havant.gov.uk. Copies of the plan are also available in the borough’s libraries and at the Public Service Plaza.

The council is also holding a series of exhibitions across the borough during the consultation period where you can discuss the proposals with council officers. Full details of the dates, times and venues are on the council’s website.

All feedback pertaining to 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 form which is available at www.havant.gov.uk/localplan.

Alternatively you can email your comments to policy.design@havant.gov.uk or write to us at Local Plan Consultation, Planning Services, Havant Borough Council, Civic Centre Way, Havant, PO9 2AX.