

# BUILDING

A BETTER FUTURE



OUR NEW LOCAL PLAN, AND HOW YOU CAN HELP SHAPE IT

**Havant**  
BOROUGH COUNCIL

# INTRODUCTION



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Elizabeth Lloyd**

Cabinet Lead for  
Local Plan,  
Environment and  
Water Quality

We are developing a new Local Plan, entitled Building a Better Future. The Local Plan is an important strategy required by law that will help decide, manage and shape development in the borough of Havant. The plan will aim to be considerate to our needs, promote prosperity and support the wellbeing of our communities.

This is a major undertaking which will rely on a range of existing and original research, and engagement with residents of the borough and a wide range of partners.

Work is now commencing on this new Local Plan, and we would like your views on the approach the plan should take at this early stage. This discussion paper explores the key issues and recommends approaches to them. From this - and through public engagement throughout the process - we will refine and develop a Local Plan bespoke to our needs.

This discussion document is publicly accessible and available online to view as well as at a series of exhibitions across the Borough. To act as an introduction, we have produced this guide to highlight some of the key points of the document. Please take the time to find out more - contribute your thoughts and opinions on how we take things forward through our survey at [www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan). Help make our Local Plan one that meets our social, environmental and business needs for the future.

A handwritten signature in black ink, appearing to read 'Elizabeth Lloyd'.

## WHAT DOES THE CONSULTATION COVER?

In order to create a fully informed Local Plan it is vital that the public are involved at every stage of the plan making process. This is considered to be a collaborative approach and the council will work alongside members of the public as well as businesses, statutory bodies and others in order to create a sound plan.

This collaborative approach will include residents, businesses, statutory bodies and more to create a plan bespoke to local needs. As part of this process, a call for sites will be carried out to ensure that all available land is considered by the council and assessed for its development potential.

The council will be consulting over the new plan through a discussion document, which recommends the approach we think should be taken and sets out questions over how to address the issues. From considering the infrastructure needs of the borough, to how we can meaningfully create new natural spaces to enhance our environment, the document provides a comprehensive insight into how the direction the council believes the Local Plan should develop to meet and support local need.

The following pages provide a summary of key topics the discussion document covers.





# HOUSING AND AFFORDABILITY

## HOUSING

The government has set the borough a target of 516 new homes a year to meet national housing need. This is an ambitious target which will require a number of changes in how we approach the issue. It is acknowledged that the borough is currently not able to meet its housing need and therefore development on both brownfield and greenfield land will be considered. Key points will be:

- A call for sites will help identify all available sites within the borough for development
- Particular focus will be placed on Southleigh, Havant town centre and Waterlooville town centre to provide significant levels of housing, recognising these sites – by the nature of their size and complexity – will take more time to develop
- The council will adopt a “stepped trajectory” with the aim to deliver the required housing for the borough over the total plan period
- Bearing in mind the physical and environmental constraints of the borough, the council will have to work with other local authorities to meet housing targets. This will be through the development of a strategy working with other authorities across South Hampshire



## AFFORDABLE HOUSING

The borough has a high waiting list for those needing rented homes but cannot afford to pay market rates, or who could benefit from initiatives such as part rent, part buy.

Any development with more than 10 homes will be required to provide a percentage of affordable homes. First Homes – a government initiative to provide homes discounted by 30% for those meeting eligibility requirements – could form part of the mix.

The percentage for each site will be defined by current need and what is considered the best model to meet local requirements.

# HOUSING DESIGN AND STANDARDS



## HOUSING DESIGN

The new Local Plan will aim to deliver housing to a high standard of design, using a local design code to inform the appearance, layout, form and orientation of development schemes. To inform the needs of the borough, the council will research and develop a new housing need assessment to specifically identify the need for different sizes and types of dwellings. Additionally, provision for those wishing to build or commission their own home will be assessed and included in the plan if there is a significant need not being met by the market.

## HOUSING STANDARDS

The Local Plan will set out new criteria for developers to meet regarding housing standards. Public consultation and further evidence gathering will prioritise and refine the details which could potentially include:

- Minimum internal space standards
- Outdoor amenity space
- Provision of gardens and/or balconies
- Accessibility and adaptability standards

These new standards will support existing legislation and will consider the viability demands they place on any new development.



# ECONOMY AND EMPLOYMENT

The borough has a shortage of land which can be used for housing but an over-supply in the land available for economic development. Therefore, the Local Plan will consider the re-use of employment sites no longer fit for purpose or which could be better used in a different way - housing, for example. New employment sites that provide the capability and amenity required by modern businesses will also be assessed.

Considerable potential exists with the Dunsbury Park site – now part of the Solent Freeport (a special area defined by government where different economic regulations apply). It is still to be confirmed whether government will consider the site (on land within the borough) as part of the council's employment land supply, or distinct from it – if the latter, other sites will need to be found within the borough.

The Local Plan intends to:

- Define the quantity and mix of employment sites needed to support the borough
- Identify which industrial sites need protection from alternative uses, and which sites could potentially be used differently
- Ensure that where previously industrial sites are used for housing, legacy issues (such as contamination) are addressed fully



# THE NATURAL ENVIRONMENT AND BIODIVERSITY NET GAIN

## THE NATURAL ENVIRONMENT

Legally required to ensure that any developments within the borough are compliant with the Conservation of Habitats and Species Regulations 2017, the council has a number of environmental designations to consider. With a number of internationally protected sites locally, including Langstone and Chichester Harbours, any development needs to fit within the legislation protecting our borough's flora and fauna.

The Local Plan will consider any development's environmental impact through a Habitats Regulations Assessment. Planning permission will be refused for applications that lead to an adverse effect on these heavily protected sites. Furthermore, this assessment will be supported by dedicated policies which address some of the major environmental concerns specific to the borough. These will include such topics as:

- Disturbance from recreation
- Solent wader and Brent Goose sites
- Protected species
- Nutrient neutrality

In addition, the council will also undertake original research to help ensure up-to-date mapping of areas within or affected by environmental designations.

## BIODIVERSITY NET GAIN

The Environment Act of 2021 redefines the relationship of development and its impact on the natural environment. The Local Plan will ensure the significant changes required under the act inform and direct future development in the borough.

Biodiversity net gain is integral to the new act; this means delivering measurable improvements in the volume and type of flora and fauna by creating or enhancing habitats in association with development. This net gain is ideally achieved on-site but can be delivered off-site if otherwise unachievable (for example, the creation of a block of flats in a town centre would not have the space to create new habitats on site).

The Local Plan will support this by ensuring:

- All future developments will be required to deliver a minimum of 10% biodiversity net gain, following an agreed method of measurement
- All new habitat creation is legally secured and environmentally managed for at least 30 years
- Where off-site mitigation is used, where possible it is used to reconnect and enhance the borough's ecological network



# LANDSCAPE, AGRICULTURAL LAND AND FLOOD RISK

## LANDSCAPE AND LOSS OF AGRICULTURAL LAND FLOOD RISK

In an attempt to minimise and manage the impact of development on the landscape, the Local Plan will include:

- A management policy for development within (and close to) the Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- Protection of the setting of the South Downs National Park
- Mapping of the borough's settlement boundaries (including new developments on their edge) to create a policy limiting development beyond them
- A management policy for development to retain woodlands and trees
- Site specific policies to protect distinctive landscape features and their surroundings

The value of the borough's distinctive local landscape is recognised and understood by the council. However, the housing targets set by government have placed considerable pressure on the borough. As such, development sites will need to be included in the plan which are on agricultural land and would have a landscape impact.

Being a coastal borough, there are a number of considerations regarding flood risk, especially when considering the impact of climate change and rising sea levels.

The Local Plan's approach to the issue will be:

- The creation of a strategic policy identifying key infrastructure requirements for coastal defence, flood alleviation schemes and drainage, and the active support of investment into them
- Original mapping research to create Coastal Change Management Areas which define the level of development that can/can't take place within them
- To only allow development within areas of risk of flooding where the risk can be mitigated for the lifetime of the development and doesn't increase risk elsewhere
- A policy to define minimum levels of effective drainage for new developments,



# CLIMATE CHANGE

## CLIMATE CHANGE

Obligated to ensure new developments are not vulnerable to the known effects of climate change, the council - through the Local Plan - could require new developments to produce less carbon than the national standard. It could also influence:

- Sustainable design methods to ensure developments are low carbon design
- Identifying design and energy saving measures for development
- Assessing solutions regarding water efficiency and shortages
- A policy on sustainable construction to inform the materials used in the development of the borough
- Providing guidance on renewable/low-carbon energy solutions to reduce finite/fossil fuel use
- A policy to require the installation of electric vehicle charging points for vehicles in all new developments
- Encouraging tree planting and enforcing the protection and enhancement of green infrastructure with all new development

Residential developments will be expected to make a substantive contribution to addressing climate change.

This could be through including efficiency measures and provide low or zero carbon energy. Additionally, reusing existing buildings as construction materials wherever possible, integrating solar gain, natural ventilation or ventilation with heat recovery and low carbon energy are all areas that could be promoted in the Local Plan.





# REGENERATION AND TOWN CENTRES

## REGENERATION

The Local Plan will support the Havant Borough Regeneration and Economy Strategy and will actively endorse the regeneration of four key areas in the borough – Havant town centre, Waterlooville town centre, Leigh Park town centre and Hayling seafront.

The Local Plan will recognise the unique opportunities that relate to each key area – be it higher density development in Havant town centre, or tourism for Hayling seafront.

As such, the Local Plan will:

- **Develop a bespoke strategic policy for each regeneration area**
- **Define site allocations which will enable significant residential developments in town centres**
- **Develop a site allocation strategy to support and enhance Dunsbury Park and the Solent Freeport offer**



## TOWN CENTRES

Setting out a hierarchy of town centres and retail, with town centres (Havant and Waterlooville), district centres (Cowplain, Leigh Park, Mengham and Emsworth) and a borough network of smaller local centres, the Local Plan will support the use of these sites for additional functions other than just shops

The Local Plan will also manage future food, drink and entertainment offers in town centres, improving residential amenity and supporting healthier living.

Therefore, the Local Plan will:

- **Define the criteria under which retail space can be developed for different use**
- **Research and develop up-to-date mapping to define the extent of town centres and major shopping areas**
- **Instigate a policy to address and harmful impacts of developments that arise from food, drink and/or entertainment use**

# HERITAGE AND THE HISTORIC ENVIRONMENT

With 14 conservation areas, 246 listed buildings, 83 buildings of local interest, 7 scheduled monuments and a registered park and garden, the borough is home to a rich and varied historic environment.

The Local Plan would actively seek to preserve and protect these distinctive elements of the landscape so that they might be enjoyed by future generations. As such, heritage assets must be conserved and where necessary enhanced in a manner appropriate to their significance. In understanding this, any future development will be expected to complement and enhance the historic environment, helping to positively shape our communities by giving them a sense of history and distinct local identity.

Development in historic areas will be limited and where it does take place would have to be to the highest quality, retaining as much of the heritage as possible. Any proposal which would or could affect a heritage asset will be required to provide a Heritage Statement in order for all potential harm caused as a result to be assessed.

With this in mind, the Local Plan will establish a policy on heritage and conservation which outlines what is expected of developers to protect and safeguard the borough's heritage assets





# SPORTS AND RECREATION

Recognising their considerable contribution toward the physical and mental wellbeing of residents, the Local Plan will resist development that results in any loss or reduction in facilities and/or land used for sports and recreation.

Existing facilities in the borough will be protected unless there is:

- A robust assessment demonstrates that the facility and/or land is surplus to requirement
- Replacement provision is made available of an equal or greater community benefit
- Alternative sports and recreation facilities and/or use are being proposed

As a result, the Local Plan will:

- Introduce a policy to encourage use of the borough's sites to increase physical activity
- Ensure existing sports and recreation sites are protected from unsuitable development
- Develop a criteria-based approach to assessing any developments that could potentially diminish or remove sports facilities



# INFRASTRUCTURE

With the scale of development required within the borough, the timely provision of infrastructure to support future need is necessary. This is to ensure that the quality of life of existing communities is maintained, and that development does not have a detrimental impact upon amenity, safety, or the environment. To address this, the Local Plan will:

- Define the long-term infrastructure requirements of the borough
- Ensure land is safeguarded against development where it has future infrastructure value
- Develop thematic policies which cover specific infrastructure requirements (such as drainage or open space) and how they will be managed in the long-term

Please note, this will be used to address future infrastructure need, as the Local Plan does not have the authority to address existing infrastructure issues.





# TRANSPORT

Being a largely urban borough, and with known issues of congestion at peak times, the Local Plan cannot address existing issues, but only future issues that arise from new development.

To address future need, the Local Plan will be directed by Hampshire County Council's new Local Transport Plan and the council's Environment and Climate Change Strategy. A focus will be given on mitigating transport pressures from new development by the establishment of active travel routes wherever possible, allowing easy movement on foot or by bicycle. Improvements to the highway network will only be proposed if there is no alternative. Furthermore, the Local Plan will actively support the development of infrastructure that supports low carbon transport, such as the installation of electric vehicle charging points.

To support this, the Local Plan will:

- **Identify the key requirements for transport infrastructure within the borough for the duration of the Local Plan**
- **Work with Hampshire County Council's new Local Transport Plan 4 – a statement of intent outlining the county council's transport vision until 2050, and decarbonising the transport system**
- **Prioritise sites for development that offer easy access to shops and services**
- **Limit new developments creating new access routes onto major roads**



# HOW TO PARTICIPATE

The council is providing opportunities to consult and feedback on the direction of the Local Plan from **3 October to 14 November 2022**.

Exhibitions providing further detail on the Local Plan will be held throughout the borough and provide an opportunity to meet and engage with the Council officers.

**South Hayling United Reform Church - PO11 9EY - Tuesday 11 October - (15:00 - 19:00)**

**Meridian Shopping Centre, Havant - PO9 1UN - Saturday 15 October (10:00 - 16:00)**

**St George's Church Hall, Waterlooville - PO7 7EH - Thursday 20 October (15:00 - 19:00)**

**Park Community School, Leigh Park - PO9 4BU - Thursday 27 October (15:00 - 19:00)**

**Public Service Plaza, Havant – PO9 2AX – Tuesday 1 November (10:00 – 16:00)**

**Emsworth Baptist Church - PO10 7BY - Thursday 3 November (15:00 - 19:00)**



Furthermore, an online survey – accessible at [www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan) - will provide you with the means to provide feedback on the topics that matter to you. We recommend allowing 30 minutes to complete the survey, although it may take longer dependent on your level of feedback. Your contributions can be saved as you go, allowing you to revisit your feedback before final submission. Alternative versions of the survey for those without digital access can be provided upon request.





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