



Havant Borough Local Plan (Allocations)

Adopted Version

July 2014

Havant
BOROUGH COUNCIL

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Havant Borough Local Plan (Allocations)

The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment.

The Allocations Plan replaces the remaining saved policies for the Havant Borough District-Wide Local Plan and includes a number of policies in addition to those in the Core Strategy.

The Core Strategy and the Allocations Plan form the Havant Borough Local Plan. The Borough's Local Plan together with the Hampshire Minerals and Waste Plan (2013) form the Development Plan for the Borough. The Development Plan is unique to each local authority area and provides the statutory framework or 'rules' for guiding decisions on planning applications in the area.

The Allocations Plan was subject to examination by an independently appointed Government Planning Inspector, Sue Turner RIBA MRTPI IHBC BARCH MSC. The Inspector's Final Report, received 7 July 2014, found the plan sound and fit for purpose.

The Allocations Plan was formally adopted by Havant Borough Council on 23 July 2014.

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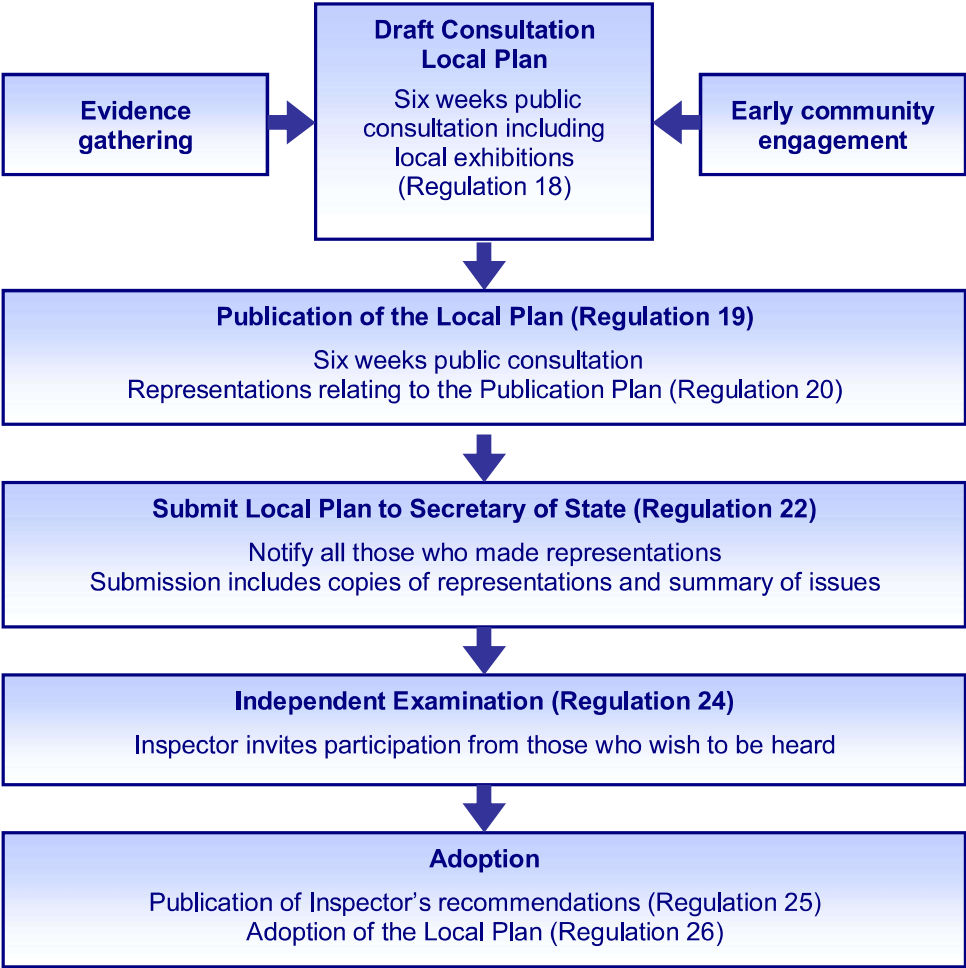


1. Introduction

What is the purpose of the Allocations Plan and what is its status?

- 1.01 The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). This document plans for the delivery of the Borough's vision for growth and prosperity up to 2026, which is set out in the Havant Borough Local Plan (Core Strategy). Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment.
- 1.02 For the remainder of this document the Havant Borough Local Plan (Allocations) will be called the **Allocations Plan** and the Havant Borough Local Plan (Core Strategy) will be called the **Core Strategy**.
- 1.03 The main aim of the Allocations Plan is to allocate land to help deliver from 2013-2026 the development requirements for housing and employment set out in the Core Strategy. It also replaces the remaining saved policies for the Havant Borough District-Wide Local Plan and includes a number of policies in addition to those in the Core Strategy. These additions cover identified planning policy gaps, that emerged through the introduction of the National Planning Policy Framework (NPPF) in 2012. The NPPF sets out the government's planning policies for England. This must be taken into account in the preparation of local plans and is a material consideration in planning decisions.
- 1.04 At the heart of the NPPF is a presumption in favour of sustainable development. The overall definition of sustainable development is contained in paragraph 7 of the NPPF. A key focus of the NPPF is that planning authorities should boost significantly the supply of housing in order to meet the objectively assessed housing needs of their area. The NPPF requires each planning authority to demonstrate that they have deliverable plans for five (plus) years supply of new housing. If there are not plans for the delivery of five (plus) years supply of housing to meet the objectively assessed housing need then the Local Plan policies on housing supply will not be considered up to date. In that case, applications for housing would be determined on the basis of the NPPF's policies and applications on sites not included in the Plan may be considered sustainable development and determined positively by the Council.
- 1.05 Together the Core Strategy and the Allocations Plan form the Havant Borough Local Plan, which is part of the Development Plan for the Borough. The Development Plan is unique to each local authority area and provides the framework or 'rules' for guiding decisions on planning applications in the area.
- 1.06 The Core Strategy was adopted in March 2011 and sets out the development requirements needed for the Borough's growth and prosperity from 2006 to 2026. This includes 6,300 new homes and 162,000 square metres of new employment floorspace. Some of these requirements have already been met through development that has taken place and through planning permissions granted since 2006. The development sites identified in the Allocations Plan have been subject to rigorous technical assessment and consultation; they are considered sustainable and necessary to meet the remainder of the Core Strategy's development requirements until 2026.
- 1.07 Upon adoption, the Allocation Plan will become part of the statutory Development Plan for the Borough and the remaining saved policies from the Havant Borough District-Wide Local Plan will be replaced. Figure 1.0 illustrates the formal stages the plan is taken through to adoption in accordance with the Town and County Planning (England) Regulations 2012.

Figure 1.0: Local Plan (Allocations)



How have policies in the Allocations Plan been formulated and allocated sites selected?

1.08 The process for formulating policies and selecting sites is complex and has involved many considerations. The most important of these are:

Evidence Base: All the development sites identified in the Allocations Plan are supported by an up-to-date, relevant and proportionate evidence base in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Town and Country Planning (England) Regulations 2012. The key studies in the evidence base include the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review (ELR), the Viability Assessment, the Strategic Infrastructure Delivery Plan, Strategic Transport Assessment, the Habitats Regulations Assessment (HRA) and the Strategic Flood Risk Assessment (SFRA). A list of the studies and reports comprising the Allocations Plan Evidence Base is set out in Appendix 1.

Sustainability Appraisal: The Allocations Plan and its preparation meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The policies and sites identified in the plan have been appraised against sustainability objectives on an iterative basis. These iterations identify how emerging policies help to achieve the relevant social, environmental and economic objectives and recommend how sustainability could be improved. These recommendations have been taken into account in the drafting of this plan.

Duty to Co-operate: The Council engaged positively a wide range of public bodies and neighbouring authorities in the preparation of this plan, including the Solent Local Enterprise Partnership (LEP), Partnership for Urban South Hampshire (PUSH), Hampshire County Council, The Highways Agency, The Environment Agency, Natural England, the Marine Management Organisation and neighbouring planning authorities in Hampshire and West Sussex. Cross-boundary working has been embedded in the formulation of the plan from the outset, and has been particularly important in relation to transport, meeting our duties under the Habitats Regulations and water resourcing. This constructive dialogue over the course of the plan preparation has led to an improved overall content and policy detail. The Duty to Co-operate Statement, which forms part of the evidence base to the plan, demonstrates how the Council has co-operated effectively.

Public Consultation: The Council is committed to involving the public in the decision-making process. In the preparation of this plan, the Council has needed to balance its responsibility to involve the public in decision-making with its duty above all else, to plan positively for sustainable development. The Council has undertaken a considerable amount of public engagement and has taken on board the representations made during the plan preparation. This is set out in the Statement of Consultation, which form part of the evidence base.

How has the Allocations Plan been prepared in accordance with national requirements?

- 1.09 The Allocations Plan has been examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound. Havant Borough Council is satisfied that the Allocations Plan has been prepared in accordance with these requirements and is sound.
- 1.10 The NPPF states that for a local plan to be **sound** it must be positively prepared, justified, effective and consistent with national policy. The Soundness Self-Assessment Checklist (October 2013), a supporting document to this plan, provides detail on how these requirements have been met. In summary this states that the plan meets the soundness test in the following ways:

Positively prepared: The main role of the Allocations Plan is to follow on from the sound Core Strategy and helps deliver the remainder of the development requirements set out in the strategic document through site specific allocations;

Justified: The Allocations Plan is considered to be the most appropriate and effective document at this time to help deliver the Borough's strategic development needs set out in the Core Strategy;

Effective: The policies and sites contained in the Allocations Plan are deliverable up to 2026; the plan period covers an appropriate timescale to take account of longer term requirements; and these policies have been formulated on the basis of effective joint working with partners on cross-boundary strategic priorities; and

Consistent with national policy: The Allocations Plan has been prepared in accordance with the NPPF and the Town and Country Planning (England) Regulations 2012 and will enable the delivery of sustainable development in Havant Borough to 2026.

- 1.11 An important consideration in the drafting of the plan was to ensure the policies were flexible in order to respond to changing economic, social and environmental circumstances. Viability and the cost of delivering development were therefore carefully considered in the preparation of the plan. In addition, the policies in the Allocations Plan are supported by Core Strategy Policies CS9 and CS21, which allow negotiation on the amount of developer contributions, where independent arbitration shows that viability is an issue. The Allocations Plan is supported by a

Viability Assessment that tests the cumulative impact of all the Council's requirements including adopted and emerging Local Plan policies and CIL. This concludes that these policy requirements do not threaten the ability of the sites and scale of that development to be developed viably.

How will the Allocations Plan be reviewed and monitored?

- 1.12 The Allocations Plan will be reviewed and monitored annually through the Council's Annual Monitoring Report (AMR). This is produced in December each year and will report on the implementation and effectiveness of policies, as well as monitoring the delivery of new housing and employment developments. The AMR helps the Council to effectively plan, monitor and manage development in the best way. The AMR can act as an early warning system to the Council that certain policies can be improved or are not effective.
- 1.13 The AMR plays an important role in monitoring the delivery of housing in the Borough. It shows how the authority is meeting its duty to identify and provide a five-year supply of deliverable housing sites. The Housing Implementation Strategy, which forms part of the AMR (and was formerly part of the SHLAA) describes how the Council will maintain an adequate supply on an annual basis. The Housing Implementation Strategy also includes useful information on how the Council encourages innovative solutions to meeting our housing requirement and the needs of all members of the community, including extra care housing and self build.
- 1.14 Planning policies inevitably become out of date and the Council will need to review the Local Plan (Core Strategy) and Local Plan (Allocations) at some point in the future. At such time it will be the most effective and proportionate use of resources for the Council to update the Core Strategy and Allocations together, and produce a comprehensively updated and integrated local plan that extends the local plan time horizon past 2026.
- 1.15 The Core Strategy was adopted in March 2011 before the publication of the NPPF (March 2012). The Council considered it sensible to progress with the Allocations Plan in order to provide a complete suite of up-to-date policies and to provide a certain and ample supply of sites for investment and growth, rather than start the whole local plan process again. The Council carried out a self assessment checklist for conformity with National Planning Policy Framework, which was published in November 2012. This assessed the Core Strategy and the emerging Allocations Plan and concluded that there were no significant conflicts with the NPPF. This concluded that while there is no conflict in the short term, a review of the Core Strategy growth targets will need to be undertaken in the next five years to ensure the Council is meeting the NPPF requirement to plan for the objectively assessed housing needs of the Borough in the long term.
- 1.16 In preparation for this the Council has jointly commissioned the PUSH Strategic Housing Market Assessment to help determine the amount of housing the Council should plan for beyond 2026. This work is currently underway and the initial stages were completed in Winter/Spring 2014. If it is determined that more housing is required to help satisfy the objectively assessed need for housing in the Borough, in addition to the amounts set out in the Core Strategy, then an early review of the Core Strategy will take place. Should such a review be necessary this will be set out in the Local Development Scheme Section of the Annual Monitoring Report 2014 which will be published in December 2014.

What is the structure of the document?

- 1.17 The Allocations Plan is made up of three main parts:
- **Strategic Policies and Allocations:** These policies are considered fundamental to achieving the vision for the Borough by 2026. They have the prefix 'AL' and complement the strategic

policies in the Core Strategy that are prefixed 'CS'. It has been necessary to include these strategic policies to ensure that the local plan is fully compliant with the NPPF.

- **Development Allocations: The Five Areas of the Borough:** This section allocates sites in the five areas of the Borough, namely Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville. The policies have the prefixes EM, H, HY, LP and WA respectively.
- **Development Management Policies:** These detailed policies follow on numerically from the equivalent policies of the Core Strategy keeping to the same 'DM' prefix. These policies have been included to ensure that the local plan is fully compliant with the NPPF.

1.18 The plan also includes a glossary and five appendices. Appendix 1 lists the studies and reports comprising the evidence base that supports the local plan. Appendix 2 lists the Saved Policies from the 2005 Local Plan that will be superseded by policies in this Allocations Plan on adoption and policies not being taken forward in this document. Appendix 3 details housing sites with a deliverable planning permission as at 1st April 2013. Appendix 4 comprises six maps showing proposed changes to the Local Plan Policies Map for the five areas of the Borough (two for Hayling Island). These maps form the Publication Allocations Plan Policies Map. The maps do not include policies from the Core Strategy. A composite Local Plan Policies Map will be published after the adoption of the Allocations Plan.

2. Strategic Policies and Allocations

- 2.01 This chapter sets out strategic policies and allocations that the Council considers fundamental to achieving the vision for the Borough in 2026 as set out the Core Strategy. The strategic policies of the Allocations Plan (AL1 to AL8 below) complement those of the Core Strategy.

Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or**
- 2. Specific policies in the NPPF indicate that development should be restricted.**

- 2.02 Policy AL1 is a model policy provided by the Planning Inspectorate for inclusion in all local plans to ensure they positively reflect the National Planning Policy Framework's presumption in favour of sustainable development. The supporting text to this policy was added by the Council to explain the meaning of the policy in more detail.
- 2.03 Havant Borough Council prides itself on being 'open for business' and the presumption in favour of sustainable development is at the heart of this Allocations Plan. This is consistent with government policy set out in the NPPF. The Council will seek to balance the three core elements of sustainable development - environmental, social and economic issues - in all its planning decisions. To this end, it will continue to work proactively with developers, landowners, statutory consultees and the local community at all stages of the development process to ensure that the best quality development is achieved in the right place and at the right time. Information on how the council engaged with the local community on plan making and decision making is set out in the council's Statement of Community Involvement (SCI).
- 2.04 Planning applications that accord with all relevant local plan policies will be approved without delay unless material considerations indicate otherwise. More detail on material considerations is set out in the Havant Borough Statement of Community Involvement. However, it should be noted that there is no legal definition of a 'material consideration' and that its meaning and application are decided by case law.
- 2.05 At the heart of the NPPF is a presumption in favour of sustainable development. This means that local authorities should positively seek opportunities to meet the development needs of their area and that local plans should meet objectively assessed needs, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies in the NPPF indicate development should be restricted. Examples of such a restriction relates to sites protected under the Birds and Habitats Directives and/or designated

as Sites of Special Scientific Interest, Local Green Spaces, Chichester Harbour Area of Outstanding Natural Beauty, designated heritage assets and locations at risk of flooding or coastal erosion.

Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map.

The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following:

- 1. Relates to small scale householder development.**
- 2. Meets an overriding public need e.g. For community or recreation use, that cannot be accommodated elsewhere in the Borough.**
- 3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF.**

Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.

- 2.06 The principle of concentrating development within the five urban areas of the Borough; Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville was established in Policy CS17 of the Core Strategy. Concentrating development within the boundaries of the urban areas is a key component of sustainable development in Havant Borough. The built up areas shown on the Policies Map have been adjusted as part of the process of preparing this Allocations Plan to reflect the present extent of the built-up areas, strategic sites allocated in the Core Strategy and allocations in this plan. The smaller settlements to the north of Hayling Island; Fleet, Stoke and North Hayling have established urban area boundaries, as shown on the Policies Map. The boundaries have not changed as future growth is being accommodated more sustainably in the main settlements.
- 2.07 Protecting and enhancing the special environment of Havant Borough is a core element of the local plan and is rooted in the need to balance the economic, social and environmental roles of sustainable development. The undeveloped gaps form an important part of the Borough's special environment, as they separate larger settlements from one another creating distinctive identities. The undeveloped gaps also contain a number of important nature conservation designations such as the Chichester and Langstone Harbours Special Protection Areas. The undeveloped gap between Havant and Emsworth is partially designated as Chichester Harbour Area of Outstanding Natural Beauty, which is given the highest status of protection in the NPPF, along with National Parks and the Norfolk Broads, in relation to landscape and scenic beauty.
- 2.08 Policy CS11.9 of the Core Strategy establishes the principle of undeveloped gaps between the 'mainland' settlements of Emsworth/Havant, Havant/Waterlooville, Havant/Portsmouth, Emsworth/Westbourne and Leigh Park/Rowlands Castle. The Core Strategy states that land with a gap function will be identified in the Allocations Plan. The main study supporting Policy AL2 is 'The Formation of Strategic and Local Gaps in Havant Borough' report produced for the Council by Kirkham Landscape Associates in 2008. This was updated in the Havant Borough

Gaps Review (2012), which assessed the impact of potential housing and employment allocations, incorporating detailed analysis of the gaps for their landscape qualities and value in separating settlements.

- 2.09 Planning applications to develop land within an undeveloped gap will need to demonstrate clearly that the proposal will not undermine the separate identities of mainland settlements or result in their coalescence. This still allows small scale householder development to come forward, which is defined as an extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building. The Council is aware that a number of the Borough's sports and leisure clubs are exploring opportunities to improve, extend or relocate their existing facilities in the Borough. In light of this criterion 2 of the policy has been included to sensitively enable the provision of appropriate facilities for sport, recreation and for cemeteries in the undeveloped gaps where these cannot be accommodated elsewhere in the Borough. Development that meets criterion 2 of the policy, an overriding public need or interest that cannot be accommodated elsewhere in the Borough will need to be carefully designed so as not to significantly affect the separate identities of settlements and to prevent their coalescence. The NPPF also allows for development in the non-urban areas in special circumstances, for example to meet the needs of rural workers and to reuse redundant or disused buildings.
- 2.10 The undeveloped areas of Hayling Island are not a designated gap in accordance with Core Strategy Policy CS11, however these areas help to define the Borough's special environment and identity. Core Strategy Policy CS17 sets out the strategy for delivering development within the urban areas, while protecting the non-urban areas. Proposals for development in the non-urban areas need to be considered on the basis of the local plan policies and also the NPPF policies on rural areas. There are a number of established developments outside the urban area on Hayling Island. These include established holiday centres, which make a significant contribution to the Borough's tourism offer and local economy. Proposals that would enhance these facilities will be encouraged providing that they comply with all other Local Plan policies particularly with regard to flood risk and nature conservation. The NPPF policies allow authorities to consider exception development for affordable housing in the non-urban area. However, Havant Borough Council does not consider it necessary or appropriate to allow rural exception sites for affordable housing on Hayling Island. The Council and the Government Inspector who examined the Core Strategy considered 'that growth on Hayling Island should be limited/restricted' because of local circumstances. Clearly there is a need for affordable housing on Hayling Island. The Council is satisfied that the housing needs of the local community and the rest of the Borough can be met through the allocated sites and sites within the urban area boundaries on the island and in the rest of the Borough. The predominantly urban and compact nature of the Borough means that the distances between settlements are relatively small, and therefore the need for small scale affordable housing to serve remote rural settlements does not apply. Decision on planning applications will be determined in accordance with the NPPF, Core Strategy and Allocations Plan including Policy AL2. The Council's Landscape Architect will advise the Council's Development Management Team on the impact of relevant developments in the undeveloped gaps. The Council has given due regard to these impacts in the selection of sites in the Allocations Plan. It is considered appropriate to assess these developments against the criteria and impact threshold as set out in the Havant Borough Gaps Review, November 2012.

Policy AL3 Town, District and Local Centres

Planning permission will be granted for development proposals that:

- 1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.**
- 2. Promote and enhance the primary shopping areas of the town and district centres.**
- 3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.**
- 4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.**
- 5. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.**
- 6. Provide a shopfront within the primary shopping area with a well designed and appropriate display window.**

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

- 2.11 Town, district and local centres lie at the heart of local communities and it is therefore important to promote and protect their vitality and viability. However, the ways in which we use our centres is changing. People visit them for a variety of reasons and have different expectations of what they should provide. Policy AL3, along with Policy CS4 of the Core Strategy, reflect this and aim to be sufficiently flexible to adapt to future changes. The policies are supported by two studies: the Town Centres, Retail and Leisure Study (2009), and the Council's own consultation document, 'What do you want from your Town, District and Local Centres?' (December 2011).
- 2.12 Main town centre uses such as shops, restaurants, hotels, offices, arts and community facilities should be located in town, district and local centres. The boundaries of all these centres are shown on the Policies Map and Appendix 5 of this plan. An explanation of how each town, district and local centre has been defined is explained in the relevant area section of the plan. Inside the defined shopping centre boundaries, proposed town centre uses are more likely to be granted planning permission, while outside the boundaries they are more likely to be refused. The requirements set in the Core Strategy of 13,000 square metres of new comparison floorspace split between the west of the Borough (4,000 m²) and the east of the Borough (9,000 m²) will be accommodated within the new boundaries of the existing centres.
- 2.13 Retail development should be concentrated in the primary shopping areas of the town and district centres for the convenience of shoppers. The primary shopping area is defined by the primary frontages, plus those secondary frontages that are connected without a break to primary frontages. The frontages are shown on the Policies Map and in Appendix 5. An explanation of how these frontages have been defined for the five areas of the Borough is set out in the relevant area section of this plan. Shopping has become more of a leisure pursuit and shoppers expect other amenities such as cafes and restaurants which complement the retail offer. As a result, businesses will be encouraged to take up units in primary shopping areas that will contribute positively to the vitality and viability of the centre, even if the proposed use is not retail.
- 2.14 The requirement to retain 50% of the units in primary frontages and 25% of the units in secondary frontages in A1 use is the test that will be applied to support the continued vitality and viability of the centres. These requirements seek to reach a balance between an appropriate amount of retail and other active town centre uses. The concentration test will be applied to the unbroken runs of frontage, as shown on the Policies Map. These frontages include minor breaks in the building line, such as alleyways and roads. The test will relate to unit

counts rather than linear measurement and only applies to ground floor premises. It must have been completed in the three months prior to the application being submitted to ensure that it is up-to-date. Any changes of use under the relaxation of permitted development rights will be considered as part of the concentration test.

- 2.15 A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future. The exemption clause in Policy AL3 applies to change of use applications in centres where there is a significant number of vacant units. It will allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are currently vacant. It is particularly important to keep vacant units to a minimum in the primary shopping area. It may be more appropriate, therefore, to allow a non-retail use to occupy a unit than for it to remain vacant, particularly if surrounded by other empty shops.
- 2.16 Providing active, publicly accessible, uses at ground floor level is fundamental to developing a prosperous and healthy identity for the primary shopping area. Active ground floor frontages increase levels of natural surveillance and deter anti-social behaviour. New development in primary shopping areas will need to have a frontage with a window display and be open to the public. Applications will also need to comply with Policy DM21 on shopfronts, signs, security shutters and advertisements.

Policy AL4 Coastal Change Management Areas

Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas (CCMAs) identified on the Policies Map.

Planning applications for all other types of development within the CCMAs including redevelopment, extensions to existing property and development or intensification of land uses, will be permitted where a Coastal Change Vulnerability Assessment has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment or that these impacts can be mitigated.

- 2.17 The NPPF states that local authorities should define CCMAs where they are needed to help reduce the risk of flood from coastal change by avoiding inappropriate development in vulnerable areas. The NPPF states that CCMAs should be designated in any area likely to be affected by physical changes to the coast. CCMAs will not need to be defined where the Shoreline Management Plan (SMP) policy is to 'hold the line' or 'advance the line' for the whole period covered by the SMP. The SMP relevant to Havant Borough is the North Solent SMP, which was approved by the Environment Agency and published in 2011.
- 2.18 CCMAs are designated at West Hayling and Hayling Beachfront in accordance with the principles set out in the NPPF. New residential development is not suitable in these locations due to the high risk of coastal erosion and flooding. Planning applications for all development in the CCMAs must be accompanied by a Coastal Change Vulnerability Assessment. This should be proportionate to the scale, cost of the development and the level of impact from and to coastal change. The aim of the assessment is to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Policy AL5 Cross-Borough Bus Rapid Transport Route

Planning permission will be granted for development proposals that help deliver the Cross-Borough Bus Rapid Transport Route as shown indicatively on the Policies Map. Development proposals will not be permitted where they could prevent the future provision of this route.

- 2.19 The need to improve east-west transport links across the Borough between Havant and Waterlooville with a cross-borough public transport route is established in Policy CS20 of the Core Strategy. This will help to improve links between both existing and new homes, jobs and community facilities. Key places to be served by this route are the West of Waterlooville Major Development Area (MDA), Waterlooville Town Centre, Dunsbury Hill Farm and Havant Town Centre. Work is ongoing with the bus operators to identify the proposed route for the Cross-Borough Bus Rapid Transport Route (BRT) within Havant Borough. An indicative route is therefore shown on the Policies Map.
- 2.20 The Cross-Borough BRT is part of the South East Hampshire Eclipse BRT Network, and the drawing together of a comprehensive package of proposals for a wider network across South East Hampshire, including a future funding and delivery strategy. The first phase opened in 2012 between Fareham and Gosport. The short term aim in Havant Borough includes an upgrade of the A3 ZIP corridor and other routes from both Waterlooville and Havant to Portsmouth and Southsea by 2016. The longer term project, up to 2026, will include a cross-borough route from the Waterlooville MDA to Havant via Dunsbury Hill Farm and Leigh Park. Dunsbury Hill Farm is allocated as a strategic employment site in the Core Strategy.
- 2.21 This first phase represents the start of a much larger project which will improve accessibility and transport choice. It will help bring forward planned economic and housing growth in parts of the sub-region which need such growth, but suffer from traffic congestion. The delivery of the wider network will help reduce the transport constraints to growth at planned strategic sites across south east Hampshire including Havant Borough.

Policy AL6 Havant Thicket Reservoir Pipeline

Planning permission will be granted for development proposals that help deliver the Havant Thicket Reservoir pipeline as shown on the Policies Map. Development proposals will not be permitted in the pipeline route buffer zone, where it could prevent the future delivery of the pipeline.

- 2.22 Havant Thicket Reservoir is a proposed winter water storage facility on the border of Havant Borough and East Hampshire District. This is an allocated strategic site in Core Strategy Policy CS18, as it is a key piece of infrastructure required to meet the demand for increased water supply in South Hampshire. In order to serve the reservoir, a pipeline needs to be constructed from the Havant and Bedhampton Springs.
- 2.23 The pipeline route, shown on the Policies Map, has been identified by Portsmouth Water Company (the infrastructure provider) in consultation with Havant Borough Council, Portsmouth City Council and Hampshire County Council. The company has sought to ensure that where practicable the proposed route will run through the open space alongside the Hermitage Stream and Riders Lane Stream. Every effort has been made to avoid the main roads through Bedhampton and Leigh Park, as well as private gardens and allotments. Only short sections of the trench will be excavated at any one time to help minimise local disruption.
- 2.24 The pipeline route includes a core buffer zone extending five metres either side of the pipeline. Development will not be permitted in this core buffer zone. An outer buffer of a further five metres either side of the core buffer has also been identified and Portsmouth Water will be consulted on any planning applications within this area. This is to make sure that new

development allows the effective delivery of the pipeline route. Carefully planned development in this outer buffer is less likely to effect the delivery of the pipeline, however, applicants should still demonstrate that the developments can function well together.

- 2.25 A slightly wider safeguarded zone (up to 25m wide) is identified on the pipeline route immediately north and south of Purbrook Way, in order to accommodate underground chambers required in association with the use of the pipeline. The ground above the chambers would be reinstated to grass to restore the current public open space use on completion of the construction.
- 2.26 Two routes at the north end of High Lawn Way are shown as safeguarded for the pipeline. The preferred route will be determined at the planning application stage when more information is available, including an environmental impact assessment.

Policy AL7 Hermitage Stream

Planning permission will be granted for development proposals that positively contribute to the improvement of the Hermitage Stream, as shown on the Policies Map.

Planning applications for development proposals within proximity of the Hermitage Stream that prevent improvements to the Hermitage Stream being delivered, may be refused.

- 2.27 The Hermitage Stream Restoration Project is a project being coordinated by Havant Borough Council, the Environment Agency, Hampshire Wildlife Trust, Groundwork Solent and Hampshire County Council (for the Park School section). The aim of the project is to restore five reaches of the canalised Hermitage Stream to a more natural setting. These improvements are planned for the land adjacent to the stream as well as the channel itself. These are mostly in the Leigh Park area, with a small section in Havant and Bedhampton.

Policy AL8 Local Green Spaces

Planning permission will be granted for development proposals that protect or enhance the Local Green Spaces, as shown on the Policies Map.

Development proposals that would be harmful to these Local Green Spaces will not be permitted other than in very special circumstances.

- 2.28 The NPPF allows local authorities to designate green space for special protection as Local Green Space. The government makes it very clear in paragraphs 76 and 77 of the NPPF that this designation should not be applied to most green areas or open space. A Local Green Space is a space that is in reasonably close proximity to the community it serves; where it is demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where it is local in character and is not an extensive tract of land. A number of Local Green Spaces have been designated across the five areas of the Borough. These are shown on the Policies Map and are listed in the relevant area section of the plan.
- 2.29 The Local Green Spaces were nominated by the local community as part of the public consultation on the Draft Allocations Plan published in December 2012. Most of the strategic open spaces designated under CS1 of the Core Strategy have also been designated as Local Green Spaces. The methodology for designating these sites along with a full list of nominated sites is set out in the background document Local Green Spaces in Havant Borough (2013).

In accordance with the NPPF these spaces are local in character and are not extensive tracts of land. They are all demonstrably special to the local community for a wide variety of reasons including beauty, historical significance, recreational value, tranquillity or richness of wildlife.

- 2.30 Planning permission will only be granted for development proposals in very special circumstances. These exceptions are set out in paragraphs 89 and 90 of the NPPF and include essential utility development, the provision of appropriate facilities for outdoor sport and recreation and appropriate extensions or alterations to existing buildings.

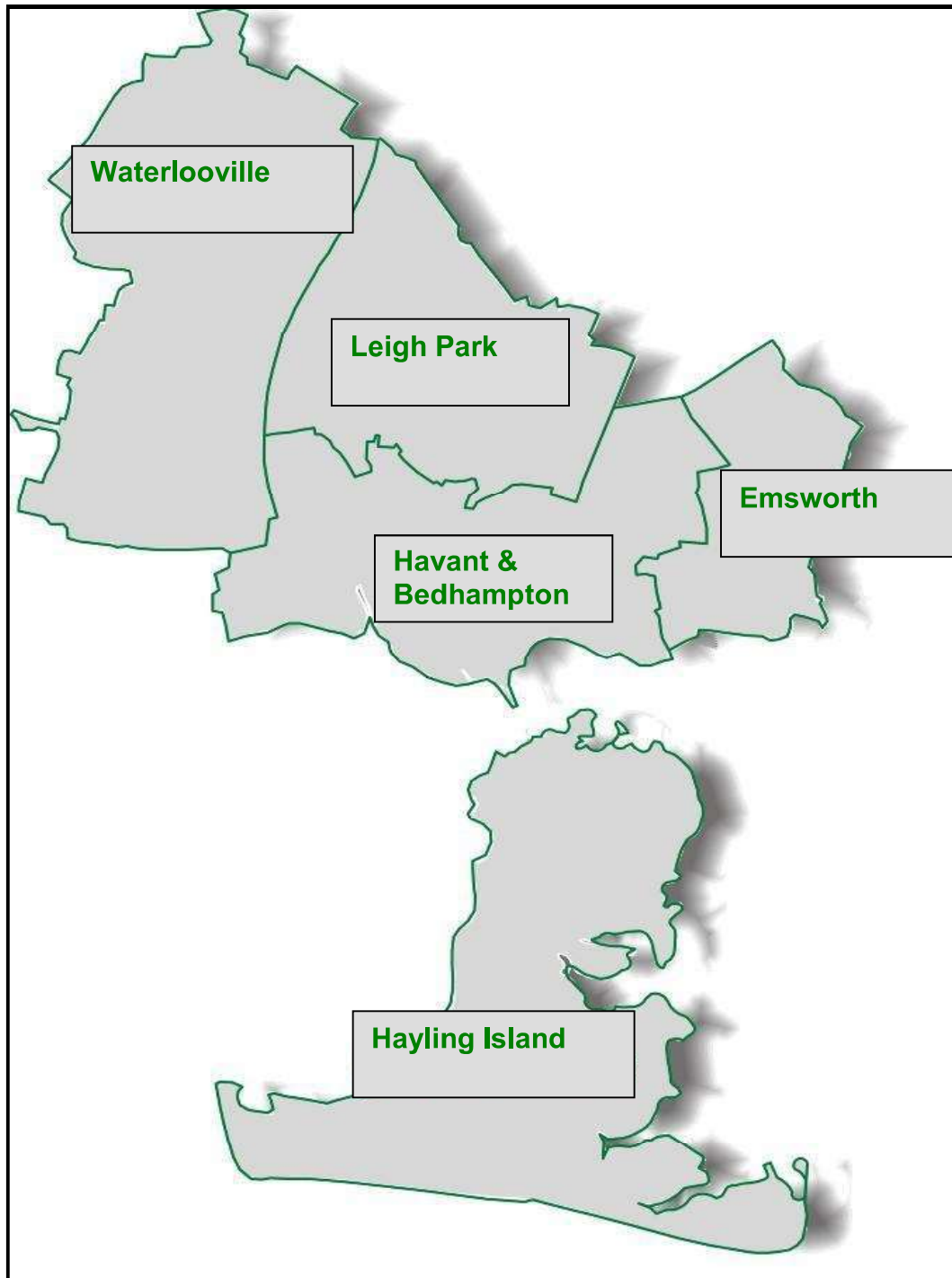
Update on the Council approach to meeting the accommodation needs of Travellers

- 2.31 Policy CS10 of the Core Strategy sets out the criteria which need to be considered for the appropriate location and development of permanent and temporary Gypsy, Traveller and Travelling Showpeople accommodation. The policy also states that Allocations Plan will identify and allocate any sites required. Havant Borough Council has undertaken work that has identified that there is no need for permanent accommodation for Gypsies and Travellers. It is still progressing work on finding appropriate sites with neighbouring authorities for transit sites for Gypsies and Travellers, and sites for Travelling Showpeople. Until this work is concluded Policy CS10 should be used to determine the appropriateness of any sites that might come forward through the planning application process.
- 2.32 The Traveller Accommodation Assessment for Hampshire 2013 is part of the evidence base to this plan. It aims to understand the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople in the Borough, in accordance with government planning policy for Traveller Sites. The assessment was carried out on behalf of a partnership of local authorities across Hampshire, including Havant Borough Council, East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, New Forest District Council, New Forest National Park Authority, South Downs National Park Authority, Test Valley District Council and Winchester City Council.
- 2.33 The assessment considered the need for additional 'pitches' but concluded that there is no identified need for permanent Gypsy and Traveller pitches in Havant Borough up to 2027. A Gypsy, Traveller and Travelling Showpeople residential pitch may comprise one or more units; separate mobile homes, touring caravans, or other accommodation structures shared by one or more families.
- 2.34 The assessment identified a need for 47 transit pitches for Gypsy and Travellers across the study area. It recommends that the 'East Hampshire' authorities of Havant, Fareham, Winchester, Gosport and East Hampshire work together to meet a target of 29 pitches in their area up to 2027. Havant Borough Council is currently working with these authorities to understand where this accommodation should be located. If there is a need to accommodate transit pitches in Havant Borough, then the accommodation will be allocated as part of the review of the local plan. If there is an urgent need to find this accommodation, then application for development should be considered in accordance with the criteria set out in Policy CS10.
- 2.35 In addition to the need for Gypsy and Traveller accommodation, the assessment identified a need for 25 pitches for Travelling Showpeople across the study area up to 2027. It recommends that the 'East Hampshire' authorities work together to accommodate a target of 16 pitches in their area up to 2027. Havant Borough Council is currently working with these authorities to understand where this accommodation should be located. If there is a need to accommodate Travelling Showpeople pitches in Havant Borough, then the accommodation will be allocated as part of the review of the local plan. If there is an urgent need to find this accommodation, then application for development should be considered in accordance with the criteria set out in Policy CS10.

3. Development Allocations: The Five Areas of the Borough

3.01 This section of the document sets out policies for the allocation of development sites, town, district and local centres and information on infrastructure for each of the five areas of the Borough, as defined in the Core Strategy.

Figure 3.0: The Five Areas of the Borough



Housing: Numbers and Distribution

- 3.02 The Core Strategy identified a requirement to deliver a new total of 6,300 new dwellings from 2006 to 2026 and indicated how this development could be distributed across the five urban areas of the Borough. One of the primary roles of the Allocations Plan is to identify and allocate the most sustainable sites in the five areas that effectively plan for this to be delivered.
- 3.03 Table 3.0 below shows how this requirement will be delivered up to 2026 and the remaining amounts to allocate in each area. A base date of 1st April 2013 has been used for the calculations on completions, outstanding planning permissions and evidence to support the projections on windfalls.

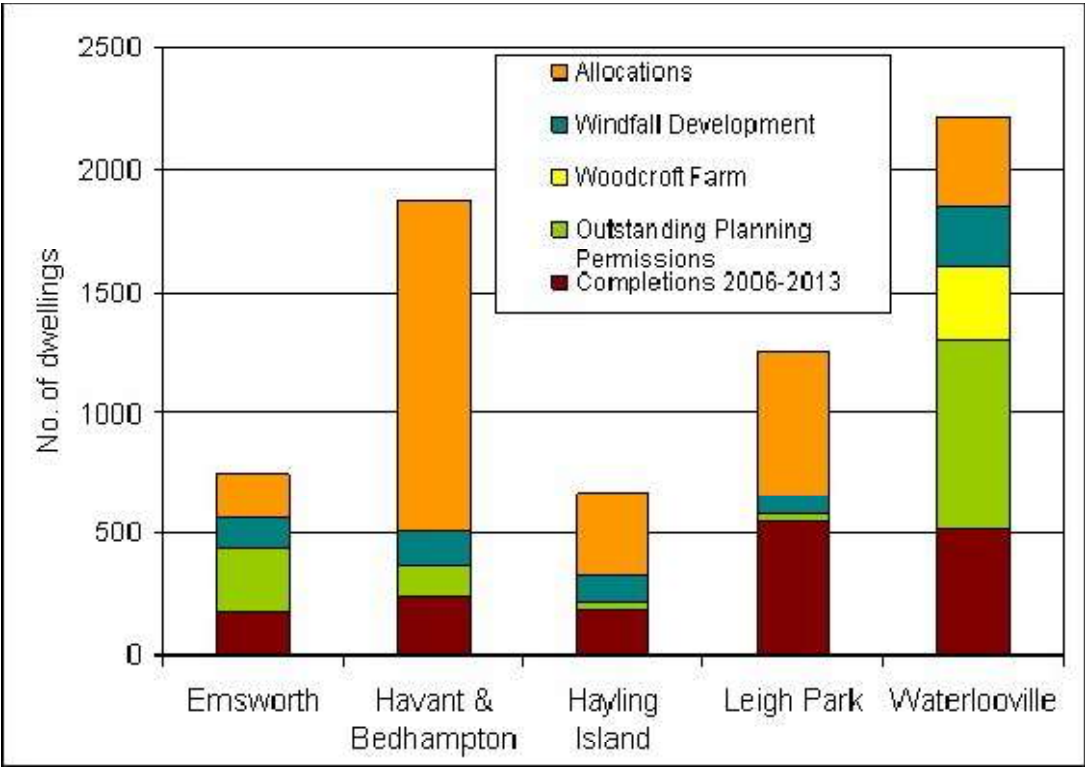
Table 3.0: Havant Borough Housing Provision 2006 – 2026 (net dwellings)

Column Number	1	2	3	4	5	6
Local Plan Area	Requirement 2006 – 2026 (with added buffer)	Completed 2006 – 2013 at 1.4.2013	Outstanding Permissions at 1.4.2013	Strategic Site*	Windfall 2019 – 2026**	Remaining to be Allocated 2013 – 2026 (with added buffer)
Emsworth	745 – 826	178	254	-	134	179 - 260
Havant & Bedhampton	1755 – 1944	237	130	-	143	1245 - 1434
Hayling Island	660 – 727	188	23	-	120	329 - 396
Leigh Park	1223 – 1357	554	32	-	76	561 - 695
Waterlooville	1917 – 2126	514	790	300	247	66 - 275
Borough Totals	6300 – 6980	1671	1229	300	720	2380 – 3060

*Note 1: Strategic Site – the Core Strategy allocates a number of strategic sites. Column 4 includes 300 dwellings in Waterlooville on Woodcroft Farm likely to come forward in the short term. The West of Waterlooville Major Development Area has an outline permission at 1 April 2013, that is included in outstanding permission in Column 3. Housing may come forward on the Public Service Village, however there is no certainty at this stage.

**Note 2: Windfall 2019-2026 – the inclusion of these figures are explained and justified in the evidence base document Windfall/Unidentified Housing Development: Analysis and Justification–A Background Paper.

Figure 3.1: Havant Borough Local Plan Housing Provision 2006 – 2026



3.04 Havant Borough Council is firmly committed to meeting the housing needs of local residents. The Council is aware that if it plans to only find enough land to satisfy the Core Strategy requirement of 6,300 that there will not be enough flexibility to respond to changing circumstances over the life of the plan, such as allocated sites becoming unavailable due to landowner decisions. Therefore, the Council aims to allocate enough land to meet the 6,300 with an added amount to provide a flexible buffer to allow for changing circumstances. The requirement from 2006-2026 identified in Column 1 of Table 3.0 therefore shows a range from 6,300 - 6,980. The figure of 6,980 is the total amount of housing that could potentially be accommodated on land considered available and suitable for development in the Borough, which was set out in the Strategic Housing Land Availability Assessment (SHLAA) 2010. While it is not realistic to believe that all of the land identified in the SHLAA might be delivered for development, again due to changing circumstances, this figure helps to provide a sensible and realistic workable range for the purposes of the Allocation Plan. The Allocations Plan has allocated enough land to closely hit mid-way on the overall borough range. Table 3.1 shows how this will be achieved on an area by area basis, through the policies in this plan.

Table 3.1: Havant Borough Housing Allocations 2013-2026 (new dwellings)

Local Plan Area	Remaining to be allocated to meet the need from 2013 – 2026 (with added buffer)	Indicative amounts allocated in plan
Emsworth	179 - 260	187
Havant & Bedhampton	1245 - 1434	1368
Hayling Island	329 - 396	343
Leigh Park	561 - 695	595
Waterlooville	66 - 275	360
Totals	2,380 – 3,060	2,853

- 3.05 It is evident from Table 3.1 that there is variation in the range in different areas. This occurs because targets have to be matched with potentially deliverable sites. The Core Strategy was always clear that the distribution of housing numbers across the Borough was not an exact science or part of policy, the most important consideration is to deliver 6,300 new homes and to realistically distribute this across the Borough. The Council is satisfied that it has achieved this. Should under-provision arise in one area of the borough then this could effectively be met through over-provision elsewhere, all with the overall 6,300 policy requirement in mind as opposed to the indicative area requirements.
- 3.06 It should be noted that the amount allocated on each site basis is an indicative figure. It is clear to the authority from recent planning applications that the market currently favours the development of lower density schemes on greenfield sites. The Council has therefore taken a more cautious approach to the calculation of numbers on each site in the plan, particularly on greenfield sites where a conservative 35 dwellings per hectare was generally used. However, it must also be acknowledged that the market could change during the life of the plan and it could favour higher density flatted developments, as it did during the drafting of the previous local plan. However, the Council considers it sensible to adopt a cautious approach in this plan and does not want to over estimate site potential, which could threaten the delivery of the Core Strategy target. Where landowners had progressed detailed site layouts as part of progress on planning applications or in support of the Allocations Plan, their estimates have been used as an aid. The indicative allocation numbers are therefore a guide to what the Council considers a reasonable and realistic amount to deliver on each site. Planning applications for numbers greater or lower than the numbers indicated should be treated on their own individual merits and should not be refused on the basis that they are not the same as the indicative figure in the plan.

Employment Floorspace

- 3.07 The Core Strategy identified a requirement for 162,000 square metres of new employment floorspace between 2006 to 2026. To promote flexible commercial use of the allocated sites there will be no prescriptive use class designations. Instead, guidance on the suitability of potential uses will be set out for the individual sites along with the approximate number of jobs that could be created.
- 3.08 Table 3.2 shows how this requirement will be met using a base date of April 2013. Existing employment sites that are allocated for redevelopment as housing in this plan are shown as employment losses. The figures demonstrate that the employment requirement set out in the Core Strategy can be accommodated, with most of the new businesses locating in Leigh Park and Havant.

Table 3.2: Havant Borough Employment Provision 2006 – 2026 (square metres)

Local Plan Area	Completions 2006-2013	Extant permissions*	Strategic Sites	Housing losses	Remaining amount to allocate	Totals
Emsworth	0	0	0	0	2,200	2,200
Havant & Bedhampton	11,834	2,581	3,800	-3,300	69,300	84,215
Hayling Island	1,611	0	0	0	1,000	2,611
Leigh Park	15,418	0	61,779	-5,601	1,300	72,896
Waterlooville	2,968	372	0	0	0	3,340
Totals	31,831	2,953	65,579	-8,901	73,800	165,262

* Excludes permissions on Core Strategy strategic sites and preferred sites in the Publication Allocations Plan

Mixed Use Sites

- 3.09 Not all the provision for housing, employment and retail floorspace will be achieved on sites devoted to a single use. The plan also allocates sites, including those in Havant and Waterlooville Town Centres, for a mix of uses, in accordance with the established objectives of sustainable development and making the best use of available land.

Retail floorspace: Town, District and Local Centres

- 3.10 The Core Strategy identified a requirement for 13,000 square metres of new comparison goods retail floorspace up to 2016, split between the west of Havant Borough (4,000 sq m) and the east of Havant Borough (9,000 sq m). Comparison goods are items that people shop around for such as clothes and shoes. The boundaries of all the town, district and local centres have been reviewed as part of the plan process and it is considered that all the required floorspace can be accommodated within the new boundaries of existing centres as defined in Policy AL3. Any requirement for new convenience floorspace has not been identified, as research has shown the Borough to be well served at present by a choice of food stores. Convenience goods are items that peoples shop for regularly such as food.
- 3.11 The retail provision figures for both comparison and convenience retail in the east and west of the Borough are set out in Table 3.3. The table shows permitted and completed retail schemes with a base date of 2013 that were not included in the original town centre study completed by NLP for the Council. These figures show that the remaining requirement for the east of the Borough remains at 9,000 square metres and for the west of the Borough is 2,618 square metres.

Table 3.3: Retail provision in Havant Borough

Application ref	East		West	
	Convenience (m2)	Comparison (m2)	Convenience (m2)	Comparison (m2)
10/00793	-	-	2,806	1,382
10/00296	-	-	371	-
11/00893	-	-	282	-
08/51270/015	579	-	-	-
Total	579	-	3,459	1,382

Delivering Regeneration

- 3.12 Core Strategy Policy CS6 Regeneration of the Borough, identified the need to regenerate specific parts of the Borough, including Havant Town Centre, South Hayling Island, Leigh Park Centre and Waterlooville Town Centre. The regeneration of these areas is important if the Borough is going to realise the Core Strategy's vision for prosperity and growth. In addition, each of these regeneration areas includes development sites that are allocated in this plan.
- 3.13 The Council is committed to delivering the regeneration of these areas through growth, and recognises that in order to do this a proactive role will need to be taken. The Council therefore intends to produce individual masterplans for each of these areas. The role of these masterplans is to produce a realistic and deliverable strategy for regeneration in collaboration with landowners and the public. This strategy which will ensure that development is coordinated rather than ad hoc, makes the most of the Borough's existing features and assets. These masterplans will draw on existing policy documents, such as Supplementary Planning Documents (SPDs) and Development Briefs. Work on the first Masterplan, for Havant Town Centre, is scheduled to begin in 2014.

Infrastructure

- 3.14 A wide range of physical and social infrastructure is required to support new development and meet future needs in the Borough. Some sites for key infrastructure projects such as the Cross-Borough Transport Route are safeguarded through policies in this plan. A comprehensive list of infrastructure projects is set out in the Strategic Infrastructure Delivery Plan, which is part of the evidence base for the local plan. The Council is working closely with infrastructure providers to ensure the right support is in place in the Borough and this will continue as the Allocations Plan progresses to adoption. This schedules the strategic infrastructure required to implement the local plan policies and identifies borough-wide infrastructure projects and delivery bodies, funding and timescales.
- 3.15 New development often creates a need for new or improved infrastructure and community facilities (such as open space, roads, flood defences, schools) without which the development could have a detrimental impact upon amenity, safety or the environment. The Peter Brett Associates Study (2009) modelled the highway impacts of the housing, employment and retail development proposed in Havant Borough (and other harbour authorities) up to 2026 on the main junctions of the Strategic Road Network. The overall conclusion was that, although road junctions were shown to have some increased demand, the highest status was 'approaching capacity'. This situation was primarily influenced by traffic generated by the West of Waterlooville MDA. In the light of this evidence, the overall proposed levels of new development in the Core Strategy were deemed to be appropriate and the document adopted accordingly.
- 3.16 To help inform and evidence the Allocations Plan, the Council commissioned Transport for South Hampshire's Sub Regional Transport Model (SRTM) to assess the transport implications of the preferred allocations. The purpose of this assessment was to look at the impact of development on the road network at a more detailed level than the Peter Brett Associates Study, which was more strategic in nature. The Stage 1 Report shows that the overall impact of the preferred sites will result in a general worsening in highway network performance across the Borough, but without major new congestion issues. By 2026 the local highway network is predicted to feature a number of congestion hotspots near the A3(M) and A27 strategic routes. However, the SRTM tests indicate that the majority of the congestion hotspots would be present even without the allocation sites. Crucially the SRTM does not identify any 'showstoppers' to development in the Borough's five areas.
- 3.17 Managing flood risk is also an important consideration. The Borough has been working closely with the Environment Agency, Hampshire County Council and the Eastern Solent Coastal

Partnership in this respect and has taken into account the PUSH Strategic Flood Risk Assessment and the most up-to-date Environment Agency flood risk maps. The Allocations Plan is also supported by a Strategic Flood Risk Assessment, which demonstrates that a sequential and exception approach to site selection has been taken. The plan is also supported by a Flood Risk Management Strategy for Emsworth, which will include details of potential infrastructure to help manage flood risk in the urban area, both now and in future. Hampshire County Council, as the lead Local Flood Authority has prepared a Local Flood Risk Management Strategy (LFRMS) for the County including Havant Borough. The information in this strategic document concerns local flooding from surface water, groundwater, streams and ditches. The County are preparing a Ground Water Management Plan and local authority level Surface Water Management Plan. More information on these documents is available on the Hampshire County Council website.

- 3.18 The waste water treatment works at Budds Farm and Thornham have the capacity or the necessary capacity can be provided to appropriately manage the levels of development set out in the Core Strategy and delivered through the Allocations Plan. However, it is recognised that some localised waste water infrastructure in parts of the Borough has limited capacity and may require mitigation or improvements to best serve some of the allocations. Known limitations to local networks that will need to be considered and addressed at the planning application stage have been identified in the site profiles.
- 3.19 It is also important to provide adequate school places to manage growth in the Borough. Havant Borough Council has been working closely with Hampshire County Council to understand the potential education infrastructure required in the future. At this stage, it is anticipated that there are adequate school places in existing secondary schools to cope with projected demands. However, Hampshire County Council anticipates that S106 contributions may be required to provide additional places in the following areas and schools: Emsworth: Emsworth Primary and or St James Primary Schools; Havant and Bedhampton: Fairfield Infant and or Bosmere Junior and Bidbury Infant and Junior Schools; Leigh Park: Trosnant Infant and Junior Schools; and Waterlooville: Woodcroft Primary, Purbrook Infant and Junior Schools. These assumptions are subject to change, as the capacity of local schools changes from year to year.

4. Emsworth

Introduction

- 4.01 This chapter sets out the allocations and designations for Emsworth, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Emsworth District Centre that supports its designation in accordance with Policy AL3, a list of Local Green Spaces in and around Emsworth and information on other infrastructure that may be required to support future development in Emsworth.
- 4.02 A summary of the development proposals for Emsworth is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	179 – 260 dwellings	EM1	187	
Employment	2,200 sq m	EM2		2,200 sq m

- 4.03 Policies EM1, EM2 and EM3 set out respectively the housing, employment and mixed use allocations for Emsworth. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.
- 4.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Emsworth District Centre

- 4.05 Emsworth District Centre forms the heart of the historic village. The primary function of the centre is to meet everyday shopping needs for local residents whilst attracting tourists and day visitors. The centre's retail offer is dominated by local independent businesses providing comparison and convenience goods as well as important local services. The primary shopping area is located on the High Street spreading down to St Peter's Square. All development proposals will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

- 4.06 A number of Local Green Spaces are designated in and around Emsworth under Policy AL8 as follows:
- Emsworth Recreation Ground
 - Brook Meadow Local Nature Reserve
 - Nore Barn Woods
 - Hollybank Woods
 - Hampshire Farm Open Space

Other Infrastructure

- 4.07 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Emsworth Primary School and/or St James' Primary School.

Policy DM25 in Chapter 9 of this plan, sets out the provision for managing flood risk in Emsworth.

Policy EM1 Emsworth Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
UE13	West of Horndean Road	5.24 ha	140
UE37	West of Coldharbour Farm	1.94 ha	47

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative figure for the number of dwellings; and
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name: West of Horndean Road	Site Ref/Policy Number: UE13
Description of Site: Comprises agricultural land fronting, and land to the rear of existing properties on, the west side of Horndean Road. There is existing built up development to the east of the site and to the south, agricultural land with the Emsworth Recreation Ground to the south east.	
Known Constraints: • Mineral Safeguarding Area • Moderate potential for previously unidentified archaeological deposits • Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Part of southern end of site within Flood Zones 2 and 3 • 'Uncertain' for Brent Geese and waders • Existing pond on site • Adjacent to the undeveloped gap	
Existing Transport Provision: • The adopted highways of Horndean Road and Southleigh Road run adjacent to the northern parts of the site • Existing footways except northwards on Horndean Road. Existing footpaths allow for safe access to Emsworth District Centre and nearby schools • Bus route within 100m • Cycle path westbound towards secondary school and Havant Town Centre • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Local shop within walking distance • School provision (primary) within walking distance • Bus route and cycle path available to secondary school • Bus route and reasonable walking distance to Emsworth District Centre (doctors surgery and other services/facilities available)	
Site Opportunities: • New homes including affordable housing • A critical contribution to the Emsworth Flood Alleviation Scheme because of its location and relationship with the West Brook	

Policy UE13 - Site Specific Development Requirements:

- The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to modify to allow development to take place
- Strong landscape buffer to the west of development to define site
- Employment and Skills Plan to support planning application
- Transport Statement to support planning application
- Vehicular access is potentially available north onto Southleigh Road and/or east onto Horndean Road. Both potential points will involve the removal of some hedging and highway assessments will need to be undertaken
- Provision of an additional pedestrian access link through the existing ribbon of properties fronting Horndean Road (improving accessibility southwards for pedestrians/cyclists)
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required
- Heritage Statement, of an appropriate level of detail, to support planning application
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Flood Risk Assessment, including detailed fluvial modelling
- Reduce green field runoff rates and on-site SUDS (Policy DM25)
- The design, layout and construction of the development should consider how it can make a positive contribution to the delivery of the Emsworth Flood Alleviation Scheme
- Help delivery of the Emsworth Flood Alleviation Scheme through a physical and or financial contribution, to the agreement of the Environment Agency

Site Name: West of Coldharbour Farm	Site Ref/Policy Number: UE37
Description of Site: Adjacent to the A27, the A27 Service Station and Emsworth Recreation Ground. The site is also close to the railway station and primary schools.	
Known Constraints: • Mineral Safeguarding Area • Moderate potential for previously unidentified archaeological deposits • Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan • Adjacent to SINC • Access required through Site of Importance for Nature Conservation (SINC) • Noise and light from A27 may have an impact on the amenity of new residential properties • Small part of site at eastern boundary is in Flood Zone 2 • TPOs and hedgerow • 'Uncertain' for waders • Adjacent to the undeveloped gap	
Existing Transport Provision: • Bus route within 100m • Train station within close walking distance • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Emsworth District Centre (doctor's surgery and other services/facilities available) within walking distance • Bus route and train services to secondary school • School provision (primary) within walking distance • Site is close to railway station, bus routes, recreation ground, schools and shops	
Site Opportunities: • New homes including affordable housing • Development at this site provides an opportunity to create a new foot/cycleway link to the service station on the A27 • A positive contribution to the Emsworth Flood Alleviation Scheme	
Policy UE37 - Site Specific Development Requirements: • A resolution to grant outline consent subject to S106 for 53No. dwellings was reached on 17/07/2014 (APP/14/00360) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals. More detailed matters will be addressed at the detailed planning application stage	

Policy EM2 Emsworth Employment Allocation

The following site is allocated for employment development:

Ref.	Location/Address	Site area	Floorspace
BD39	Interbridges East	0.81 ha	2,200 sq m

The floorspace shown for this site is indicative, based on site area, access arrangements and other environmental constraints. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for floorspace.
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name: Interbridges East	Site Ref/Policy Number: BD39
Description of Site: Interbridges East is located to the north of Emsworth District Centre between the A27 and the railway line.	
Known Constraints: • Constrained potential access from B2148 North Street leading to A259 Havant Road • Land along the northern boundary is in Flood Zones 2 and 3 • Proximity of gas main and within Gas Pipeline Consultation Zone • Adjacent to Brook Meadow Local Nature Reserve	
Existing Transport Provision: • Bus route within 100m • Adjacent to train station • Well served by existing alternative transport	
Existing Accessibility to Local Services/Facilities: • Walking distance to Emsworth District Centre	
Site Opportunities: • 2,200 square metres of new manufacturing and/or warehousing floorspace with between 32 and 62 jobs • Opportunity to reduce flood risk through floodplain storage and conveyance	
Policy BD39 Site Specific Development Requirements: • Access to be provided from North Street to the satisfaction of the highway authority • Employment and Skills Plan to support planning application • Flood Risk Assessment to support planning application • Development outside of Flood Zone 1 will need to provide compensatory floodplain • Reduce green field runoff rates, on-site SUDS and a possible contribution to the Emsworth Flood Alleviation Scheme (Policy DM25) • An Ecological Assessment may be required to assess the impact on Local Nature Reserve	

5. Havant and Bedhampton

Introduction

- 5.01 This chapter sets out the allocations and designations for Havant and Bedhampton, which are also shown on the Policies Map (see Appendix 4). It also includes a description of both Havant Town Centre and Bedhampton Local Centre that supports their designation in Policy AL3, a list of Local Green Spaces in and around Havant and Bedhampton and information on other infrastructure that may be required to support future development.
- 5.02 A summary of the development proposals for Havant and Bedhampton is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	1245 – 1434 dwellings	HB1	964	
		HB3	404	
		Total	1,368	
Employment	57,400 sq m	HB2		67,800 sq m
		HB3		1,500 sq m
		Total	69,300 sq m	
Retail	9,000 sq m	AL3	Total	9,000 sq m

- 5.03 Policies HB1, HB2 and HB3 set out respectively the housing, employment and mixed use allocations for Havant and Bedhampton. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.
- 5.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.
- ### Havant Town Centre
- 5.05 Havant Town Centre is at the heart of the former market town built up around the crossroads of North, South, East and West Streets. It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Recent significant edge-of-centre developments at Solent and Central Retail Parks and the neighbouring Tesco Superstore have extended the retail offer for the town, but have had the effect of shifting the centre of gravity westwards from the centre's historic heart. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration. The Havant Town Centre Urban Design Framework sets out design principles for the centre. It is the intention of the Council to build on this urban design work and carry out further masterplanning that will promote the vitality and viability of Havant Town Centre.
- 5.06 The town centre boundary includes several distinct areas or quarters. These include the historic core of Havant Town Centre centred on the crossroads, the traditional high street offer of West Street, the new retail parks and the green lung of Havant Park. The primary shopping area is similarly varied. Primary frontages have been designated on West Street, the ground floor of the

Meridian Centre and Solent Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the different parts of Havant Town Centre so that people can make the most of the diverse offer of shops and services. In addition to the mixed use allocations at Market Parade and East Street, all other development proposals will be determined in accordance with the provisions of Policy AL3. The requirement for 9,000 square metres of new comparison floorspace for the eastern part of the Borough will be accommodated in the new boundaries of Havant Town Centre and the other district and local centres in Havant and Bedhampton, Hayling Island and Leigh Park.

Bedhampton Local Centre

- 5.07 Bedhampton Local Centre serves the local shopping needs of local residents, hosts a number of community facilities and provides local jobs. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

- 5.08 A number of Local Green Spaces are designated in and around Havant and Bedhampton under Policy AL8 as follows:
- Langstone Meadows
 - Havant Park
 - Bidbury Mead, Bedhampton

Other Infrastructure

- 5.09 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Fairfield Infant School, Bosmere Junior School, Bidbury Infant School and Bidbury Junior School. Chapter 2 of this plan also includes a number of other policies that provide the policy framework to support infrastructure in Havant and Bedhampton. Relevant policies include AL5 Cross-Borough Bus Rapid Transport Route, AL6 Havant Thicket Reservoir Pipeline and AL7 Hermitage Stream.

Policy HB1 Havant & Bedhampton Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
H06	Warblington School Field (off New Lane)	1.82 ha	79
H14	Portsmouth Water Headquarters	3.22 ha	120
H18	Portsmouth Water Land	2.09 ha	69
H19	Land at Palk Road	0.53 ha	21
H79	Job Centre Plus Site	0.22 ha	22
H80	Havant Retail Park, Bedhampton	2.03 ha	86
H144	Barncroft School	1.14 ha	34
UE3a	Land North of Bartons Road	0.86 ha	30
UE3b	Land South of Bartons Road	6.61 ha	203
UE4	Strides (Manor) Farm & Copseys Nursery	5.85 ha	191
UE5	Land at Portsdown Hill	4.28 ha	55
UE33	Eastleigh House, Bartons Road	0.81 ha	5
UE43	Havant Garden Centre, Bartons Road	2.46 ha	49

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative figure for the number of dwellings.
2. Take account of all site specific development requirements as set out in the relevant site profile.

Site Name: Warblington School Field (off New Lane)	Site Ref/Policy Number: H06
Description of Site: The site is the western portion of playing fields formerly used by Warblington School and a former ecology teaching area used by Fairfield School. To the north of the site runs the railway and to the west is New Lane.	
Known Constraints: • Access arrangements • Part of site is an Archaeological Zone • Noise from adjacent uses • Part of site uncertain for Brent Geese and/or waders • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Short walking distance to mainline train and bus stations • Link to Havant Borough Cycle Network adjacent to site	
Existing Accessibility to Local Services/Facilities: • Town centre within walking distance • Infant, junior and secondary schools within walking distance	
Site Opportunities: • New homes including affordable housing • The site is located close to facilities of the town centre and public transport links	
Policy H06 Site Specific Development Requirements: • A grant of planning permission for 78No. dwellings was issued on 16/05/2013 (APP/12/00407) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations in granting planning permission	

Site Name: Portsmouth Water Headquarters	Site Ref/Policy Number: H14
Description of Site: Currently the headquarter offices of Portsmouth Water Company. The site lies to the south of West Street in a predominantly residential area. Portsmouth Water Company intend to relocate their offices to site BD14 (Solent Road North).	
Known Constraints: • TPOs • Brockhampton Conservation Area • Listed building and buildings of Local Interest • Moderate potential for previously unidentified archaeological deposits • 'Uncertain' for waders • Part of the site is in future Fluvial Flood Zone 3 • Potential ground quality issues associated with previous and/or current use of site • Southern Water has advised that sewerage capacity in network closest to site is limited • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Within walking distance of a mainline train station and a shorter walk to a branch line train station • Bus station within 500m	
Existing Accessibility to Local Services/Facilities: • Town centre with shops/services within walking distance • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • The site is located close to facilities of the town centre and public transport links • High amenity value potential for residents with landscaped/lake area to south	
Policy H14 - Site Specific Development Requirements: • Access to utilise existing access point onto West Street and/or Brockhampton Road with any necessary amendments • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Flood Risk Assessment to support planning application • Preserve and/or enhance the character or appearance of the conservation area • Design and layout to aim to retain and protect TPO trees • Employment and Skills Plan to support planning application • Heritage Statement, of an appropriate level of detail, to support planning application • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Design and layout should be informed by a masterplan approach that considers the site's constraints and context	

Site Name: Portsmouth Water Land	Site Ref/Policy Number: H18
Description of Site: Previously allocated (2005 Local Plan) for employment use in connection with Havant Thicket Reservoir. However, Portsmouth Water Company has since confirmed that the site is no longer needed for this use. Residential development has recently occurred to the north of Ranelagh Road. An industrial estate at Marples Way lies to the south of the site. The allotments on part of the site have already been relocated.	
Known Constraints: • TPOs • Adjacent to Brockhampton Conservation Area • Moderate potential for previously unidentified archaeological deposits • Mineral Safeguarding Area • Part of site is uncertain for Brent Geese and/or waders • Potential ground quality issues associated with previous and/or current use of site • Part of the site is future Fluvial Flood Zone 3 • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Walking distance to Havant Railway and Bus Stations	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre with a full range of local services and facilities	
Site Opportunities: • New homes including affordable housing	
Policy H18 - Site Specific Development Requirements: • A resolution to grant planning permission for 79No. dwellings was reached on 20/06/2013 (APP/12/00772) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Land at Palk Road	Site Ref/Policy Number: H19
Description of Site: Located to the south of the railway line and to the north of Hermitage Stream. Residential development is to the north of the site. The site is currently used for storage The landowner Portsmouth Water Company has declared it surplus to use.	
Known Constraints: • Underground operational pipelines • Part of the site is 'uncertain' for waders • Low to moderate potential for previously unidentified archaeological deposits • Noise and vibration associated with proximity of railway line • Potential ground quality issues associated with previous and/or current use of site • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Close to train station and bus routes	
Existing Accessibility to Local Services/Facilities: • Within walking distance of shops and schools	
Site Opportunities: • New homes including affordable housing	
Policy H19 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Utilise the existing access points at Palk Road • Transport Assessment may need to consider existing industrial traffic using Palk Road and how this will be accommodated with residential use • Assess the impact of possible increase in pedestrian and/or vehicular usage on the Bedhampton Level Crossing • Noise and Vibration Survey (and any necessary mitigation incorporated in final design) • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Appropriate easement from existing sewage/waste infrastructure • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Job Centre Plus Site	Site Ref/Policy Number: H79
Description of Site: Located on Elmleigh Road close to Havant Train Station. The site is within the area covered by the Havant Public Service Village SPD. A footbridge opposite the site crosses the railway line providing pedestrian access to the town centre. The office building is three storeys with areas of car parking to the rear and west.	
Known Constraints: • Job Centre Plus will need to be relocated prior to disposal of the site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Within walking distance of mainline train and bus stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre for various shops/services • School provision (primary and secondary) within walking distance • Good access to recreational facilities	
Site Opportunities: • Development in a highly sustainable location • New homes including affordable housing • If the existing use were relocated to the Public Service Plaza then many related public services will be within one complex improving accessibility	
Policy H79 - Site Specific Development Requirements: • Access will utilise existing access points onto Elmleigh Road • To work with the Council to encourage the retention and re-provision of jobs within the Borough • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Havant Retail Park, Bedhampton	Site Ref/Policy Number: H80
Description of Site: A former chalk pit formerly occupied by two large warehouse-type units and car parking. Access is directly onto Portsdown Hill Road. It is bounded on the west by the A3(M).	
Known Constraints: • Physical setting of site with steep chalk cliff face to north • Site of former bowling alley, which is a community facility • Noise/amenity issues associated with proximity to A3(M) • Potential air quality issues for occupants of residential development • Potential ground quality issues associated with previous and/or current use of site • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Walking distance to local bus services	
Existing Accessibility to Local Services/Facilities: • Bedhampton Local Centre provides local shops and some services	
Site Opportunities: • New homes including affordable housing • Potential reprovision and/or relocation of community use	
Policy H80 - Site Specific Development Requirements: • A resolution to grant planning permission was reached by the Development Management Committee on 21st November 2013 (APP/13/00266) for 86 dwellings at this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Barncroft School	Site Ref/Policy Number: H144
Description of Site: Comprises two elements fronting Park Lane and Barncroft Way. Currently part of the school grounds. The separate infant and junior schools have been made into a single primary school following alterations/additions to one of the buildings.	
Known Constraints: • Mature trees on boundaries of site • Low to moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes and station within short walking distance	
Existing Accessibility to Local Services/Facilities: • Convenience store provision within walking distance • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing	
Policy H144 - Site Specific Development Requirements: • A grant of planning permission for 38No. dwellings was issued on 26/06/2013 (APP/11/01082) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	