

Site Name: Wellington Way	Site Ref/Policy Number: W110
Description of Site: Wellington Way is a 1960s single storey shopping precinct and car park in the heart of Waterloooville Town Centre.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues (relating to the amenity of occupants of proposed units) • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in Waterloooville Town Centre providing a full range of local services and facilities	
Site Opportunities: • Potential to improve vitality and viability of Waterloooville Town Centre • To improve links to the MDA • New homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W110 - Site Specific Development Requirements: • Any development proposal would need to address the re-provision of existing uses • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate of ground/air quality conditions, as part of a planning application • Provide a high quality design in keeping with the design proposals set out in the Waterloooville Town Centre Urban Design Framework SPD	

Site Name: West of Asda/Blue Star Site	Site Ref/Policy Number: W135
Description of Site: This is a greenfield site on the opposite side of the road to the Asda Store adjacent to the MDA. The development of this site is considered important to the successful integration of the MDA and the town centre.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential air quality and noise issues relating to the amenity of future occupants • TPOs • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Located within the revised boundary for Waterloooville Town Centre and close to a full range of local services and facilities	
Site Opportunities: • The site is suitable for a mixture of main town centre uses (including leisure) and residential units • Potential to improve vitality and viability of Waterloooville Town Centre and links to the MDA • New homes including affordable housing • Main town centre uses that would provide a significant number of jobs	
Policy W135 - Site Specific Development Requirements: • Vehicular access to be provided through the Berewood Development (MDA) or through a satisfactory link to Maurepas Way • Provide a high quality design in keeping with the design proposals set out in the Waterloooville Town Centre Urban Design Framework SPD • Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigate ground, noise and air quality issues as part of a planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Land at BAE Systems Technology Park	Site Ref/Policy Number: BD54
Description of Site: BAE Systems Technology Park is located in Brambles Business Park and consists of several largely vacant buildings and a large car park.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • South-west corner of site lies within Flood Zone 2 • Site is defined as out of centre for retail and edge of centre for main town centre uses. Sequential and impact tests will be required in line with the NPPF	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance to WaterlooVille Town Centre	
Site Opportunities: • Redevelopment of vacant buildings and large car park for uses defined as economic development in the NPPF, including leisure uses and a hotel subject to viability • Potential to complement the offer at Brambles Business Park • To provide economic development as defined in the NPPF with the potential to provide employment floorspace • Potential for large scale leisure uses such as a bowling alley or cinema that could not be accommodated in the town centre	
Policy BD54 - Site Specific Development Requirements: • Investigation of ground quality conditions, as part of a planning application • On-site SUDS where appropriate mindful of any ground contamination issues • A transport assessment to support planning application where appropriate • Employment and Skills Plan to support planning application • A pedestrian/cycle route to be provided linking the site to the MDA	



9. Development Management Policies

- 9.01 The following policies should be read as a continuation of the Development Management Policies DM1 to DM16 set out in the Core Strategy.

Policy DM17 Contaminated Land

Planning permission will be granted for development on or near contaminated land where an appropriate investigation of potential risks is undertaken by the developer and identified risks are mitigated.

Where risks are identified, the necessary remediation measures to be undertaken by the developer must take full account of the intended use and ensure it does not have a negative effect on human health, groundwater and the wider environment.

- 9.02 The Borough's urban areas contain numerous sites which may be subject to historic contamination and which could present a potential risk to human health. The possibility of contamination will be assumed for development on or adjacent to land previously used for industrial activities or proposals for sensitive uses such as housing, schools, allotments, hospitals and children's play areas.
- 9.03 It will remain the responsibility of the developer to identify land affected by contamination and to ensure that such land is remediated to secure a safe development. It is recommended that developers follow the procedures set out in the Environment Agency publication Model Procedures for the Management of Land Contamination (CLR11).

Policy DM18 Protecting New Development from Pollution

Planning permission will be granted for development provided that projected levels of air, noise, vibration, light, water or other pollution do not have significant negative affect on the amenity of future occupiers or users of the proposed development.

- 9.04 This policy complements Policy DM10 of the Core Strategy. It is intended to control the adverse effects which could occur as a result of the inappropriate location of new development close to sources of pollution or other amenity impacts.
- 9.05 It is recommended that developers follow the procedures set out in the Environment Agency publication Model Procedures for the Management of Land Contamination (CLR11). A guidance note on noise is currently being prepared by the Hampshire Environmental Control Advisory Committee and developers should pay due regard to the advice set out in this document when it is published. The Council also positively encourages developments that secure reductions in existing levels of pollution.

Policy DM19 Small Shops outside Town, District and Local Centres

Planning permission will be granted for small local shops outside Town, District and Local Centres provided:

- 1. The net sales area is less than 150 square metres; and**
- 2. There are no other suitable or available sites within or on the edge of the nearest town, district or local centre.**

- 9.06 Small local shops outside identified town, district and local centres provide an important service for local communities. They provide for everyday shopping needs and are particularly valuable

for people with accessibility or mobility issues. They also reduce the need to travel by car for everyday essentials.

- 9.07 The floor space limit of 150 square metres accords with the limit for changes of use under permitted development rights set by the government in 2013. It is set at a level that is not considered to affect the vitality and viability of town, district or local centres, as identified in Policy CS4 of the Core Strategy.
- 9.08 A sequential assessment of other potentially suitable sites would still need to be carried out in accordance with paragraph 24 of the NPPF to make sure that there are no preferable sites available within easy walking distance of the proposed development. Generally, the area of search would be a radius of 400 metres measured in a straight line from the development site. Small local convenience stores fall well below the policy threshold for impact tests set in the NPPF and it is not proposed to set a local floorspace threshold. The Council does not think that such small convenience stores would undermine the viability and vitality of local centres, but would help to meet the everyday shopping needs of local people.
- 9.09 Temporary changes of use from a small shop under 150 square metres to a small café or office is allowed under permitted development rights. It may be appropriate when granting planning permission for a small shop outside a designated centre to remove such permitted development rights by condition or to remove the ability for a change of use within A1 Use Class that would not be serving everyday needs. All new shops will need to provide a shopfront in line with Policy DM21.

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.**
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.**

- 9.10 The Council has a positive strategy for the conservation and enjoyment of the historic environment in line with the NPPF. This strategy is made up of a number of local plan policies. Policies CS11 and CS16 of the Core Strategy set out the strategic approach to protecting heritage designations and promoting high quality design. Policy DM20 sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. Finally, Policy DM21 deals with shopfronts and advertisements. The Council will appropriately manage development and determine planning applications that affect the Borough's historic environment through the Local Plan's policies, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, in particular paragraphs 126 to 141 and any other material consideration.

- 9.11 The Council recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. The Borough's heritage assets include scheduled ancient monuments, registered parks and gardens and archaeological sites, fourteen designated conservation areas and Statutory List of Buildings of Special Architectural or Historic Interest and the Local List of Buildings of Special Architectural or Historic Interest. The NPPF considers that the more important the heritage asset the greater the weight that should be attached to its conservation appropriate to their significance, for example the loss or harm to nationally important site is considered to be wholly exceptional.
- 9.12 Applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential are expected to be supported by a Heritage Statement. The Heritage Statement should identify the significance of the asset and set out the impact of the development. It should contain an appropriate level of information and detail to satisfy the requirements set out in paragraphs 128-141 of the NPPF. This includes consulting the Hampshire Historic Environment Record (HER), as a minimum. The level of detail required to support the application should be proportionate to the significance of the heritage asset and the impact of the development. There are a number of site allocations that will need to be supported by a Heritage Statement at the planning application stage. This is set out in the development requirements for each site. The Council encourage opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.

Policy DM21 Shopfronts, Signs, Security Shutters and Advertisements

Planning permission will be granted for shopfronts, signs, security shutters and advertisements where:

- 1. They are appropriate in size, scale and design to the character of buildings and their surroundings, including conservation areas, heritage assets and Chichester Harbour Area of Outstanding Natural Beauty (AONB).**
- 2. They will not result in a cluttered appearance either on individual buildings or on the streetscene as a whole.**
- 3. They do not have a detrimental impact upon public safety. In particular, advertisements and signs must not negatively impact upon highway safety for both vehicular and pedestrian movements.**
- 4. The level of illumination proposed does not result in significant levels of light pollution and does not have a detrimental impact upon the amenity of the local area. In the interests of amenity and public safety, individually illuminated letters may be preferable over entirely illuminated signs.**

- 9.13 The cumulative impact of advertisements and signs can have a harmful effect if they are not carefully controlled. It is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider streetscene. Signs must also be of an appropriate size and scale for the building and its surroundings.
- 9.14 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour AONB, can detract from the overall appearance of a building or area. When assessing proposals for signs and advertisements which include illumination, consideration should be given to the external illumination or the use of illuminated lettering or background only, rather than an entirely illuminated sign.
- 9.15 Security shutters are sometimes necessary to protect shop premises, but can create significant visual intrusions in the streetscene. It is important, therefore, for proposals to strike the right balance between security and good design.

Policy DM22 New Cemeteries

Planning permission will be granted for new cemeteries provided that they are:

- 1. Well designed and consider the local context.**
- 2. Appropriately sited in a sustainable location in close proximity to public transport.**
- 3. Designed to include sufficient visitor parking.**
- 4. Designed to make the most of opportunities to improve and/or create new biodiversity, habitats and green infrastructure; and**
- 5. Will have no adverse impact on controlled waters including groundwater and surface waters.**

- 9.16 There are three existing cemeteries in the Borough at Havant, Warblington and Waterlooville, and a new cemetery is planned as part of the West of Waterlooville MDA across the Borough boundary in Winchester District.
- 9.17 All proposals for further cemetery provision should have regard to the character of the surrounding area and retain any existing landscape features such as hedges and trees. The site should be accessible by public transport preferably with good links to pedestrian networks. It will be necessary to demonstrate that the proposed cemetery will not have an adverse impact on ground or surface water. Any opportunities to improve and/or create new biodiversity, habitats and green infrastructure should also be taken.

Policy DM23 Sites for Brent Geese and Waders

Planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas, identified on the Policies Map.

Where this cannot be avoided, development proposals on or adjacent to an important Brent Goose and/or wader site outside of the statutory designated areas will need to demonstrate levels of impact, alone and in combination with other proposals subject to the tests of the Habitats Regulations. Where a negative impact upon a site cannot be avoided or satisfactorily mitigated, and the tests of the Habitats Regulations are met as necessary, replacement feeding/roosting habitat, on a no net loss basis, will be sought.

Where a negative impact upon an important site cannot be avoided or mitigated and replacement feeding/roosting habitat is not or cannot be provided on a no net loss basis, the proposal will be refused.

Planning permission will be granted for development on or adjacent to uncertain sites for Brent Geese and/or waders outside of the statutory designated areas, where appropriate surveys are undertaken and it is determined that the site has no importance.

- 9.18 Havant Borough is an internationally important wintering location for Brent Geese and wading bird species and as a result the coastal areas around Chichester and Langstone Harbours have been designated as Special Protection Areas (SPAs). Brent Geese and wading bird species are dependent on a network of habitats for feeding and roosting that fall outside of the SPAs. The sites of value have been identified in the Solent Waders and Brent Goose Strategy (2010) and identified as sites of 'important' or 'uncertain' value. These sites are critically linked to the integrity of the European and internationally designated sites and their development should be avoided where possible, and where this cannot be avoided negative impacts should be mitigated.

- 9.19 Proposals on or adjacent to important Brent Geese and wading bird sites must be assessed and subject to the tests of the Habitats Regulations, in order to demonstrate levels of impact, alone and in combination with other proposals. Suitable avoidance and mitigation measures will be required, proportionate to the level of risk to the SPA bird populations, and those measures put in place prior to development taking place. These measures may include carrying out construction works outside of the core winter period (October-March inclusive), or enhancing the feeding or roosting site to increase its capacity through favourable management. Such measures should be subject to consultation between the council and Natural England.
- 9.20 Where a negative impact upon a site cannot be avoided or satisfactorily mitigated, and the tests of the Habitats Regulations are met as necessary, replacement habitat may be considered. Replacement habitat may include the creation of new feeding or roosting sites (or 'refuges'), or improvements to the management of less frequently used sites to provide an equivalent level of resource. Given the right conditions (location, size, habitat and appropriate management), it is possible that coastal birds will exploit new sites or refuges. The important factors to consider in the creation of new sites or refuges for this purpose have been identified in the Solent Waders and Brent Goose Strategy (2010). Any replacement habitat must be subject to meeting the tests of the Habitats Regulations. Advice must also be sought from Natural England as to the most appropriate course of action on a case-by-case basis. Where a negative impact upon an important site cannot be avoided or mitigated, or appropriate replacement habitat is not or cannot be provided, the proposal will be refused.
- 9.21 Where data on sites of 'important' or 'uncertain' value is limited or out of date, site surveys should be undertaken to determine their level of importance. The authority recommends that the survey methodology set out in the Solent Waders and Brent Geese Strategy (2010) is followed. Appropriate methodologies should be approved by a professional ecologist and prepared in consultation with Natural England. For surveys to be considered valid, reasonable measures should be taken not to reduce the site's suitability for Brent Geese and waders during the survey period. In all cases, three consecutive years of recent survey data should ideally be carried out across the overwintering seasons and a record of any sightings on or adjacent to the application site will be required. Existing records for Brent Geese and wading bird species in Langstone Harbour are held by the Hampshire Biodiversity Information Centre, and records for Chichester Harbour are held by the Chichester Harbour Conservancy.
- 9.22 The Allocations Plan has been subject to an Appropriate Assessment under the Habitats Regulations, to help identify any potential negative impacts on the European wildlife sites, and means to avoid or mitigate such impacts, including those to the network of Brent Geese and wader sites outside of the SPAs. This forms part of the evidence base. It is considered that this policy provides sufficient flexibility to allow allocated sites that are designated as 'uncertain' sites for Brent Geese and/or waders to come forward for development within the plan period.

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings. This mitigation can be provided through:

a) A financial contribution.

b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.

c) A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.

- 9.23 Under the Habitat Regulations the Council is required to show that proposals for new development take avoidance and mitigation measures to protect the habitats and species of the Borough's European sites (Special Protection Areas (SPAs) and Special Areas of Conservation (SAC)). The Allocations Plan has therefore been subject to Appropriate Assessment (AA). The assessment was supported by information produced on behalf of the Solent Disturbance and Mitigation Project (SDMP), which is a cross-boundary project developed by local authorities and nature conservation bodies to look at recreational impacts on the Solent SPAs and SAC. The AA looked at the in combination impacts of the development proposed and concluded that any net increase in residential development will contribute to significant impact on the integrity of wintering and passage waterfowl of the three SPAs through recreational disturbance. As a result, all net new residential development within the Borough is required to mitigate these impacts.
- 9.24 It is important that this contribution to mitigating the in combination effects of recreational disturbance is fair and proportionate to the level of development proposed and its impact. The organisations involved in the SDMP, including the Council and Natural England have worked together to agree a financial contribution based on the development of 'one residential unit'. The Solent SPA Interim Planning Framework (5 November 2013) sets out proposed mitigation measures and provides background information on the methodology used to calculate the contribution of £172 per dwelling. This contribution will fund measures, which include the provision of dog wardens and rangers to educate visitors about the impacts of their actions on protected species. Any future changes to the contribution will be published on the Council's website.
- 9.25 Proposals for residential developments could also mitigate the in combination effects of recreational disturbance by providing a package of measures associated with the proposed development designed to avoid or mitigate a likely significant effect on the SPA(s). These measures would need to be put in place prior to any development taking place and would need to be maintained in perpetuity. The SDMP Phase III: Towards and Avoidance and Mitigation Strategy provides information on potentially suitable mitigation measures. This package of mitigation measures must meet the tests of the Habitats Regulations and advice must also be sought from Natural England, as to the most appropriate course of action on a case-by-case basis.

- 9.26 Some residential developments by nature of their size and/or proximity to the coast may have an increased impact on the protected habitats and species and therefore may require additional site specific mitigation. Applicants should work with the Council and Natural England at an early stage, to identify any appropriate measures.
- 9.27 Following changes to permitted development rules, it is also possible during the plan period for net increases in residential development to occur without the need for planning permission. For example, the change of use of offices to residential will, for a limited period, constitute permitted development. Such proposals would however be subject to an application for prior approval. Under this process, applications for prior approval which are accompanied by a commitment to make the necessary financial contribution will be referred to Natural England for their agreement that there would be no likely significant effect on the European sites. By comparison, proposals which do not provide this commitment will not be granted prior approval as Natural England will not be able to conclude that no likely significant effect will take place. In these instances a planning application will need to be submitted.

Policy DM25 Managing Flood Risk in Emsworth

Planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post development runoff has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability. Extensions to existing houses and change of use are exempt from the requirements of this policy.

Planning permission will be granted for developments within the Emsworth urban area boundary of greater than 1 hectare and in Flood Zones 2 and 3 that are supported by on-site sustainable drainage systems.

New developments that fall within the Emsworth urban area boundary; and/or has an impact on the flood risk of the areas within the Emsworth urban area boundary may be required to make a contribution towards the Emsworth Flood Alleviation Scheme (FAS)

- 9.28 Emsworth occupies a unique situation in the Borough due to its geology, the hydrology within its three drainage catchments, and its urban form. All of which affect critical sections of watercourses within these catchments. In the past, large developments were permitted and the potential effects on the operation of these watercourses were recognised and addressed, however it is now understood that the cumulative effect of many smaller developments has had an equal if not greater bearing on the operation, both in terms of capacity and of water quality of the drainage system.
- 9.29 Havant Borough Council, Hampshire County Council and the Environment Agency have therefore determined that it is now necessary to understand and take account of the drainage impact of any changes to impermeable areas within proposals for development. This policy forms part of an overall flood risk management strategy for Emsworth. Another critical element of this strategy is the delivery of the Emsworth Flood Alleviation Scheme, which is a series of physical interventions to the Emsworth watercourses that will help reduce the frequency of flooding events in the future. More information is set out in the Emsworth Flood Risk Management Strategy, which is an evidence base study that supports this plan.
- 9.30 All new development in Emsworth should follow the SUDS Management Train (prevention, source control, site control and regional control) to reduce pressure on the existing drainage regime and aim to improve the existing standard of protection. Planning applications for new development should therefore demonstrate how post development runoff has been reduced. This evidence should be set out in a flood risk statement, where the development is of less than

1 hectare. This statement should be proportionate in scale and detail of the planning application and should also demonstrate that the development does not have a negative effect on the watercourse, groundwater and/or sewerage. Planning applications for development of 1 hectare or more and those in Flood Zones 2 and 3 should be supported by a flood risk assessment, which should in addition demonstrate how the sustainable drainage system will operate on-site and will reduce the existing greenfield and brownfield runoff rates and volumes. More information on the information required for a flood risk assessment is contained in the government publication called Technical Guidance to the National Planning Policy Framework (NPPF).

- 9.31 Contributions may also be required from developments that fall within or impact on the flood risk of the area within the Emsworth urban area boundary, where the Emsworth Flood Alleviation Scheme is expected to be in place or approved within five years of the date of the application. The use of independent third party valuation expertise, at the developer's cost, may be required to find a negotiated solution to developer requirements.
- 9.32 This policy relates to applications for developments within the Emsworth urban area boundary. However, it may also be necessary to apply this policy on a case by case basis to developments that are adjacent to the urban area boundary, which may have the potential to impact upon the level of flooding within the urban area boundary. Due to their scale, planning applications for extensions to existing houses are exempt from the policy. However, in some cases the Council may suspend permitted development rights for new developments where the Council considers there to be potential for a negative impact from the development, whether alone or in combination.



Glossary

Annual Monitoring Report: Monitors achievements and progress against a number of indicators including housing delivery and progress on the Havant Borough Local Plan. It is usually published in December of each year.

Buildings of Local Interest: Not of a standard to be included in the Statutory List, but which have architectural merit, are local landmarks, have literary or historical associations, make significant contributions to the townscape or reflect the historical development, economic activity and civic functions of the Borough.

Commercial development: Development that achieves at least one of the following objectives: Provides employment opportunities, generates wealth or generates an economic output or product. This includes traditional employment uses.

Comparison Goods: Include clothing and footwear; household goods; DIY; recreational goods such as electrical and sports; and other goods such as pharmaceutical products and jewellery.

Conservation Area: An area of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Convenience Floorspace: The amount of floorspace given over to the sale of convenience goods, usually provided in square metres.

Convenience Goods: Consumer goods purchased on a regular basis, including food and groceries and cleaning materials.

Core Strategy: A Development Plan Document that sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

Development Plan: This is the starting point for decision making. The Development Plan for Havant Borough is currently made up of The Havant Borough Local Plan (Core Strategy) (March 2011), Saved Policies from the Havant District Wide Local Plan (2007), Hampshire Minerals and Waste Core Strategy (2007) and Saved Policies from the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (2007).

Economic Development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Employment: One type of economic development relating only to Class B1, B2 or B8 Uses as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010.

Employment and Skills Plan: Maximises the opportunities presented by development to improve local employment and training. They are required for major developments within the Borough at the construction and/or occupation stage of the development.

Employment Land Review (ELR): A key part of the evidence base for the local plan. The ELR examines the portfolio of employment sites and applies up-to-date and sensible criteria in terms of sustainable development and market realism.

Five Year Supply of Housing: Is a requirement set out in paragraph 47 of the NPPF to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5 - 20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Flood Risk Assessment: Required when a planning application is submitted, based on the size of the development and the location within the flood plain. This requirement is set out in the government's policy on development and flood risk in the National Planning Policy Framework (NPPF).

Greenfield Site: Land upon which no development has previously taken place. This includes residential garden land.

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and domestic gardens. It also includes green corridors such as river banks, cycleway and rights of way.

Gross: The total amount of new homes or floorspace completed at the end of the development. The gross figure is used to calculate the net figure by subtracting the loss.

Gypsy, Traveller and Travelling Showpeople Residential Pitch: A residential pitch may comprise one or more units; separate mobile homes, touring caravans, or other accommodation structures shared by one or more families.

Habitats Regulations Assessment (HRA): The application of HRA to land use plans is a requirement of the Conservation (Natural Habitats) Regulations 1994 as amended. The process assesses the potential for a land use plan to affect the conservation objectives of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of European Sites.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Infrastructure: The basic physical and organisational structures such as roads, buildings and power supplies that are needed for the operation of society.

Listed Building: A building or other structure officially designated by the Department for Culture, Media and Sport as being of special architectural, historical or cultural interest.

Local Development Scheme (LDS): The programme for preparing Local Development Documents. Details of its progress are included in the Annual Monitoring Report.

Local Enterprise Partnership (LEP): Local Enterprise Partnerships are led by local authorities and businesses across natural economic areas. They provide the vision, knowledge and strategic leadership needed to drive sustainable private sector growth and job creation in their area. Havant Borough is part of the Solent LEP.

Local List of Historic Buildings: Buildings on the Local List of Historic Buildings are offered a degree of protection against unnecessary and/or damaging development owing to their local interest. Such buildings will not enjoy the full protection of those buildings of national public interest which are likely to feature on the Statutory Register of Listed Buildings.

Marine Management Organisation (MMO): The Marine and Coastal Access Act (2009) created the MMO. The UK Marine Policy Statement provides guidance on all planning activity that includes a section of coastline or tidal river. A marine plan is currently being prepared for the South Plan area.

National Planning Policy Framework (NPPF): Sets out the government's planning policies for England and how these are expected to be applied. It replaced all the Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) in 2012.

Natural England: A government advisor on the natural environment. Its aim, defined under the Natural Environment and Rural Communities Act 2006, is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Net: The total amount of new homes or floorspace completed minus the loss of existing dwellings or floorspace. The net figure is calculated by subtracting total losses from the gross completions.

Permitted Development (PD) Rights: Minor changes that can be made to a building without the need to apply for planning permission. PD rights derive from a general planning permission granted not by the local planning authority but by Parliament. The Town and Country Planning (General Permitted Development) Order 1995 is the principal order which has been subject to a number of subsequent amendments. The amendment published in 2013 relaxed considerably the PD rights relating to change of use.

Policies Map: Identifies areas of protection; areas at risk from flooding; allocates sites for development; and sets out areas to which specific policies apply. It is added to and amended as individual documents of the Local Plan and other Planning Policy Documents are adopted. The Policies Map was previously known as the Proposals Map.

Previously Developed ('brownfield') Land: That which was or is occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Excludes residential gardens.

Primary Frontage: The core of the main shopping area where the highest Zone A rental levels, (i.e. where the rental value of the first 6m depth of floorspace in retail units from the shop window) are achieved and where retail uses dominate.

Partnership for Urban South Hampshire (PUSH): The Partnership for Urban South Hampshire is a formally constituted organisation comprising East Hampshire, Eastleigh, Fareham, Gosport, Hampshire County Council, Havant, New Forest, Portsmouth, Southampton, Test Valley and Winchester Councils. They have come together to improve the economic performance of South Hampshire and enhance it as a place to live and work.

Saved Policies: Policies saved from the previous adopted local plan. They will be used in the transitional period between the old local plan system and the new Havant Borough Local Plan.

Secondary Frontage: Part of the main shopping area where Zone A rents are lower and where there is a greater proportion of non-retail uses.

Shoreline Management Plan (SMP): Provides a large scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner.

Site of Importance for Nature Conservation (SINC): Sites of particular importance for nature conservation, containing habitats or features that are effectively irreplaceable (excluding statutory designated sites).

Site of Special Scientific Interest (SSSI): Designated by Natural England under the Wildlife and Countryside Act 1981 to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

Special Area of Conservation (SAC): An area considered important for its wildlife population and diversity, recommended by the government under the European Habitats Directive.

Special Protection Area (SPA): A Special Protection Area is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

Strategic Flood Risk Assessment (SFRA): A key part of the evidence base for the local plan. It identifies land at risk of flooding and the degree of risk of flooding from river, sea and other sources. It is a free standing assessment that contributes to the Sustainability Appraisal of local development documents.

Strategic Housing Land Availability Assessment (SHLAA): An assessment of sites with potential for housing development. It is a key component of the evidence base and is frequently updated.

Strategic Road Network: The system of motorways and major trunk roads used to move people and freight around the country. The Highways Agency is responsible for its construction and maintenance.

Strategic Sites: Those sites considered key to delivery of the strategic objectives outlined in the Havant Borough Local Plan (Core Strategy).

Supplementary Plan Documents (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): Tool for appraising policies to ensure they reflect sustainable development objectives including social, environmental and economic factors and required in the Act to be undertaken for all local development documents.

Sustainable Development: Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework (NPPF) provides further information on the meaning of sustainable development and the role of planning in delivering sustainable development.

Sustainable Drainage Systems (SUDS): A range of management practices and control mechanisms that drain surface water in a way that mimics natural drainage and reduces the adverse impacts on river regimes and the risk of erosion, flooding and ecological damage. The SUDS Management Train is a hierarchical approach for managing drainage. This involves prevention, source control, site control and regional control.

Tests of Soundness: An Inspector, appointed to examine in public Development Plan Documents, will check that it complies with the legislation and determine whether the document is sound. To be 'sound' the document should be positively prepared, justified, effective and consistent with national policy.

The Regulations: Town and County Planning (Local Planning) (England) Regulations 2012.

Town Centre Uses: Defined as retail, leisure, entertainment facilities, offices, arts, culture and tourist development.

Viability: An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

Windfall Sites: Development or redevelopment sites not identified in the local plan, but which become available for housing. These may be for a number of dwellings or small changes of use, such as the conversion of vacant space above shops or other commercial premises.

Appendix 1: Evidence Based Studies

These documents including links to past consultations when appropriate can be found on our website: www.havant.gov.uk

Study/Report	Responsibility	Progress
Allocations DPD Issues and Options	HBC	March 2008
Consultation Analysis of Site Allocations: Issues and Options DPD held Spring 2008	HBC	July 2010
What do you want from your town, district and local centres? Consultation Document	HBC	December 2011 – January 2012
What do you want from your town, district and local centres? Analysis of Consultation	HBC	August 2012
Local Plan (Allocations): Stakeholder Workshops: Workshop Material and Summary of Responses	HBC	January – March 2012
Local Plan (Allocations): Informal Consultation Housing Focus: Exhibition Material and Summary of Responses	HBC	May – July 2012
The Future of East Street: Exhibition Material and Summary of Responses	HBC	August – September 2012
Housing Site Evaluation Matrices	HBC	November 2012
Strategic Housing Land Availability Assessment (SHLAA)	HBC	5 th Edition November 2012
Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper	HBC	October 2012
Strategic Housing Market Assessment (SHMA)	DTZ for PUSH	Completed 2006. Housing Market Monitoring Reports published annually.
PUSH Strategic Housing Market Assessment (SHMA)	GL Hearn for PUSH	Anticipated September 2013
Housing Viability Assessment	DTZ for HBC	2008
Housing Viability Assessment Non Technical Report	DTZ for HBC	2010

Havant Borough Local Plan Viability Assessment	HBC in association with BNP Paribas Real Estate	October 2013
Traveller Accommodation Assessment for Hampshire 2013	Forest Bus for 11 Hampshire Authorities	April 2013
Employment Land Review (ELR)	DTZ for HBC	2010
Employment Land Review (ELR) Update 2012	HBC	September 2012
Town Centres Retail & Leisure Study	Nathaniel Litchfield Partners for HBC	2009
Havant Hotel Futures	Hotel Solutions for HBC	2008
Havant Borough Townscape, Landscape and Seascape Character Assessment	Kirkham Landscape Associates	2007
Havant Borough Landscape Character Area Sensitivity Report	Kirkham Landscape Associates	2007
The Formation of Strategic and Local Gaps in Havant Borough	Kirkham Landscape Associates	2008
Havant Borough Gaps Review 2012	Joint Report by Havant Borough Council and East Hampshire Districts' Landscape Architects	November 2012
Open Spaces Plan and PPG17 Assessment	Kit Campbell Associates	2006
Open Spaces Plan Review	HBC	November 2012
Green Infrastructure Strategy	UE Associates on behalf of PUSH	2011
Green Infrastructure Study for Havant Borough	UE Associates for HBC	February 2012
Local Green Spaces in Havant Borough	HBC	October 2013
Havant Biodiversity Action Plan (BAP)	Hampshire & Isle of Wight Wildlife Trust in partnership with HBC	2011
Solent Waders and Brent Goose Strategy	Hampshire & Isle of Wight Wildlife Trust	2010
Solent Disturbance and Mitigation Project	Solent Forum	Phase 1 survey completed 2009 Phase 2 modelling completed 2012 Phase 3 mitigation report May 2013
Strategic Flood Risk Assessment (SFRA)	Atkins for PUSH	2008
Local Plan (Allocations): Strategic Flood Risk Assessment	HBC	November 2012
Local Plan (Allocations): Strategic Flood Risk	HBC	October 2013

Assessment Supplement		
Emsworth Flood Risk Strategy	HBC	October 2013
North Solent Shoreline Management Plan	New Forest DC as lead authority	2010
Infrastructure Delivery Plan	LSP/HCC/HBC	HCC baseline study published November 2009. HBC Update July 2012 to accompany CIL Charging Schedule HBC Update October 2013
Strategic Infrastructure Delivery Plan	HBC	October 2013
Transport Impact Evaluation	Peter Brett Associates for Harbour authorities (PCC, HBC, GBC & FBC)	Stage 1 Report, June 2009. Stage 2 Havant Transport Mitigation Study, March 2010
Transport for South Hampshire Evidence Base Havant Local Plan Development Allocations Report for Havant Borough Council	MVA Consultancy	November 2012
Transport for South Hampshire Evidence Base Havant Local Plan Development Allocations Report for Havant Borough Council	MVA Consultancy	October 2013
Havant Borough Transport Statement	HCC	September 2012
Strategic Transport Assessment	HBC	October 2013
School Places Plan 2011-15	HCC	Completed 2011
Sustainability Appraisal Scoping Report	Lepus Consulting	August 2012
Sustainability Appraisal Housing Allocations Options Report	Lepus Consulting	October 2012
Sustainability Appraisal Addendum	Lepus Consulting	December 2012
Sustainability Appraisal Addendum 2	HBC	December 2012
Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Publication Version	HBC	October 2013
Non-Technical Summary of Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Publication Version	HBC	October 2013

Habitats Regulations Assessment of the Havant Local Plan (Allocations) Screening Report	Lepus Consulting	November 2012
Habitats Regulations Assessment of the Havant Borough Local Plan (Allocations) Appropriate Assessment	Lepus	September 2013
Self Assessment Checklist for Conformity of Local Plan with NPPF	HBC	November 2012
Soundness Self-Assessment Checklist of the Havant Borough Local Plan	HBC	October 2013
Havant Borough Local Plan (Allocations) Integrated Impact Assessment	HBC	October 2013
Duty to Co-operate Statement	HBC	October 2013
Havant Borough Local Plan (Allocations) Publication Version Statement of Consultation	HBC	October 2013
Model Procedures for the Management of Land Contamination (CLR11)	Environment Agency	September 2004
Short Term Housing Delivery – Site Progression)	HBC	29 April 2014
Hampshire County Council Minerals and Waste Plan	HCC	October 2013
Hampshire County Council Minerals and Waste Plan Policies Map	HCC	October 2013
Interim Planning Policy Statement	HBC	October 2013
Statement of Community Involvement	HBC	December 2013
Havant Integrated Impact Assessment Borough Local Plan (Allocations) Adopted Version July 2014	HBC	July 2014
Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Adopted Version	HBC	July 2014
Duty to Co-operate Addendum	HBC	December 2013
Supplementary Addendum to Soundness Self Assessment Checklist	HBC	April 2014
A Summary of Vacancy Rates in the Town Centres of Havant and Waterlooville and	HBC	April 2014

the District centres of Emsworth and Leigh Park (2009-2014)		
Addendum: Technical note to accompany the Havant Borough Allocations (Local Plan) Appropriate Assessment	Lepus Consulting for HBC	December 2013
Additional Information from the Partnership for Urban South Hampshire (PUSH) – South Hampshire Strategic Housing Market Assessment and PUSH Spatial Strategy Update	HBC/PUSH	April 2014
Havant Borough Transport Statement Update of Table 1: Havant Borough Council Transport Statement Live Scheme List	HCC	October 2013
The Strategic Road Network and the Delivery of Sustainable Development	DFT	September 2013
Transport Delivery Plan 2012-2026	TSH	February 2013
Winter Bird Survey 2012-2014	HBIC	April 2014
HBC Consideration of the Draft National Planning Practice Guidance (October 2013)	HBC	October 2014

Further documents supported the examination of this document, the comprehensive list can be found online at: www.havant.gov.uk/submission-allocations-plan-and-examination-details/submission-and-examination-supporting-documents

Appendix 2: Saved Local Plan (2005) Policies

(1) Saved Policies to be superseded by the Allocations Plan

Saved Local Plan Policy		Allocations Plan Policy (site reference)
UF1	Strategic Gaps	AL2
[H3 Baseline Housing Sites]		
H3.2	St Michaels Convent, 354 London Road, Waterlooville	WA1 (W53a/b)
H3.9	Land north and south of Ranelagh Road and Kingscroft Farm, Brockhampton Road, Bedhampton	HB1 (H18)
H3.18	Adj. 156 London Road, Waterlooville	WA1 (W63)
H3.19	Goodwillies Timber Yard, London Road, Waterlooville	
H3.20	Garages, Forest End, Waterlooville	WA1 (W58)
H3.28	Former Purbrook Park School Playing Field, Stakes Road	WA1 (W125)
H3.30	Padnell Grange, Cowplain	WA1 (W125)
H3.31	Warblington School Field, Havant	HB1 (H06)
[H4 Reserve Housing Sites]		
H4.1	Scratchface Lane, Bedhampton	HB1 (UE7)
H4.2	North of Goldring Close, Hayling Island	HY1 (UE16)
[EMP1 Employment Land Allocations]		
EMP1.1	Former Incinerator Site and Havant Borough Council Depot, Harts Farm Way, Havant	HB2 (BD09)
EMP1.5	Land at Palk Road, Havant	HB2 (H19)
EMP1.6	Land to the north of Deep Sea Seals, Marples Way, Havant	HB2 (H18)
EMP1.7	Land west of Former Incinerator, Harts Farm Way, Havant	HB2 (BD10)
EMP1.9	Land at Station Road East, Hayling Island	HY2 (UE21/BD73)
TC1	Hierarchy of Centres	AL3
TC6	Changes of Use – Primary Frontages	AL3
TC7	Changes of Use – Secondary Frontages	AL3
HTC5	Car park adj. Perseverance PH, North St., Havant	HB3 (H10/BD30)
HTC6	Wessex Construction and Plant Hire, New Lane, Havant	HB3 (H07/BD27)
T2	Safeguarding of land for South Hampshire Rapid Transit System	AL5

(2) Saved Policies further superseded by the Core Strategy

(These policies were only partially superseded by the Core Strategy and were therefore saved in tandem with that document. Their relevance and effectiveness have been re-appraised in the preparation of the Allocations Plan.)

Saved Local Plan Policy		Core Strategy Policies
R17	Playing Space Related to New Housing Development	CS1.3, CS16 & CS21
T3	Safeguarding for other Schemes	DM15

(3) Other Saved Policies not taken forward into the Allocations Plan

Saved Local Plan Policy		Reason
[H3 Baseline Housing Sites]		
H3.6	Conigar Road, Emsworth	Within urban area and too small (fewer than five dwellings) to be assessed through the SHLAA
H3.8	Fishery Lane, Hayling Island	Re-assessed as part of the SHLAA, but not considered suitable for development (trees and flood risk)
H3.10	Former Post Office, East Street, Havant	Re-assessed as part of the SHLAA, but no longer available for development
H3.14	Palk Road/West Street (Former Methodist Church)	Development completed
H3.21	47-71 London Road, Waterlooville	Part completed. Not considered available for further development
H3.24	115-123 St Mary's Road, Hayling Island	UE35 of which this is a small part is not being taken forward in this plan
H3.29	Land off Oak Tree Drive, Emsworth	Site has planning permission
[H4 Reserve Housing Sites]		
H4.3	Hampshire Farm, Emsworth	Site under construction
[EMP1 Employment Allocations]		
EMP1.3	Allotments Site, New Lane, Havant	Retained as allotments
EMP1.8	Land between A27 and Railway, Emsworth	Site undeliverable due to access restrictions
EMP9	Marine Related Development	Policy re-appraised; superseded by Core Strategy Policy CS2.7
WTC2	Gap Site Redevelopment – Stakes Hill Road	No information that site is available for development
WTC3	Private Access Road	Potential to be incorporated into redevelopment of adjacent Curzon Rooms
WTC4	St George's Walk/Portland Road	Some piecemeal development

		now completed. No further significant development opportunities at the site
WTC6	Industrial/Business Premises, Victoria Road	Part of site re-assessed through the SHLAA. Not likely to be available for development
R3	Recreation provision at Campdown	Development not considered viable during plan period
R4	Extension of Crookhorn Golf Course	
R10	Broadmarsh Sailing Centre	
R11	Broadmarsh Interpretation Centre	
R12	Waterlooville Leisure Centre Development	
R16	New open space	Policy re-appraised; superseded by Core Strategy Policy CS1
CS4(i)	Warblington Cemetery	Development completed
TO1	Development and Improvement of Tourist Attractions and Facilities	Policy re-appraised; superseded by Core Strategy Policy CS5.3

Appendix 3: Housing Sites with Planning Permission as at 1st April 2013

The following sites are included as part of housing provision outlined in Table 3.0. Only sites that deliver five or more dwellings (based on the permission) have been included and listed below. Any sites benefitting from planning permission but where the development is not expected to be delivered have not been included.

Those sites listed below all benefit from planning approval as at 1st April 2013. Sites that had a resolution to grant planning permission at this time have not been included and have instead been allocated for development.

On some larger sites some of the permitted dwellings were completed prior to 1st April 2013. To avoid 'double-counting' of completions and planning permissions the figures listed below are net outstanding planning permissions at 1st April 2013 (therefore removing those new dwelling completions up until 31st March 2013).

Site	Relevant Application No.	Outstanding Dwellings
Emsworth		
Hampshire Farm	APP/11/01089 APP/12/00837	208
Oaktree Drive	09/72129/002	46
Havant and Bedhampton		
16A-18A Market Parade	09/56280/002	2
23 South Street	09/58042/007	5
22 Homewell	09/51833/017	14
44-54 West Street	APP/10/00992	14
36 Waterloo Road	APP/11/01238	5
Scratchface Lane	APP/12/00612	90
Hayling Island		
50 Webb Lane	APP/10/00089	10
41 Station Road	08/66979/007	13
Leigh Park		
Mary Rose House	APP/12/00545	25
The Fox PH (land at)	APP/12/00442	7
Waterlooville		
42 Highfield Parade	APP/10/00949	3
MDA Dukes Meadow (Taylor Wimpey)	APP/10/00610 APP/12/00008	99
MDA Berewood (Grainger)	APP/10/00828	436
Raebarn House	APP/12/00100	8
132-136 Rear of London Road	APP/12/00357	6
344 London Road	APP/10/00599	1
158 Hart Plain Avenue	APP/11/00893	11
Land at junction of Main Avenue Dukes Meadow	APP/11/00015	27
Former Purbrook Park Playing Fields, Stakes Road	APP/12/00205	73
127A-127 London Road	APP/12/00785	26
38 Bushy Mead	APP/11/01756	4
St Michaels Convent	APP/12/00760	82
Raebarn House Car Park	APP/11/00343	14