

REGULATION 25
REGULATION 27
SUBMISSION
ADOPTION



Havant Borough Core Strategy



Havant
BOROUGH COUNCIL

Cleaner, Safer,
More Prosperous

- 7.28 The Core Strategy will cover a period up to 2026, in order to achieve the government's targets of reducing greenhouse gas emissions it is fundamental that sustainable construction methods are a priority. Policies CS14 and CS16 set out the principles that will be applied to all new development. All new development is defined as one dwelling or more and 500 square metres or more of non-residential floorspace. In order to monitor Policy CS14 the Code for Sustainable Homes requires developers to submit an independently assessed code rating with their planning applications together with another on completion.
- 7.29 Renewable energy technology is a rapidly developing market where new products and improved efficiency and reliability are continuously emerging, together with changing public perceptions. Technologies that are currently not considered viable, or are only emerging such as tidal power, biomass, energy and heat from waste and ground source heat will become more viable. The use of renewable technologies will have an increasing role to play in energy production in the borough over the plan period. In any new development the priority is on reducing the amount of energy we use, following the principles of – **Lean** – reduce energy consumption; **Clean** – generate energy using low carbon technologies and **Green** – generate energy using renewable sources. The council will require all major areas of development to produce on-site renewable energy as there are economies of scale that mean the technologies will be more effective. Major Development Areas are defined as 250 dwellings or more and 5,000 square metres of non-residential floorspace. Further information on the technologies that could be appropriate in the borough can be found in the Havant Energy Study (Savills 2005) and the PUSH Energy Study (Atkins 2009).
- 7.30 Havant Borough Council is not the waste authority, although it does collect domestic and some commercial waste. The waste and minerals authority is Hampshire County Council. Waste is a major issue for our sub-region as the landfill sites are exhausted. The Waste and Resources Action Programme (WRAP) is the government sponsored organisation that supports organisations and individuals to reduce waste. It aims to halve waste to landfill. The construction industry produces 20% of all landfill. Site Waste Management Plans are now required to help developers reduce their waste. It is therefore important to deal with waste on development sites to reduce the need for landfill. Waste management infrastructure includes all physical aspects of the waste hierarchy. This ranges from adequate space within an individual dwelling curtilage for wheelie bins, recycling and composting bins, to the provision of a materials recycling centre in a major development. In order to meet the Code for Sustainable Homes and BREEAM requirements, applicants will be expected to submit a statement of how this has been achieved as part of their planning application.
- 7.31 A Supplementary Planning Document will be published to provide detailed information on what the council will expect in relation to sustainable construction.

Where else to look:



[Overview of Sustainable Energy Opportunities: Havant Borough Council's Review of Renewable Energy Options produced by Savills in August 2005.](#)

[PUSH Feasibility of an Energy and Climate Change Strategy for Urban South Hampshire: Undertaken by Ove Arup for PUSH. Has been finalised and PUSH are developing an Action Plan.](#)

[Hampshire Mineral and Waste Local Development Framework: The Core Strategy was adopted in 2007 and includes Mineral Safeguarding Areas \(identified on the Proposals Map\).](#)

[WRAP: Information on waste reduction and Site Waste Management Plan requirements.](#)

Design

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

7.39 The value of good design is also recognised by government at a national and regional level. Planning Policy Statement 1 Delivering Sustainable Development (PPS1) requires all local authorities to include policies that promote high quality design in their Core Strategies. Good design is important because it helps to improve quality of life, by providing economic, social and environmental benefits. Together well designed buildings, streets and spaces help to create attractive appealing places where people want to live, work and enjoy themselves. Well designed places can encourage social integration, equal access to opportunities, services and facilities, by reducing opportunities for crime and promoting management and maintenance of open spaces and public realm through natural surveillance.



7.40 The borough has a diverse townscape character and built heritage, which is linked to the borough's historic relationship to the sea, waterways, agriculture and connections to larger urban areas including Portsmouth. The council recognises that certain places have a value that should be protected and enhanced and therefore there are a number of designated conservation areas; listed buildings; buildings of local interest; and historic parks and gardens. However, well designed buildings, places and spaces should not just be things we associate with the past or pleasures to be enjoyed by a few. Therefore it is important that good design is secured through all new developments including housing, retail, community, education, office or industry to ensure that every member of the community enjoys the benefits.



7.41 Whilst it is acknowledged that many parts of the borough are undoubtedly attractive, many others, particularly some of our suburban areas, are not well designed and in many cases they lack local identity, suffer from neglect, are vulnerable to crime and have poor connections to surrounding areas. The HBLDF's planned growth and regeneration of the borough up to 2026 offers a unique opportunity to turn this around and secure the highest design standards and quality in new developments to deliver attractive, inclusive, safe and sustainable communities for the future. The council therefore requires all new development is designed to a high quality through Policy CS16.

7.42 In accordance with PPS1 and the South East Plan, the design of developments should consider and respond to local context. By understanding the local context it is possible to determine positive elements of local character that helps to distinguish one place from another. This can include the materials used, typical plot widths and heights of buildings. In addition, development sites often have their own distinguishing features or character to take into account. This could include the form and layout of existing buildings and/or trees, plants and wildlife, which could be considered an asset. It is also important that new development sits well with its neighbours and does not have an adverse effect on their existing uses and amenity. These elements should influence the design of new development to ensure it integrates with its surroundings and either enhances areas of existing quality or introduces a more distinctive character to areas of weaker character. This does not restrict the style of the building; innovative contemporary designs may also be acceptable providing they have been inspired by the local context and make a positive contribution to the local area.



7.43 When streets and spaces are well overlooked, well used, well managed and they are not dominated by vehicular traffic they are perceived as safe, secure and attractive places. This can be achieved by ensuring buildings, streets and spaces relate well to one another; spaces are well located and have a definite role and purpose; streets and spaces are well overlooked by buildings and passing vehicular and pedestrian traffic; and the amount of dead frontage, such as blank gable walls or high rear boundary walls, is kept to a minimum. The layout of traditional streets and perimeter blocks produces a more favourable development pattern where properties are secure, the public realm is overlooked by active street frontages and the number of dead facades can be kept to a minimum. The Urban Design Compendiums, Manual for Streets and By Design provide more information. The principles set out in Secure by Design should also be referred to for guidance on how good design can help reduce opportunities for crime and antisocial behaviour and can help improve perceived community safety.



7.44 The public realm includes all the public space between and around buildings. This includes footpaths, roads, open space, hard and soft landscape and public art. The quality of the public realm helps to create a perception of a place. If the quality is poor then people have a poor perception of a place, it is considered a less attractive area to live, work and enjoy and this can in turn result in negative economic, social and environmental effects. These negative effects are most apparent in places like Market Parade, Havant and Leigh Park centre, which have been identified as priority regeneration areas. Wherever possible it is important to maximise any opportunities to invest and improve the public realm in and around development areas, particularly targeting improvement for our town, district and local centres most in need.

7.45 It is essential that new developments are designed to be inclusive places that can be used by everyone, regardless of age, gender or disability. Inclusive design considers people's diversity and breaks down unnecessary barriers and exclusions and provides solutions that enable all of us to participate in mainstream activities equally, independently, with choice and with dignity. Planning and Access for Disabled People: a Good Practice Guide 2003 should be referred to for advice on how to ensure development is designed to be inclusive. Planning Policy Statement 3 Housing (PPS3) states that developments should promote sustainable, inclusive and mixed communities. Mixed communities include a variety of housing, in terms of tenure, affordability and a mix of different households such as families with children, single person households and older people. To ensure affordable housing is fully integrated with market housing to produce a sustainable, inclusive mixed community, the council will require residential developments to be tenure blind from their external appearance; so it is not possible to tell the difference between social rented, intermediate and private homes.

7.46 Mixed use developments help to produce sustainable patterns of living when close to transport hubs and town, district and local centres where services and facilities are concentrated. A range of uses close to each other helps to reduce the need to travel by vehicle and helps to encourage active streets and spaces in urban areas at all times of the day. This approach is supported by Planning Policy Statement 4 Planning for Sustainable Economic Growth (PPS4).

7.47 Sustainable design is a vital tool in addressing the sustainability and climate change agenda. It helps to reduce the impact of new development on the environment for us and for future generations by ensuring that the design of buildings takes into account the efficient use of resources, both during the construction of the building and in the future. Developments should

also be designed to ensure buildings and spaces can be adapted in the future, if required to adapt to changing needs such as a person's changing need as they grow older or circumstances such as climate change.

- 7.48 Havant Borough Council has produced a number of documents in recent years that encourage and guide high quality design in the borough. These documents include the Havant Borough Townscape, Landscape and Seascape Character Assessment (2007), the Public Realm Design Framework for Havant Borough (2005), Havant Town Centre Urban Design Framework (2006), and Waterlooville Urban Design Framework (2004). Other relevant documents include the council's conservation area statements that review the character and quality of the borough's fourteen conservation areas and Chichester Harbour Conservancy documents, including the AONB Management Plan, AONB Landscape Character Assessment and Design Guidelines for New Dwellings and Extensions, which the council has approved. In addition Village Design Statements have been produced for a number of areas of the borough including Emsworth and Northney and Tye. These documents identify local character and set out design guidance and have been produced by their local communities. These documents are valuable information sources for the Core Strategy and the design policies in particular.
- 7.49 The council will produce the Havant Borough Design Guide Supplementary Planning Document (SPD), which will supplement the Core Strategy policy with detailed design guidance and promote high quality design across the borough. The SPD is scheduled for adoption in summer 2011.
- 7.50 Building for Life is the national standard for well designed residential schemes run by CABE, the Home Builders Federation with the Civic Trust, Design for Homes and the Homes and Communities Agency. Made up of twenty criteria it provides a framework for assessing the quality of new housing and neighbourhoods to ensure they are sustainable, attractive and fit for purpose. The council encourages all new residential development to achieve the Building for Life Standard by fulfilling at least 14 out of the 20 criteria. The council will monitor the delivery of well designed schemes through Building for Life, as part of the Annual Monitoring Report.
- 7.51 Where appropriate the council may refer significant development proposals to the regional design panel, called the South East Regional Design Panel, or sub-regional design panel, called the Portsmouth, Fareham, Gosport and Havant Architects' Panel. These panels are made up of independently appointed architects, designers and development professionals who provide unbiased design advice to the council. The council firmly believes that this process of design review can add value to important development proposals.
- 7.52 The council will require applications for major development and development in the identified strategic sites to be accompanied by an appropriate masterplan and/or design codes. Masterplanning is a positive and proactive process that enables everyone involved in major development to address the many issues that will make the place change successfully.
- 7.53 The council recognises the value of partnership working and early stakeholder involvement in the development of high quality design proposals and encourages applicants to engage with the council, relevant stakeholder and community groups at the earliest stage. Requirements in relation to significant planning applications are addressed in the Statement of Community Involvement; community engagement is an essential part of masterplanning. The council will take a proactive role in co-delivering development that will contribute to a sustainable borough.