

REGULATION 25
REGULATION 27
SUBMISSION
ADOPTION



Havant Borough Core Strategy



Havant
BOROUGH COUNCIL

Cleaner, Safer,
More Prosperous

Where else to look:



[The South East Plan \(2009\)](#)

[PUSH Green Infrastructure Strategy](#)

[Hampshire Biodiversity Action Plan](#): Reviews the status of wildlife in Hampshire and sets out a framework for action.

[The Havant Borough Townscape, Landscape and Seascape Character Assessment](#): Identifies the local character of the borough.

[Village Design Statements](#): Have been published by local groups for Emsworth and Northney and Tye which identify local character and design guidance.

[Chichester Harbour Conservancy](#): Is the body responsible for managing the Chichester Harbour AONB. There are a number of background documents on their website that set out how the AONB should be conserved and enhanced.

Sustainable Construction and High Quality Design

Policy CS14 Efficient Use of Resources

Planning permission will be granted for development that:

1. Provides adequate land or funding for waste management infrastructure.
2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.
3. On completion, unless proven to be financially or technically unviable, meets the following standards:

Residential development – Level 3 of the Code for Sustainable Homes;

Multi occupation homes and non-residential development over 500sqm - BREEAM standard 'very good'.

Improvements to these standards throughout the plan period will be encouraged.

Particular attention should be paid to water efficiency measures.

4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

7.24 Our climate is always changing and our use of fossil fuels creates greenhouse gas emissions that are contributing to the rate at which climate change will continue to occur. Planning has an important role to play in reducing greenhouse gases through locating development where there are opportunities to walk or cycle and by ensuring that new buildings have the highest standards of energy efficiency and design. Careful planning for future generations through sustainable development and design will have positive impacts on social inclusion and environmental benefits and in turn will have positive repercussions on economic prosperity.

7.25 The government targets for reducing greenhouse gas emissions are very challenging and will continue to be a global issue that must be addressed. The government legislative framework for

- 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.