

8. Spatial Distribution and Strategic Sites

Policy CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.**
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.**
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).**

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

- 8.01 The overall character of the borough is largely urbanised. There are less developed parts of the borough on Hayling Island and between the main settlements on the mainland, some of which are still actively farmed. The Core Strategy identifies the most suitable areas for growth and development to meet the requirements set out for the borough in the South East Plan. The priority for locating new development is in the existing urban areas where there are existing facilities to use and new development would have least impact on the range of highly protected biodiversity designations.
- 8.02 The South East Plan defines built up and urbanised places as the urban areas. There is a national presumption that development should be concentrated in these areas. The areas beyond the urban areas (previously countryside) are now defined as non-urban areas. The boundary definition for the urban and non-urban areas is identified on the Proposals Map.
- 8.03 The council has undertaken a number of assessments to understand and evaluate the development capacity of the borough's urban areas. The assessments included the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review (ELR), the Open Spaces Plan, the Landscape Sensitivity Assessment and the Sustainability Appraisal. Despite prioritising future developments within the existing urban areas, it is clear that these areas cannot fully accommodate the housing and employment growth targets. As a result, the council has concluded that the urban areas must be extended in order to meet the South East Plan development requirements. The urban areas identified on the Proposals Map incorporate the strategic site urban extensions. Additional urban extensions will be identified in the Development Delivery (Allocations) Plan. The urban area will therefore be revised as part of that plan.
- 8.04 The Spatial Distribution Map (Key Diagram) Figure 8.1 shows the five areas of the borough and how the housing and employment development required by the South East Plan will be distributed. The housing numbers are shown as a range in order to comply with the requirements of PPS3 for a flexible supply of housing land and ensure that the South East Plan target of 6,300 homes is met. These potential sites have been identified in the Strategic Housing Land Availability Assessment (SHLAA). The housing figures do not include windfalls.
- 8.05 The spatial distribution has taken account of a wide variety of research evidence, stakeholder comments and the actual availability of sites. The Core Strategy sets out the overall distribution

of development. The detailed allocation of all types of sites will follow in the Development Delivery (Allocations) Plan.

- 8.06 Whilst the Development Delivery (Allocations) Plan will identify the majority of the housing, employment and other types of development, the Core Strategy identifies five strategic sites that are fundamental to the delivery of the overall vision, although only providing a proportion of the overall housing and employment requirements.
- 8.07 All the major sites in the borough were considered in relation to their potential to be identified as strategic sites. There are potential sites that are of a similar size to the strategic sites (at least 250 dwellings or 5,000 square metres of other uses) that have not been identified as strategic. This is because strategic sites are not just about size. They have been identified because they are strategically important in relation to the majority of the seven key themes of the Core Strategy. As such they are critical to achieving the borough's vision up to 2026.

Policy CS18 Strategic Site Delivery

The strategic sites are critical to achieving the Core Strategy vision. The council will permit development at the following strategic sites in accordance with the Development Requirements set out in the strategic site profiles:

- 1. Havant Public Service Village**
- 2. Havant Thicket Reservoir**
- 3. Dunsbury Hill Farm**
- 4. Major Development Area and Waterlooville Town Centre Integration**
- 5. Woodcroft Farm**