APP/26/00324 Land to the east of Denvilles, Havant, known as Southleigh

Comments – Communities

Community Development Worker

Community, Cultural and Heritage Uses

5.46 Community, cultural and heritage uses will largely be funded or part funded through CIL. If a proposal affects an historic building, applicants are advised to contact the council's conservation officer prior to submitting a planning application, as there may be site specific requirements which will need to be secured through a S106 planning agreement. In addition, larger developments may justify the need for specific infrastructure such as a community centre or a community worker. Applicants are encouraged to contact the council at the earliest opportunity. A **Community Worker or Community Officer** can be instrumental in providing essential liaison between the Developer, Council, Councillors and members of the public and will also assist in the integration of the proposed site with the existing community. For Community Workers for sites where there are 20 or more dwellings, the contribution is £375.36 per dwelling at 1/4/26 (indexed in accordance with the CPI). This flat rate applies to developments of up to 150 dwellings. For sites being delivered on a phased basis, or with more than 150 dwellings this should be regarded as a base figure and will be the subject of negotiation to ensure that the payment covers the duration of delivery of the site. The trigger for payment will be prior to commencement, however for larger sites this payment can be divided into separate instalments, the first payable prior to commencement. For particularly large or Strategic Sites there may be a need for a dedicated Community Worker.

This application is for a large and strategic site and therefore there will be a requirement for a **dedicated community worker** for the duration of the build. Working on the basis that this development could take over 10 years to build, I would suggest that a payment schedule is established for at least 10 years. The total for the first 10 years should be £676,000 paid over 10 equal instalments and thereafter a sum of £10,000 each year should be paid until the development is complete.

Community/Health provision

The inclusion of a **flexible community/health facility** is vital. This aligns with the NHS Fit for the Future plan and considerations for neighbourhood health:
The NHS 10 year plan sets out how the NHS will be transformed to make services more accessible, sustainable and focused on keeping people well. The plan is built around three major shifts:

1. **From hospital to community** – providing more care closer to home rather than in hospitals.

2. **From analogue to digital** – improving access through technology, digital records and online services.
3. **From sickness to prevention** – focusing on preventing ill health and supporting healthier lives rather than only treating illness.

Neighbourhood Health Centres are a key part of delivering the plan's shift from hospital-based care to community-based care. They are intended to bring a range of services together under one roof, making it easier for people to access support locally. Services may include:

- GP appointments
- Diagnostics (tests and scans)
- Mental health support
- Community nursing
- Rehabilitation and physiotherapy
- Social care and voluntary sector support

Flexible community hubs provide a range of care close to where people live and bring health, social care and community services and activities together. Co-locating these services promote prevention and improve outcomes for people with complex needs.
We think it is vital that new housing development plans include flexible community health hubs where a wide range of services can access space to support the needs of the community.
The nearest GP surgery to the development would be Homewell surgery (roughly 2.5km from the development) and like the majority of the GP surgeries, capacity is very stretched, so a flexible community hub with a range of health services would support the shift from sickness to prevention.
As part of the NHS plan, neighbourhoods of a specific population size are being defined and agreed and the positioning of this development, would sit on the boundary of the emerging "Havant North" and "Havant South" neighbourhoods. Therefore, it is very important that all three Primary Care Networks (Strawberry Health, Havant and Waterlooville, Hayling and Emsworth), Adult Social Care and NHS property are all consulted as key stakeholders.

Active travel/connectivity

It is essential that consideration is given to providing safe walking and cycling routes that not only connect the development to new key community infrastructure such as the country park but that the development provides safe active travel routes that connect with existing essential infrastructure such as Warblington School, Emsworth recreation ground and Southleigh Recreation ground. This is inline with the council's Active Wellbeing strategy Havant Active Wellbeing Strategy 2025-2030

Consideration must also be given to Hampshire County Council's Public Health Strategy and in particular the strategic theme of creating Healthy Places Public Health Strategy 2023 - 2026 | Health and social care | Hampshire County Council

General comments

Consideration should be given to 'centralising' the community amenities such as a community/health provision, country park and NEAP.

To support the country park in being a destination green space for all, public toilets and drinking water should be included.

Sports infrastructure

Comments to follow from the councils Strategic Lead for Active Wellbeing.