

# Havant Civic Society – 14 July 2015



# Topics to cover

- Introduction to Planning & Economy -National context
- Local Context – Prosperity Havant
- Planning policies
- Planning development
- Community Infrastructure Levy
- Neighbourhood Planning



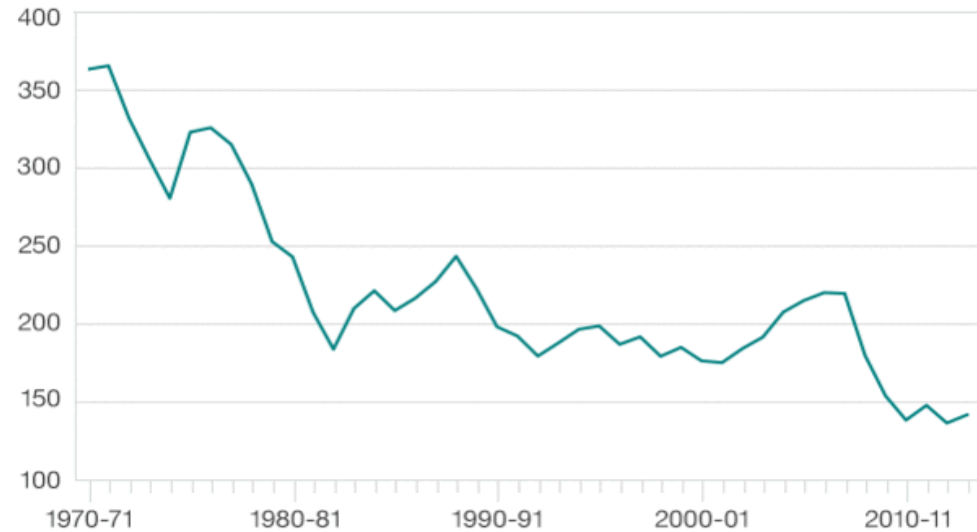
# Planning Issues at a National Level

- UK used to build 300,000 homes pa
- Barker Review 2005 – 250,000 homes needed to prevent spiralling house prices & a shortage of affordable homes
- 2006/7 – 219,000 homes built
- Financial crisis – 135,500 homes built in 2012/13
- Coalition saw Planning as part of the problem, reforms introduced
- House building key to delivering economic growth
- September 2014 – reforms cited as working – Planning permissions for new homes 240,000

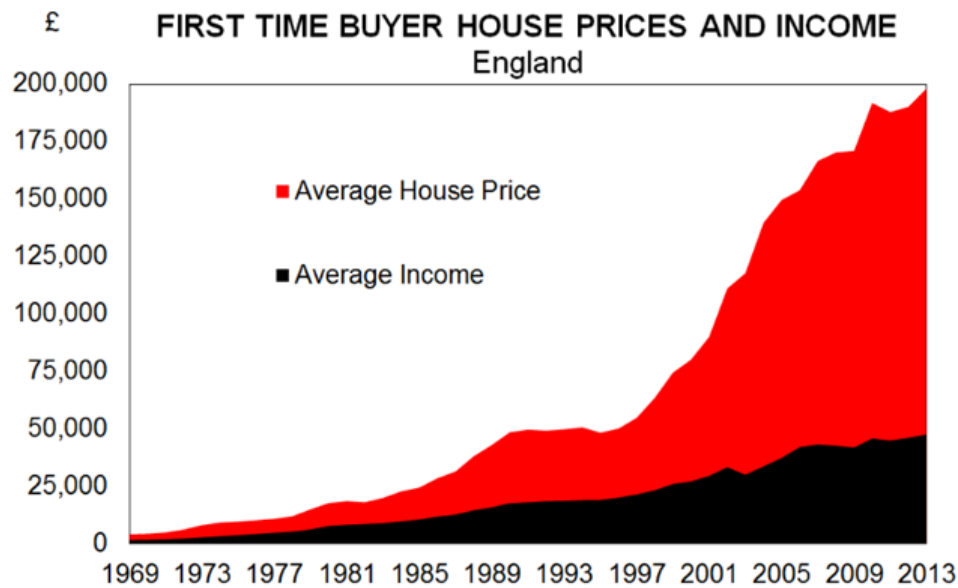
### UK house-building

Homes completed, financial years 1970/1 - 2013/14

Thousands



Source: Dept Communities & Local Government



Source: ONS

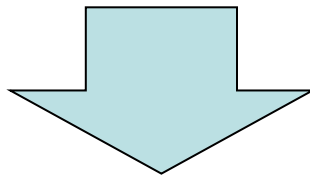
# National Planning Issues – ‘Fixing the Foundations’ (July 2015) - plan for a more prosperous nation

- Focus on increased productivity
- ‘Planning Freedoms and more houses to buy’
  - Continuing demand measure – e.g. ‘help to buy’
  - Plan led system retained – subject to overhaul of process and content streamlined
  - Improving the ‘Duty to Cooperate’
  - Speeding up planning decisions – ‘special measures’, More CPO powers
  - Brownfield land zoning – automatic permissions
  - Focus on ‘Starter homes’ – CIL exempt and re-use of commercial buildings
  - Devolved Powers – Solent or Hampshire single authority?

# Corporate Strategy & Business Strategy (Prosperity Havant) – Where does Planning fit in?

## Corporate Strategy

- ✓ Financial Sustainability – New Homes Bonus, CIL, Developers contributions
- ✓ Economic growth – new homes and jobs
- ✓ Environmental sustainability – looking to build homes in the most sustainable locations
- ✓ Public service excellence – providing a good quality service
- ✓ Creativity and Innovation – doing things differently where we can



## Prosperity Havant



# Prosperity Havant – Development Opportunities

- Havant Town Centre transformation
- Dunsbury Hill Farm Business Gateway
- Harts Farm Way & Brockhampton West Prosperity Corridor
- Hayling Seafront
- West of Waterlooville



# Prosperity Havant – Investment & Business Support & Skills

- Inward Investment
- Retain major businesses
- Business friendly council
- Town centres, high streets
- Employment & Skills Plans
- Education & Training support





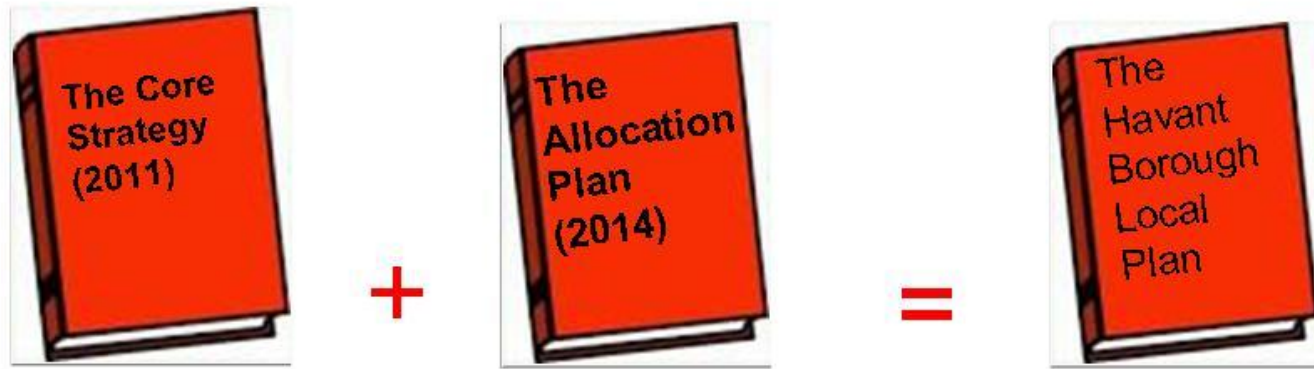
# Prosperity Havant



- Prosperity Havant – Internal focus
- Havant hasn't got a national identity
- Havant's 'Offer' is essentially – 'Part of the big Portsmouth/Southampton market without the congestion hassle'
- Align with the 'Portsmouth and Southampton: The Solent' brand



# The Havant local Plan



N.B. Local Plan is Pre NPPF – requires review

# Neighbourhood Planning

- Part of Localism Act 2011
- Adopted Neighbourhood Plans sits alongside the Development Plan
- Must be evidence based, Subject to an Examination by an Inspector & a referendum
- So far only Emsworth has been designated as a NP area
- Havant Civic Society interest?

# Rewards for Development – New Homes Bonus

Year	HBC – New Homes Bonus
2011/12	£124K
2012/13	£312K
2013/14	£452K
2014/15	£783K
2015/16	£1,076M
2016/17	£1.084M
2017/18	£1.120M
2018/19	£1.092M



# Community Infrastructure Levy (CIL)

- CIL – replaces S106
- CIL rates are set in £ per square metres
  - Residential Emsworth/Hayling = £100
  - Residential rest of Borough = £80
  - Retail out of centre = £80 (larger) £40 (smaller)
  - CIL does not apply to affordable housing or self build schemes
- CIL rates are set solely in relation to VIABILITY and cannot be used to steer development
- Adopted February 2013 took effect August 2013
- CIL liabilities to May 15 - £2,30,238
- CIL receipts to July 15 - £740,000



# Havant Town Centre

- Market Parade – application detail expected in August
- Solent Rd – M&S, Next?
- East Street – 7 & 9 Permissions granted
- West Street – Development started
- North St – restaurant opening soon



# Havant Town Centre

- Local Development Order (LDO)
  - £50k CLG grant – govt way forward
  - Design Code – Permission framework
- Evidence base
  - Footfall survey
  - Retail trends
  - Car parking
- Transport improvements –smart traffic lights

# Planning Overview

HBC Planning Service position:

- Full Local Plan – becoming outdated - review as part of PUSH review
- CIL in place
- We have a 5 year land supply
- We are re structuring the Planning resource to focus on performance following Peer Review
- Prosperity Havant agenda is gaining traction
- Enforcement Policy, Tree Guide & Car Parking SPD being developed
- Major development proposals are underway that will deliver the homes and jobs we need