

# PLANNING FOR THE BOROUGH'S FUTURE: A SUMMARY OF THE DRAFT LOCAL PLAN



[www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan)

# AN INTRODUCTION

We have produced this guide to outline the work we’re doing on our Local Plan; its purpose, its stages and what it means to our borough. This will be a live document and we will update it and add to it as the plan takes shape, moving from its development and consultation phases to the point of adoption.

Local Plans are at the heart of the planning system and every local authority in England is required by government to prepare one. The Local Plan sets out the amount, type and location of development that will take place in Havant over at least a fifteen year period.

Housing naturally takes much of the focus, but a Local Plan is about so much more. While the government has reinstated housing targets for local authorities (more on that later), the Local Plan will also include commercial development, infrastructure and how we will endeavour to develop sustainably to protect our natural environment and futureproof against climate change.

At the time of writing this foreword (January 2025), the plan is still taking shape and public consultation and engagement has yet to take place. Some key themes are already emerging though. As a borough, Havant is largely developed up to its administrative boundary. Simply put, there is very little strategic scale land left for development so, like many other local authorities, we will not be able to meet the ambitious housing targets set for us by central government.

A further challenge for us is flood risk, which is a key constraint to development given our coastal location and projected sea level rise and climate change. On this basis, no greenfield land on Hayling Island is being put forward for development. Future development is focussed as much as possible on the borough’s existing urban areas, brownfield sites and regeneration areas. As part of this, a key element of the delivery of the plan is the regeneration of the borough’s town centres, and the work already underway on the Waterlooville Town

Centre Masterplan will be drawn into the Local Plan to ensure it is complementary.

It will be a challenge to reconcile all the needs of the borough, but at the heart of our work is the knowledge that development quality brings physical, social and environmental benefits and economic growth. While the Local Plan won’t set in stone every new development that will – or won’t – take place in the borough for the next 15 years, it will provide the framework within which those planning decisions will be made and it will set out our ambition for Havant.

It is crucial that our residents, visitors, businesses and partners feed into this plan and make their voices heard, which is why the consultation later in the spring is such a core part of the process. We can’t promise that we will be able to deliver everything that everyone wants, but we are committed to ensuring that we capture as many views as possible so that the plan accurately represents the needs, concerns and aspirations of our community.



Councillor Philip Munday

Leader of Havant Borough Council

# WHAT IS A LOCAL PLAN? WHY DO WE NEED ONE?

## What happens if we do not have a Local Plan?

Simply put – **doing nothing is not an option.** Government intervention would be inevitable. Planning decisions made at a national level lack the context that decisions made locally can have, without wider understanding of local issues or wider aims for the area.

Therefore, it is critical the council engages with government and actively develops a Local Plan to limit risk of government intervention.

 <p>A Local Plan must – by its very nature – meet local requirements</p>	 <p>The Local Plan must also meet national requirements, such as boosting development</p>
 <p>The plan must qualify and quantify local housing and commercial needs</p>	 <p>It must develop policies and allocate sites which help meet known local needs</p>
 <p>Environmental considerations such as flood risk define what development is possible (and where)</p>	 <p>It also sets standards for the quality of development, making sure that new development is fit for the future</p>



# OUR APPROACH TO THE BOROUGH'S FUTURE



The Draft Local Plan will focus future development within the borough's existing urban areas, brownfield sites and regeneration in the town centres. Greenfield urban extension sites will also be needed in order to effectively address the borough's housing need. Greenfield development on Hayling Island is not proposed given flood risk to the single access road on and off the island.

In addition to the above, the strategy:

- Actively encourages, supports and enables the provision of social rent accommodation and affordable housing.
- Enables new housing and commercial development wherever we can to provide homes and jobs for residents.
- Protects, conserves and enhances the natural environment whilst still providing sustainable development.
- Mitigates against climate change with robust policies to make sure new development reduces energy use.
- Improves infrastructure to accommodate development.

The Draft Local Plan will align with other policies and strategies including the government's National Planning Policy Framework, Hampshire County Council's Local Transport Plan 4 and Local Nature Recovery Strategy and the council's Corporate Strategy.

## Supporting policies in the Local Plan include:

**Policy 1:** Spatial Strategy

**Policy 2:** Defined Urban Areas

**Policy 3:** Regeneration

**Policy 4:** Infrastructure and Environmental Mitigation to Support Development

**Policy 7:** Five Year Housing Land Supply

**Policy 8:** Health and Climate Change

**Policy 9:** New Homes for Sustainable Communities

**Policy 10:** Supporting a Strong and Prosperous Economy

**Policy 11:** The Role of Applicants and the Local Planning Authority in Delivering Development

# THE AMOUNT OF DEVELOPMENT



The starting point in national policy is that local planning authorities should meet their full need for development. However, the small, heavily urbanised nature of the borough, and the physical constraints of the coastline and South Downs mean that this is extremely challenging.

For the borough, the government has calculated our housing need be 892 new homes each year, equivalent to 17,840 homes between 2023 and 2043. The council will need to show that it has left 'no stone unturned' in identifying available and suitable sites which can provide new homes. A comprehensive assessment of each submitted site has been undertaken to check its suitability, which has resulted in the proposed sites for development on the following page.

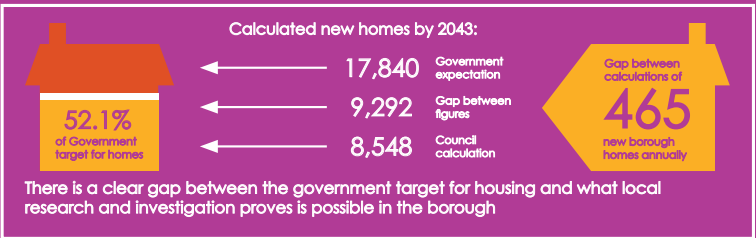
Despite this – there remains a large gap between the borough's housing need and the homes that can be provided on these sites. The borough will be 9,292 homes short of the government target – that's 465 new homes annually. There is also not enough land to meet the borough's economic development needs. Whilst total demand for commercial development is calculated at 175,199 sq m by 2043, only 123,775 sq m will be possible on the sites available. This represents a shortfall of 51,424 sq m – that's a 2,571 sq m annual shortfall.

This means going forwards with a plan which falls short of government requirements, but there are clear local physical and environmental constraints which prevent us from doing more.

## Supporting policies in the Local Plan include:

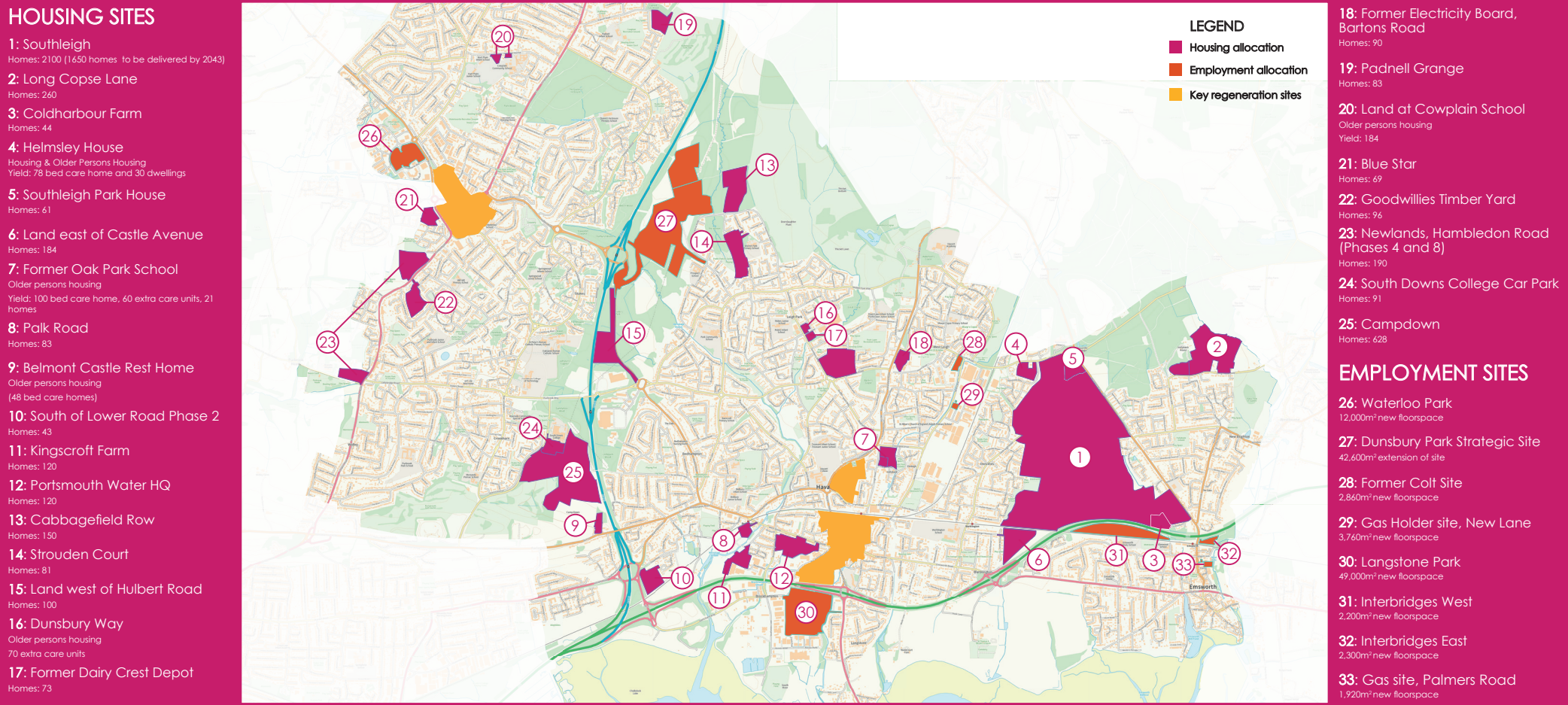
**Policy 5:** Amount of Housing

**Policy 6:** Amount of Employment





# PROPOSED SITES FOR DEVELOPMENT



The Development Allocations for these sites can be found in Section 3 in the Local Plan, including site specific requirements from a development proposal.

# HIGH QUALITY DEVELOPMENT



Achieving high quality, well-designed and attractive buildings and places in the borough is a priority of the Draft Local Plan. Due to the limited availability of undeveloped land within the borough, it is essential that development makes efficient use of land, whilst considering factors such as local context, design, and accessibility to services and facilities. Through high quality development, places and buildings can also be created which promote positive health and wellbeing outcomes.

- Development will need to:
- Make optimal use of sites reflecting the limited availability of land for new homes in the borough.
  - Provide a minimum of 20% affordable and accessible housing on developments which will provide 10 homes or more.
  - Respond to climate change and help to create places where people enjoy living, working and visiting.
  - Reduce greenhouse gas emissions and incorporate low carbon technologies and methods.
  - Provide high quality liveable space, inside and out and maximise the levels of daylight to habitable rooms and amenity spaces.
  - Provide sufficient private outdoor amenity space to meet the needs of each dwelling.

**Supporting policies in the Local Plan include:**

**Policy 12:** High Quality Design

**Policy 13:** Housing Density

**Policy 14:** High Quality New Homes

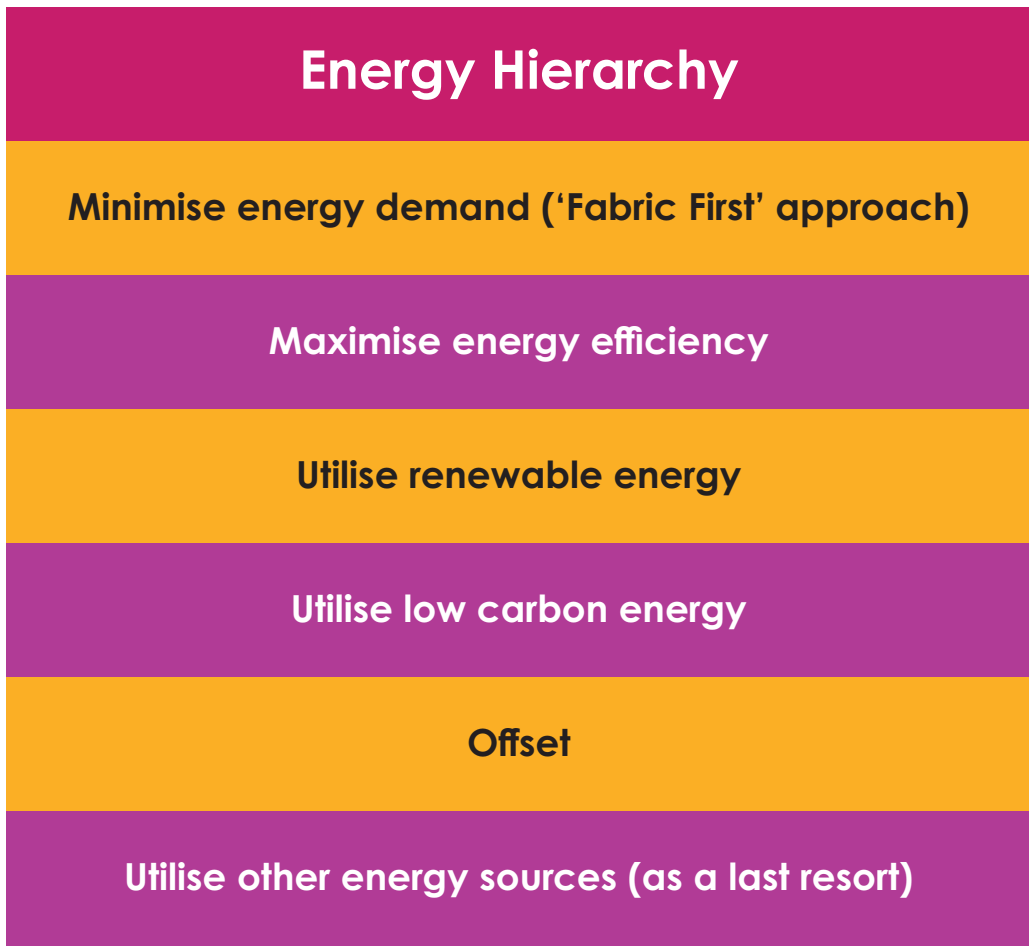


# CLIMATE CHANGE

Our climate is changing. The impacts of these changes can have detrimental effects on the built and natural environment, as well as human health. The borough is particularly vulnerable to the effects of climate change due to its coastal location. However, by reducing greenhouse gas emissions, protecting and enhancing open spaces, using renewable energy and designing homes for a changing climate the impacts of climate change can be reduced and we can adapt to the climate change that is already happening.

The Draft Local Plan would make it essential for carbon neutrality and mitigating and adapting for climate change to be fully considered as part of development schemes from the start. Adopting the energy hierarchy opposite can help guide and support all development that is being planned in the borough to strive for net zero and make sure that development is fit for purpose in the longer term without the need for retrofitting.

- Development will need to be:
- Designed and planned to mitigate, adapt and be resilient to the effects of climate change.
  - Incorporate the energy hierarchy as part of the design process.
  - Demonstrate how carbon and climate change issues have been fully considered and incorporated into any proposed development.
  - Ready for net zero and reduce the need for retrofitting homes over time to achieve this.
  - Designed with sustainable construction methods, materials and waste.



### Supporting policies in the Local Plan include:

- |  |  |
|--|--|
| <b>Policy 15:</b> Low Carbon Development | <b>Policy 17:</b> Sustainable Construction Methods, Material and Waste |
| <b>Policy 16:</b> Preventing Overheating | <b>Policy 18:</b> Water Efficiency                                     |

# NATURAL ENVIRONMENT

Conserving and enhancing the natural environment is essential for the borough's future and a key part of sustainable development.

Containing significant areas of countryside and coast, the borough includes nearly 50km of internationally important coastline and many protected species and habitats. The conservation of this natural environment is essential, and the Draft Local Plan places great weight on ensuring development is sensitive, considered and not to the wider detriment of the environment.

- Development will need to:
- Provide a minimum of 10% Biodiversity Net Gain (BNG).
  - Protect, conserve and enhance the internationally and nationally designated sites, both individually and as part of a network.
  - Protect and enhance the borough's locally designated sites, irreplaceable habitats, priority habitats and are of local biodiversity value.
  - Incorporate and follow locally led strategies with address environmental issues.
  - Follow the mitigation hierarchy of avoid, mitigate, compensate.

### Supporting policies in the Local Plan include:

- Policy 19:** Biodiversity Net Gain
- Policy 20:** International and national nature conservation sites
- Policy 21:** The Local Ecological Network
- Policy 22:** Recreation disturbance on international sites
- Policy 23:** Water quality effects on international sites
- Policy 24:** Protects and notable species
- Policy 25:** Solent Wader and Brent Goose Strategy sites



© 2025 Malcolm Harris



# FLOOD RISK AND OUR COASTLINE



Havant borough has an extensive coastline and several rivers. As such flood risk is a key consideration in planning for new development.

Climate change will bring with it an increased risk of tidal flooding. Surface water and flooding from rivers will also increase. Flood risk avoidance, as well as mitigation and management of all sources of flooding are therefore key questions for the location and design of individual new developments.

The council is taking a strong stance on flood risk in the Draft Local Plan. As a guiding principle in selecting sites, we have avoided areas at risk of flooding both now and as flood risk increases with climate change. For Hayling Island, this also considers the vulnerability of the island itself as a wider area.

- Development will need to be:
- Safe over its lifetime without increasing flood risk elsewhere.
  - Include flood protection measures, specifically addressing the requirements of the site and which are appropriate to the character, amenity and biodiversity of both the site and the wider area.
  - The drainage needs of the site are met without increasing flood risk elsewhere.
  - Where necessary, contribute towards any identified flood alleviation or defence scheme(s).

## Supporting policies in the Local Plan include:

- Policy 26:** Flood Risk
- Policy 27:** Drainage
- Policy 28:** Development on the Coast

# HERITAGE AND LANDSCAPE



The borough benefits from high quality landscapes, vistas and has a distinctive historic character. With 14 conservation areas, 246 listed buildings, 83 buildings of a local interest, 7 scheduled monuments and 1 registered park and garden, it is rich in heritage assets.

The Draft Local Plan will seek to protect, conserve and enhance designated landscape and heritage assets and their settings, both through criteria-based policies and site-specific requirements for the proposed development sites. Development within protected landscapes will be avoided unless such development meets highly specific criteria.

Development affecting trees, hedgerows and woodland will only be allowed if it protects existing trees and hedgerows and does not result in the loss of ancient woodland, and veteran and ancient trees.

## Supporting policies in the Local Plan include:

- Policy 29:** Designated Landscapes
- Policy 30:** Heritage and the Historic Environment
- Policy 31:** Trees, Hedgerows and Woodland

# AMENITY AND POLLUTION



The council recognises the importance of protecting residents and the natural environment from exposure to pollution in all its forms.

To do this, the Draft Local Plan will only permit developments where it is demonstrated that projected levels of pollution do not have a likely significant negative effect on the amenity of existing and future users of the site, nearby occupiers or the wider environment.

## Supporting policies in the Local Plan include:

- Policy 43:** Amenity and Pollution
- Policy 44:** Air Quality
- Policy 45:** Aquifer Source Protection Zones
- Policy 46:** Contaminated Land



# HOUSING

A key aim of the Draft Local Plan is to provide housing which meets the future needs of the borough, being a key factor in health, security and overall quality of life for residents. This is reflected in various policies in the Draft Local Plan including:

**Affordable housing (Policy 32)** – there is a large need for affordable housing in the borough. All new developments of 10 dwellings or more will be required to provide a proportion of affordable housing. As part of this, there is a need to prioritise housing products which meet genuine affordable housing need, including social rented homes.

**Housing mix (Policy 33)** – ensuring new developments provide the right types and sizes of new homes (in terms of the number of bedrooms) to meet the borough's housing needs, especially given the demand for smaller properties.

**Retirement and specialist housing (Policy 34)** – there is a relatively large and growing older population, creating a need for 72 new units of sheltered and extra care accommodation each year and an additional 25 bedspaces in communal accommodation (such as care homes) each year. The Draft Local Plan therefore actively supports the development of retirement housing and other types of specialist accommodation within the borough, with a number of proposed development sites specifically identified for extra care facilities.

**Residential annexes (Policy 35)** – annexes are becoming a common form of development which enable relatives to live with their families with a degree of independence. The Draft Local Plan sets out specific considerations for this type of development to ensure a functional connection to the main dwelling is maintained.

## Supporting policies in the Local Plan include:

**Policy 36:** Self and custom build housing

**Policy 37:** Gypsies, travellers and travelling showpeople



# ECONOMY AND TOWN CENTRES

The borough has a strong, diverse and varied industrial economy supported by a wealth of micro sized enterprises. Manufacturing and construction are strong local sectors, with startup businesses attracted by affordable rents.

Recognising the limited land available for new significant commercial development, we must carefully and proactively manage the portfolio of existing employment sites. Development proposals which secure the appropriate intensification and redevelopment within existing employment areas will be supported to improve the quality of built stock. This will help to ensure that there continues to be a choice of sites available to meet business needs.

Town, district and local centres alongside local shops and services also provide a key source of employment and are at the heart of the borough's communities. They help to reduce the need to travel with residents being able to easily access goods and services.

With the decline in the retail sector, food, drink and entertainment venues are uses which provide vitality and viability within our town centres through opportunities for social interaction. However, it is important that these are managed in a way which contributes to the prosperity of the economy and do not adversely affect the health and wellbeing of communities, or residential amenity.

## Supporting policies in the Local Plan include:

**Policy 38:** Protecting Employment Uses

**Policy 39:** Town, District and Local Centres

**Policy 40:** Local Shops Outside of Designated Centres

**Policy 41:** Food, Drink and Entertainment Uses

**Policy 42:** Protecting Existing Community Facilities





# INFRASTRUCTURE

An approved Local Plan will enable the council to secure appropriate infrastructure to support new development (something that could be lost if there is no plan in place). The timely delivery of infrastructure is important to maintain the quality of life for existing communities. Infrastructure may be delivered through financial contributions made by the developer, or through the provision of on-site physical infrastructure, such as roads, open space and recreation facilities.

New development cannot, however, be expected to address any existing capacity issues. Nor can development be halted pending improvements to certain services, such as GPs or dentists. The council is limited in its powers to require infrastructure improvements through the Local Plan – with the delivery of improvements largely in the hands of other bodies. The council is, however, committed to working with infrastructure providers to secure the timely delivery of improvements alongside new development.

Co-operation with developers, infrastructure providers and other plan-making authorities is key to timely infrastructure delivery. Both Hampshire County Council (a major infrastructure provider) and Havant Borough Council regularly review service providers' plans to produce the Hampshire Strategic Infrastructure Statement and Havant Infrastructure Delivery Plan.



## Supporting policies in the Local Plan include:

- Policy 47:** Accessibility, Transport and Parking
- Policy 48:** New Accesses onto Classified Roads
- Policy 49:** Protecting Open Space
- Policy 50:** Provision of Public Open Space in New Development
- Policy 51:** Sport and Recreation Facilities
- Policy 52:** Renewable Energy Infrastructure
- Policy 53:** Employment and Skills Plans
- Policy 54:** Community New Development Officers
- Policy 55:** Future Management and Management Plans

# HOW CAN I PROVIDE FEEDBACK?

**There are lots of ways to learn more about the Building a Better Future Plan, ask your questions – online or in person – and provide your views. Please take part!**

## Online

Simply visit [www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan) and take part in our consultation. You can provide as much – or as little – detail as you want and can save progress if you want to spend a bit more time on things!

## In person at our engagement events

Staff – identifiable by their badges – can answer your queries, help you understand what is being asked, and more besides! You can provide your feedback on the day through the survey as well or take a copy home. Dates for the engagement events are as follows:

- Thursday 15 May 2025 – Emsworth Baptist Church, 3pm to 7pm
- Wednesday 21 May 2025 – St. George's Church Hall, Waterlooville, 3pm to 7pm
- Saturday 24 May 2025 – Meridian Centre, Havant, 10am to 4pm
- Wednesday 28 May 2025 – Greywell Centre, Leigh Park, 10am to 2pm
- Thursday 29 May 2025 – Greywell Centre, Leigh Park, 10am to 2pm
- Monday 2 June 2025 – Hayling Island Community Centre, 3pm to 7pm
- Thursday 12 June 2025 – The Spring, Havant, 10am to 2pm
- Thursday 19 June 2025 – Public Service Plaza, Havant, 10am to 4pm
- Saturday 21 June 2025 – St. George's Church Hall, Waterlooville, 10am to 4pm

**The time taken to submit your view will vary depending on what points you'd like to raise, but we'd recommend a minimum of 20 minutes for the process.**





# BUILDING

A BETTER FUTURE



[www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan)

**Havant**  
BOROUGH COUNCIL