

Warblington & Denvilles Residents Association AGM – Planning Briefing

12th May 2017



Programme

- National Planning Overview
- Local Plan Overview and update
- Major sites
 - Strategic Site – Emsworth – Denvilles – Update
 - Warblington Footbridge
 - Selangor Avenue
 - Havant Town Centre
- Havant BC Regeneration Strategy



National Planning Overview

- Local Government implements National Government policies.
- National Planning Policy must be followed unless there's some specific local consideration that differentiates it from national policy.
- National Planning Policy Framework (NPPF) sets the framework for all local planning (March 2012)
- NPPF is about 'sustainable development' – strong emphasis on 'significantly boosting the supply of housing'.
- NPPF Confirms the planning system is 'Plan led'.

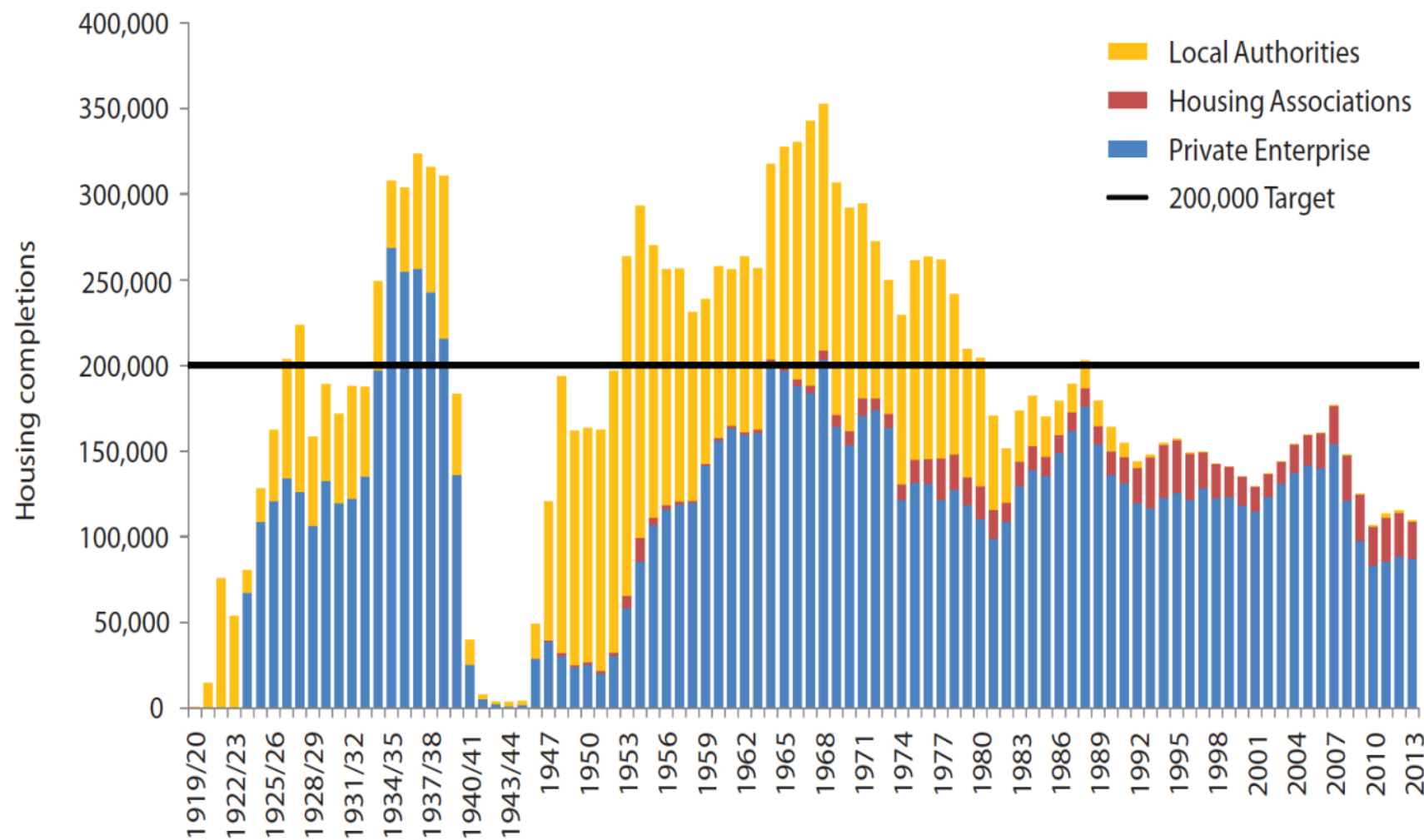


Housing White Paper

- Recognition of major problem
- Reliance on 8 major builders
- Slight shift away from owner occupation
- Broadening the definition of Affordable housing.
- Building homes faster



Figure 5 – Historic housing completions, England



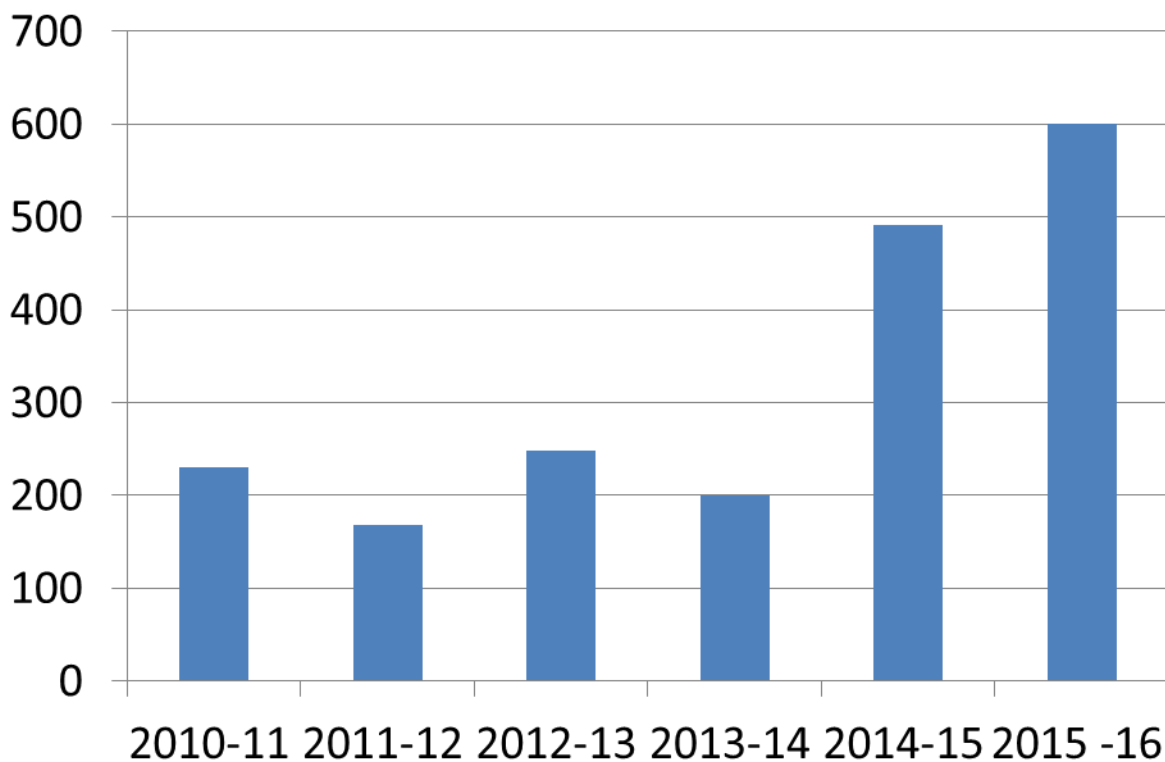
Source: DCLG

Housing Delivery

- New Homes Bonus
= £2.014m
- Purbrook Appeal - Current
Local Plan 'Out of Date'
- PUSH SHMA identifies need
in HBC for 11,250 to 2036 =
450p.a.
- Urgency for new Local Plan
–Lacking in 5 Year Supply



Housing Completions



Local Plan Update

- Havant has always worked hard to get Local Plans in place.
- Existing local Plan (Core Strategy & Allocations) based on Pre-NPPF approach – out of date?
- Housing Statement adopted – potential for early housing site releases to address 5 year supply



Local Plan Progress

- Housing Statement Adopted
- Focus on Infrastructure Delivery
- Evidence Studies
 - Transport modelling
 - Employment & Retail Land
 - Pitches & Playspace
 - Air Quality
 - Viability Study
 - Healthy Havant Study
- Create new Local Plan – challenging changes & timetable



2016 Annual Monitoring Report



2015/16 has been a significant year for the borough:

Housing Supply:

The Partnership of Urban South Hampshire (PUSH) published a Strategic Market Housing Assessment (SHMA) in March 2016. The SHMA follows the Government's methodology and is therefore considered to be an objectively assessed need (OAN). The SHMA housing need figure for Havant is 11,250 dwellings between 2011 and 2036. Using this figure, the five year supply has been calculated as 450 dwellings per annum.

A net total of 584 dwellings were completed during the monitoring year.
This included:



471 new build completions



**158 change of
use/conversion/
subdivision (gross)**

-45 demolitions/losses.



The managed delivery of housing will need to be maintained over the coming years.

A net total of **165** affordable homes were built throughout the borough during the reporting year (**28%** of net completions).

167 dwellings (i.e. **27%** of gross completions) were built on previously developed land (Brownfield).

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Local Plan Timetable (Updated 3 July 17)

- Evidence Base Studies → October 17
- Sustainability Appraisal → October 17
- Production of policies & Plan → October 17
- Cabinet agree or not consultation → 18th Dec 17
- Consultation → Jan – Feb 18
- Pre-Submission → July – August 18
- Submission → October 18
- Examination & Report → Jan 19 – May 19
- Adoption → June 19



Local Plan Challenges

- Housing Need exceeds available land – at historic densities of housing
- ‘Last roll of the dice’ in terms of development in the borough
- Rapid change in the nature of town centre – an opportunity to adapt to a different future?
- Development values comparatively low – will we attract investment for a sustainable high quality future?



Community Infrastructure Levy (CIL)

- As of March 2016 £1.523m collected
- Agreed at Council to spend:
 - £75k on Coastal Feasibility Study critical for local Plan work – Development on Hayling Island
 - £190k Southmoor lane- Harts Farm Way junction improvements
 - £150k Havant Rail footbridge design
 - Warblington rail footbridge
 - Neighbourhood portion - £42k Hayling Community Centre & up to £90k for Northney coastal path.



Site Updates

- Strategic Site: Land between Denvilles and Emsworth
- Warblington Footbridge
- Selangor Avenue
- Havant Town Centre



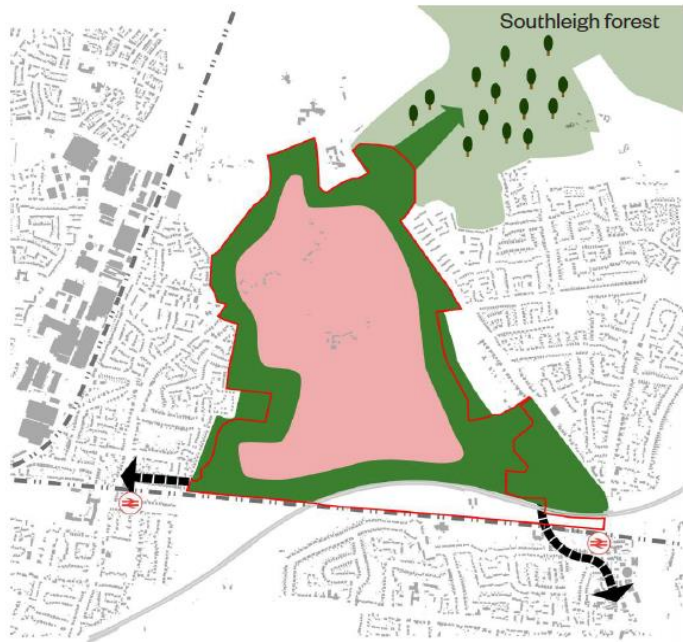
Land between Denvilles & Emsworth

New A27 junction; Minimum of 1,650 homes, Primary school, flood mitigation, employment, green infrastructure

Levitt-Bernstein - Facilitated workshops 3rd and 30th March 2017

Planners continue to work with Levitt's to finalise the Masterplan – which will be an SPD

Option 1: A separate settlement



Option 2: A settlement weighted toward Denvilles



Legend



Settlement



Strategic green



Important connection

Warblington Footbridge

- Barratts S106 contribution (£647,784) available until 2025
- S106 Contribution covers more than half the implementation
- Cabinet agreed in principle to allocate CIL funds – subject to further discussions with Network Rail about their funding



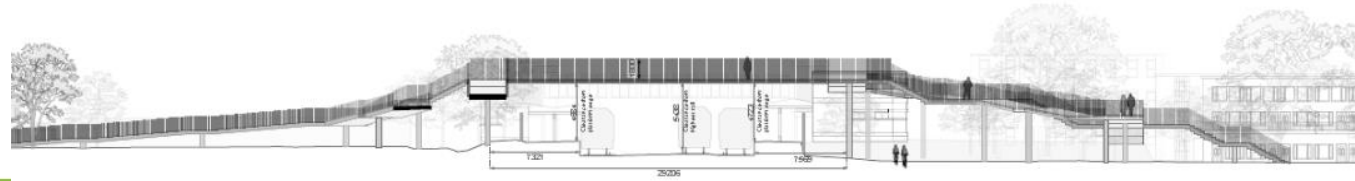
Selangor Avenue

- Likely to go to Committee in June (APPROVED)



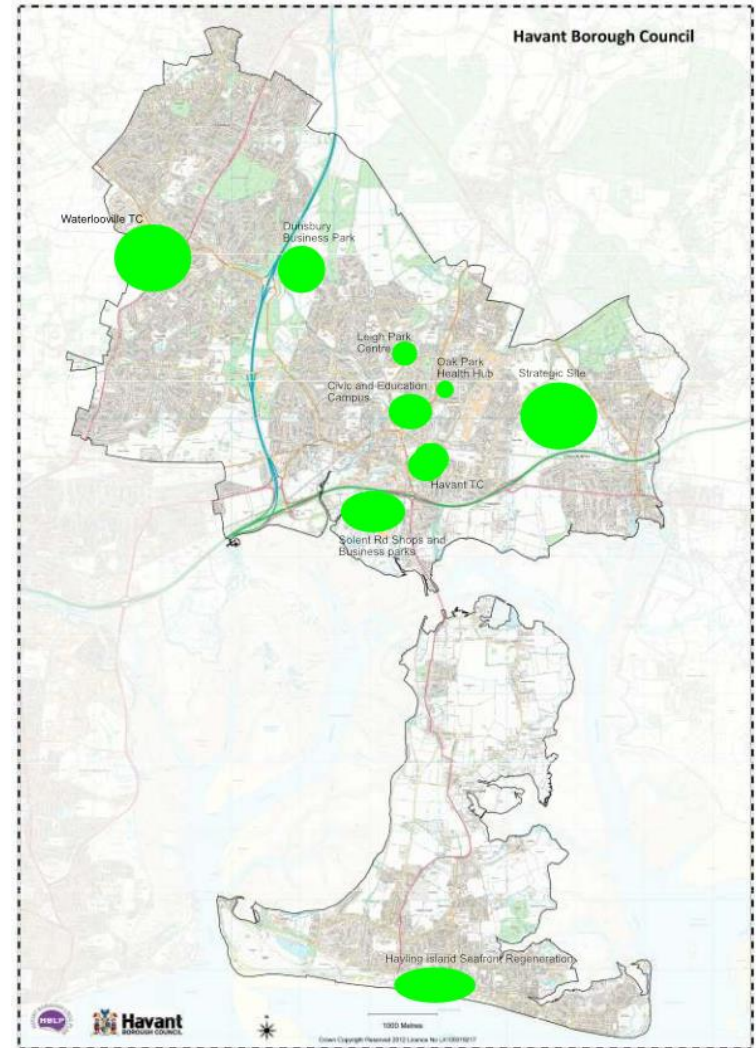
Transforming Havant Town Centre

- 13 storey apartment tower – Viable?
- Local Development Order – Adapting focus on quality & park
- New Footbridge integral to success of linking Civic Plaza to town centre



Building on Havant's Success

- Council Focus on Regeneration
- Waterlooville Town Centre
- Dunsbury Business Park
- Leigh Park Centre
- Oak Park Health Hub
- Civic and Education Campus
- Havant Town Centre
- Solent Rd & Business Parks
- Hayling Island Seafront



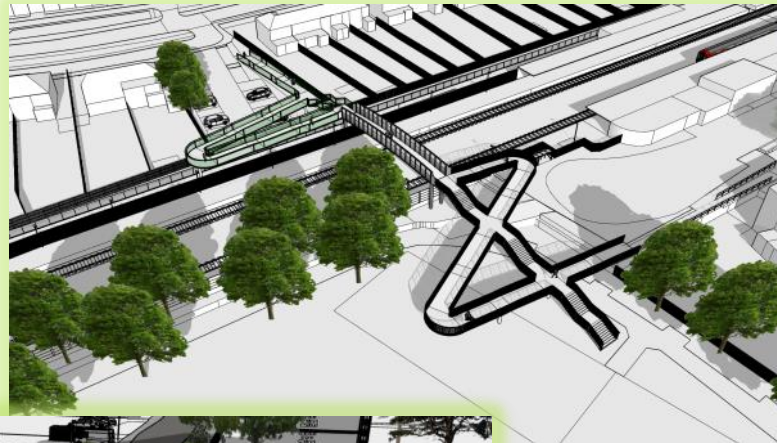
Prosperity Havant

- Dunsbury Park



- Havant & Waterlooville attractive to investors

- Investing CIL



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QUESTIONS?

