

# The Local Plan - An update on progress

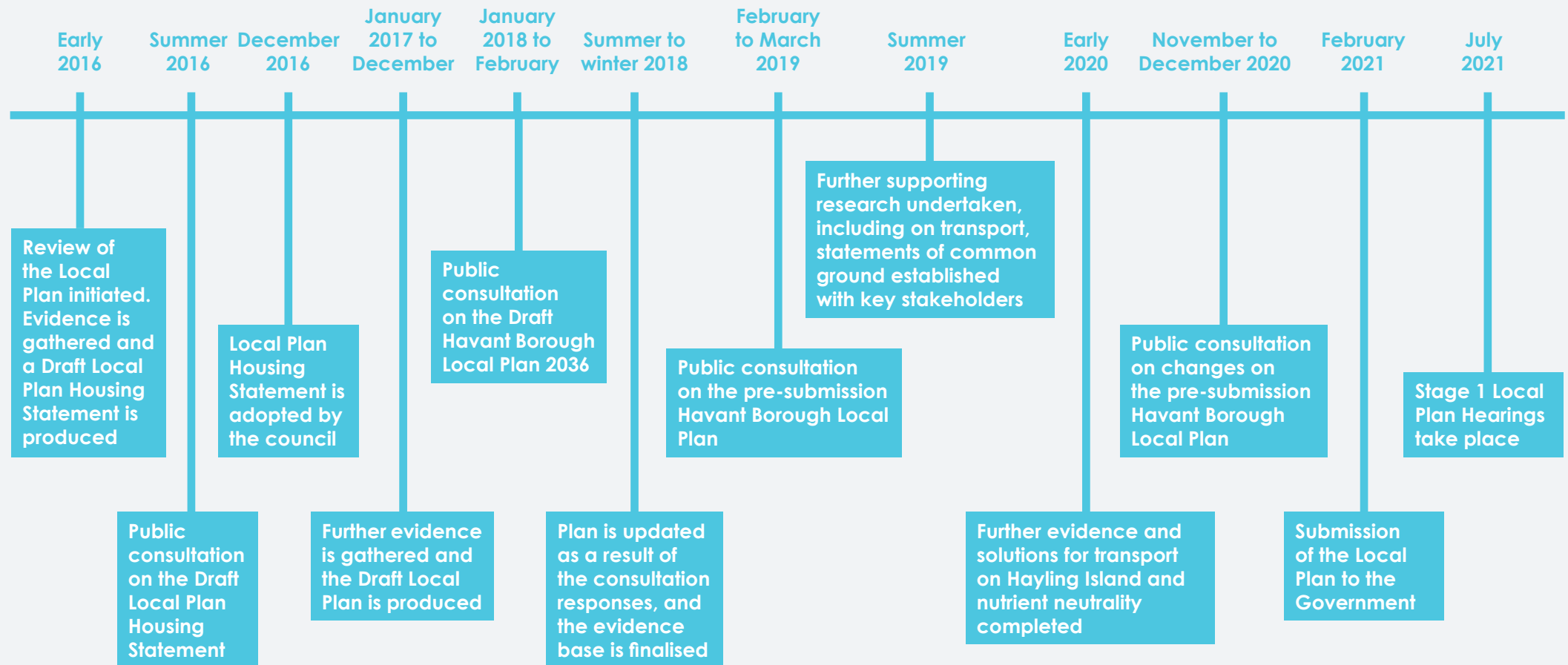


[www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan)



# Some Background

The Local Plan for the borough of Havant is a definitive document which outlines the future direction of development. Required by Government, work begun back in 2016 on this considerable task. Thousands of hours of research, investigation and on-going consultation have led to the development of a comprehensive document which during the course of 2021 has been examined by independent inspectors appointed by the Secretary of the State.



Only after passing a rigorous examination can Havant Borough Council then formally adopt the Local Plan and exert real influence on the required and needed development which will inevitably take place in the borough.

# Feedback from the inspectors

With the inherent complexity of the document in question, there is always the possibility the inspectors will want to raise questions and address queries they have about the Local Plan. Their queries will be particularly focussed on two areas:



## 1: Soundness:

Plans are deemed sound if they are:

- **Positively prepared:** Will the Local Plan meet the area's objectively assessed needs as a minimum, and show that homes, jobs, services, and infrastructure can be sustainably delivered?
- **Justified:** Is the Local Plan an appropriate development strategy, based on a proportionate, logical and credible evidence base?
- **Effective:** Can the Local Plan deliver what it sets out to do, and with the agreement of our neighbouring authorities?

## 2: Legal Compliance

The Local Plan must be prepared in line with many legal requirements, for example:

- Does the Local Plan comply with legislation issued by the Secretary of State?
- Has the council duly engaged and cooperated with neighbouring authorities and other relevant bodies to address strategic issues under the 'duty-to-cooperate'?
- Has the consultation been carried out in accordance with the council's Statement of Community Involvement?



# What the inspectors said

Following the first stage of the examination, the inspectors have highlighted elements from our comprehensive Local Plan that they feel need questioning and/or actioning. The full and formal response from the inspectors can be found via <https://www.havant.gov.uk/examination-library> (document CR18), but in summary the following points were raised:

## 1: Soundness:

Concerns were raised on the following topics:

- Housing delivery – whether the proposed volume of housing can be provided within Havant town centre, Waterlooville town centre and Southleigh. Additional concerns were raised about flood risk to new development on Hayling Island. Ecological and heritage concerns were raised for two further sites at Campdown and Rook Farm.
- Hayling Island transport – specifically the impact of development on traffic in the summer months and at weekends.
- Statutory assessments – the inspectors questioned providing more than the identified need of land for employment over that for housing. Additionally, it felt the council's work on a sustainability appraisal required further detail.

## 2: Legal Compliance:

A concern was raised on the following topic:

- Community involvement – specifically that the full range of public consultation methods set out in the Statement of Community Involvement had not been used.





# The council's response

The council fully accepts that in a document of this complexity that some points would need tweaking, revision or potentially extra work. With some of the points raised, the council feels it is perfectly possible to address these as part of the work to complete and implement the Local Plan, for example with ongoing work on sustainability appraisals and The Hayling Island Transport Assessment.



The biggest cause of concern for the council is the delivery of the volume of new housing required by central government versus the sites debated by the inspectors. At worst, nearly 2,500 new homes as anticipated by the council's Local Plan will not be deliverable, mostly across regeneration sites and two greenfield sites. This will lead to further pressure on other sites. It will also require discussions with other nearby local authorities to see if there are further sites available outside of borough to accommodate the new homes which the Borough needs.

In our formal response to the inspector's queries, we have requested that the Local Plan is not withdrawn from examination (which would further diminish the council's powers to address ad-hoc development) but instead work to address the issues raised through further research, investigation and documentation. This would ensure forward momentum on securing the Local Plan is maintained and a local plan put in place as swiftly as possible.



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