

**Annexe to Reasons for Conditions**  
**(as required by Article 22 of the Town and Country Planning**  
**(General Procedure) Order 1995 – as amended)**

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**Havant Borough Council Core Strategy Local Development Framework (Adopted March 2011)**

**Policy CS16 High Quality Design**

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
  - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
  - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
  - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
  - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
  - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
  
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
  - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
  - b) New streets are not dominated by vehicular traffic;
  - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
  
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
  
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

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5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

**Policy CS19 (Effective Provision of Infrastructure)**

Development will be permitted where:

1. It ensures that it makes the most effective use of existing infrastructure, including opportunities for co-location of facilities.
2. It ensures that if there is a proven need for additional infrastructure, a programme of delivery has been agreed with the relevant infrastructure provider that coordinates contributions from the development with other investment streams before development begins.
3. A programme of delivery of improved or new infrastructure needs to be agreed; the nature, scale and phasing of any infrastructure will be commensurate with the form of the development and its potential impact upon the surrounding area.
4. A programme of delivery of improved or new infrastructure is agreed so that the facilities being provided are accessible by a range of transport modes and meet the needs of the borough's community.
5. It promotes the creative multifunctional use of existing and proposed facilities.
6. It ensures that new infrastructure supports the local economy.
7. It ensures that decisions on the provision of infrastructure are taken on the basis of whole-life costing.
8. It safeguards the requirements of infrastructure providers, in particular relating to bus corridor enhancements, telecommunications equipment (particularly high speed broadband), electricity power lines, high pressure gas mains, educational facilities, particularly those due for improvement under Building Schools for the Future, health facilities at Oak Park\*, flood protection measures, aquifer protection areas, a winter storage reservoir at Havant Thicket\*, additional water treatment infrastructure at Kingscroft Farm\* and Bedhampton Springs\* in Bedhampton and waste water treatment works at Budds Farm\*.
9. It does not result in the loss of flood protection, education, health, social and other publicly-provided community buildings, structures or services, except where it is part of a service provider's plans to provide improved local services in equally accessible locations.

\* as shown on the Proposals Map

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**Havant Borough district-wide local plan (adopted September 2005)- saved policy**

**Policy UF1 (Strategic Gaps)**

Development will not be permitted which would diminish the following defined strategic gap physically or visually:

(i) Havant Gap – Havant, Leigh Park/Cowplain, Waterlooville, Purbrook, Portsmouth.