

BUILDING

A BETTER FUTURE

Strategic Housing and Economic Land Availability Assessment (SHELAA)

December 2024



Strategic Housing and Economic Land Availability Assessment (SHELAA)

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Contents

1. INTRODUCTION	1
2. BACKGROUND.....	2
3. METHODOLOGY AND APPROACH TO SITE ASSESSMENT	4
4. SUMMARY OF HOUSING AND ECONOMIC LAND SUPPLY	17
APPENDIX 1 OUTSTANDING PLANNING PERMISSIONS AT 1 APRIL 2024.....	20
APPENDIX 2 BROAD LOCATIONS	31
APPENDIX 3 DEVELOPABLE SHELAA SITES.....	42
APPENDIX 4 DISCOUNTED HOUSING SITES	74
APPENDIX 5 ECONOMIC DEVELOPABLE SITES.....	82
APPENDIX 6 ECONOMIC DISCOUNTED SITES	93
APPENDIX 7 SITES FALLING BELOW THE STUDY THRESHOLD	95
APPENDIX 8 INDICATIVE TRAJECTORY	96

1. Introduction

- 1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) forms an integral part of the evidence base that underpins the Council's Local Plan. The SHELAA is a requirement identified in the National Planning Policy Framework (NPPF) and has been informed by guidance such as National Planning Practice Guidance. It provides a technical assessment of land within Havant Borough with potential for housing and economic development by identifying sites, assessing their potential and considering when they are likely to be developed.
- 1.2 The 2024 NPPF (paragraph 72) retains the need for the preparation of a SHELAA in order for local planning authorities to understand the availability of potential sites for housing and economic development, and their suitability and economic viability. The SHELAA remains a key piece of evidence in the preparation of planning policy documents.
- 1.3 This December 2024 version of the SHELAA has a base date of 1 April 2024 and has been prepared in support of the Council's new Local Plan – the Building a Better Future Plan. It replaces earlier iterations prepared in support of the previous Havant Borough Local Plan which was withdrawn from Examination in March 2022.
- 1.4 The SHELAA does not determine whether a site should be allocated for development. That is the role of the Local Plan preparation process. The SHELAA includes all known sites that have the potential for housing and economic development to give an indication of potential supply. The inclusion of a site in the SHELAA does not take account of material considerations that are relevant in determining whether a site would be granted planning permission or allocated in a local plan. The status of the SHELAA is that it is part of the evidence base for the Local Plan.

2. Background

- 2.1 The purpose of the SHELAA is to provide an assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. In relation to 'Housing and economic land availability assessment', National Planning Practice Guidance¹ sets out an assessment should:
- identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.2 The SHELAA provides an important source of evidence to inform the policies in the Local Plan in relation to housing and employment, including identifying the sites and broad locations available to meet identified development needs.
- 2.3 By way of background to the SHELAA, the Council previously published a Strategic Housing Land Availability Assessment (SHLAA) which solely focused on the quantity and suitability of land available to meet housing need. The first version of the SHLAA was prepared in 2007, and involved a 'call for sites' as well as a consultation on its methodology with a wide variety of stakeholders including landowners and developers. The document was subsequently updated and informed the preparation of the previous Havant Borough Local Plan which commenced in 2016 to include new sites following various 'call for sites', alongside further new sites submitted through the formal plan making stages.
- 2.4 The previous Local Plan indicated how Havant Borough could just about meet overall housing need at the point of submission in 2021. This relied on a significant source of housing supply being delivered from town centre regeneration, but the Inspectors' report identified concerns about the deliverability of housing supply (paragraph 51)² prior to the Plan's withdrawal from Examination in 2022. Since then, Havant Borough has seen further rises to its housing need figure based on the Government's standard methodology. Based on a housing need figure of at least 500 dwellings per annum, the Council's overall need would be over 9,500 dwellings for the plan period from 2024 to 2043. Significantly, under the new standard method published in December 2024, Havant Borough has an indicative local housing need figure of 892 dwellings per annum equivalent to 17,840 dwellings over the plan period from 2024 to 2043. It is anticipated that Havant Borough will be authority unable to address the scale of its housing need.
- 2.5 The previous Local Plan Inspectors' highlighted that Havant Borough may be an authority that cannot sustainably meet its housing needs (paragraph 52). A comprehensive review of all sites and broad locations was therefore undertaken to provide an up-to-date and robust audit of all available land. Given the previous Local Plan Inspectors' concerns, an objective assessment of the developability of all sites was undertaken including site phasing and where off-site environmental mitigation may be required. In addition, the Council has recognised a need to ensure that sites

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Paragraph: 001Reference ID: 3-001-20190722 Revision date: 22 07 2019

² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/havant-borough-local-plan-2036-withdrawn-local-plan>

make the most effective use of land, and has regard to potential policy changes in the context of the likely shortage of housing land.

- 2.6 The scope of the assessment includes sites with potential to deliver economic development. A thorough review of the original methodology has also been undertaken alongside guidance to ensure that it complies with the current NPPF and PPG.
- 2.7 Appendices 1, 2 and 3 of this report contain site proformas for all developable housing sites. For housing sites, the site reference pre-fixes relate to the sub area of the borough where the site is located. E.g. 'HA' for Havant and Bedhampton. Developable economic sites are pre-fixed with 'ED' and can be found in Appendix 4.

3. Methodology and Approach to Site Assessment

3.1 National Planning Practice Guidance provides a recommended methodology for carrying out the assessment following five stages, as well as setting out a list of core outputs. The guidance strongly recommends the use of this standard methodology for reasons of robustness and transparency. A copy of the PPG flowchart is provided below.

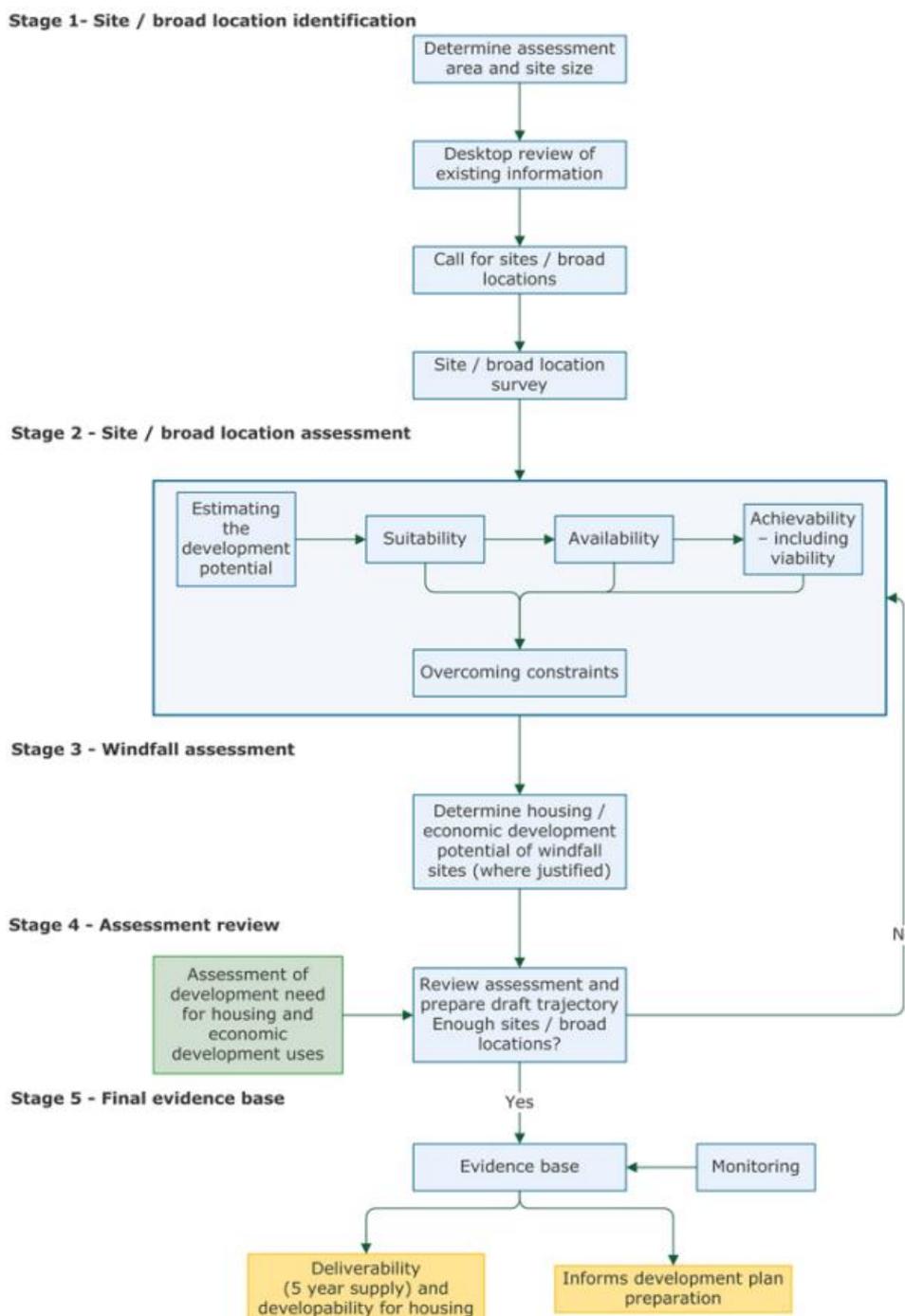


Figure 1: Methodology flow chart from the PPG

3.2 The following section explains the Council’s approach to producing the SHELAA and sets out how it complies with the NPPF and PPG guidance.

Stage 1: Site / broad location identification

Determining assessment area and site size

- 3.3 The PPG states that the geographical area covered by the assessment should be consistent with the plan-making area. Therefore, the SHELAA has been completed on a borough wide basis.
- 3.4 The PPG recommends that assessments should consider all sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500sqm of floorspace) or above. This minimum site threshold has therefore been applied. Any sites promoted or identified that fall below this threshold have been listed in Appendix 5.

Who should plan makers work with?

- 3.5 The Council is committed to working positively and proactively with neighbouring authorities and other key stakeholders on cross boundary issues. Havant Borough is a member of the Partnership for South Hampshire (PfSH), and falls within the eastern (Portsmouth centred) housing market area (HMA) of PfSH.
- 3.6 The PPG recommends that the SHELAA needs to be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic area. Regular formal and informal engagement takes place within PfSH in relation to strategic matters including housing and economic development within the sub-region. In addition to this, the Council has regular discussions with Chichester District Council, and the South Downs National Park Authority (neighbouring authorities to the east). This important work addresses the duty to cooperate, and will be documented through PfSH and bi-lateral Statements of Common Ground with neighbouring authorities.
- 3.7 The PPG also notes the importance of involvement from other key stakeholders in the preparation of the SHELAA from an early stage. The original SHLAA methodology was subject to consultation with a wider variety of stakeholders including the Home Builders Federation, National Federation of Builders, local estate agents, planning consultancies, key landowners, local planning agents, the highways agency and developers.
- 3.8 In order to support the Building a Better Future Plan, a ‘call for sites’ was widely publicised alongside the Regulation 18 consultation on the Local Plan in 2022. Details of the engagement undertaken can be found in the Council’s consultation report³. Landowners and site promoters, developers and agents with an interest in the borough were contacted to submit or promote sites using a Call for Sites form available on the Council’s website. Sites which were promoted prior to this have only been included in this assessment where it has been possible to establish the site’s availability through this additional contact e.g. allocated sites in the Adopted Local Plan and/or proposed for allocation in the previous Local Plan. This included targeted contact with landowners who had promoted sites which were assessed through the Sustainability Appraisal at Regulation 19 stage but were not subsequently recommended for allocation.
- 3.9 In March 2024, the Council re-published the ‘call for sites’ and accompanying forms on its webpage⁴ which included a targeted mailout to 85 email addresses of site promoters and landowners. The

³ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/building-better-future-plan-emerging-local-plan>

⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/building-better-future-plan-emerging-local-plan> – see ‘Call for Sites – Submit a Potential Site’.

limited land availability in Havant Borough means in practice a 'call for sites' never closes. Interested parties are therefore encouraged to submit potential sites for consideration at any time.

How should site/broad locations be identified?

- 3.10 The PPG advises that plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible. Identified sites, which have particular constraints, need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development. An important part of the desktop review is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.
- 3.11 Importantly, the PPG indicates that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area. Given the expected lack of suitable land within the Borough to meet development needs, the Council undertook a comprehensive desktop review to ensure that it fully examined all opportunities for development, including land not actively promoted.

Characteristics recorded in site survey

- 3.12 All key characteristics for the sites were recorded in accordance with the PPG. This includes site size and location (including site mapping), current use and character (the site and surrounding area), constraints, development progress and an initial assessment on suitability.

What types of sites and sources of data should be used?

- 3.13 As a starting point, the following sources of supply were used to identify sites in the planning process:

Sites in the planning process:

- Land allocated (or with permission) for specific land uses which are no longer required for those purposes.
 - Unimplemented/outstanding planning permissions for housing or employment.
 - Planning permissions for housing sites of net 5 dwellings or more.
 - Planning permissions for housing or employment which are unimplemented or under construction.
 - Planning applications that have been refused or withdrawn.
 - Pre-application advice sites with permission from the applicant to include.
- 3.14 Allocated sites within the Adopted Local Plan, or sites previously proposed for allocation in the previous Local Plan that are now not being brought forward by the landowner have been included within the SHELAA as a discounted site but have been recorded as 'not available'.

Sites not currently in the planning process:

- 3.15 Given the expected lack of suitable land within the borough with development potential to meet identified need, the Council undertook a robust audit of land to ensure that it fully examined all opportunities for development. This included land not currently in the process and land not actively promoted by the landowner. The following methods were used to identify sources of supply:

- **Vacant and derelict land and buildings** – analysis of aerial photographs to identify sites that appear to constitute vacant and derelict land⁵. This was supplemented by consultation with the Council’s teams in Business Rates, Economic Development, Building Control and Community Wardens on data and intelligence that they might hold on vacant and derelict buildings.
 - **Identified brownfield land** by interrogation of the Council’s brownfield register.
 - **Surplus public-sector land and land in the local authority’s ownership** - consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS to enquire if any land is surplus and potentially available for development, in addition to any sites previously suggested through the ‘call for sites’.
 - **Land in non-residential use** which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development; this included accommodation above shops. This included analysis of aerial photographs to identify sites that appear to constitute vacant and derelict land.
 - **Additional housing opportunities in established residential areas**, such as under-used garage blocks; this included Portsmouth City Council owned garage/parking courts - as above, this included consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS.
 - **Large scale redevelopment of existing urban area(s)**, this included consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS. The Council does not own any housing stock.
 - **Sites promoted to the Council through the ‘Call for Sites’ process**, this includes 65 sites were promoted in 2022, with a single further site promoted since.
 - **Consideration of opportunities in relation to the extension of sites** previously proposed for allocation in the previous Local Plan or have been submitted through the Call for Sites.
- 3.16 Responses from Havant Borough Council, Portsmouth City Council, Hampshire County Council and the NHS did not lead to the identification of any additional sites that were not already identified in the scope of the assessment. A single greenfield site with housing potential⁶ was however, identified following analysis of aerial photographs. The Council has made attempts to contact the landowner to ascertain the availability of the site but there was no response.
- 3.17 Given the mix of uses and viability considerations beyond just residential development, major town centre regeneration areas are not assessed in the same way. The approach to the consideration of these broad locations in the SHELAA is set out below.

⁵ Havant and Waterlooville Town Centres were excluded from this analysis having already been identified for potential broad locations for development.

⁶ HA19 Land Southeast of Lower Road – see Appendix 3

Stage 2: Site/broad location assessment

Estimating development potential

- 3.18 A site's potential has been derived from planning applications, pre-application discussions and site submission material where the developer/landowner has indicated a potential capacity which is considered realistic. Where this information was not available, an assessment was made considering the likely developable area (taking into account the site size) and likely density. In the unlikely event that a site cannot be delivered in accordance with the consent, the developer/landowner will be expected to use the minimum density standard proposed for any revised scheme as set out below.
- 3.19 On larger sites assessed, not all the area within the site boundary will be developable due to infrastructure, internal access roads, landscaping and open space needs. Therefore, sites over 0.5ha, have been subject to a developable size reduction (for net site yield calculation purposes) to ascertain a more accurate estimation of the developable area. Smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be considered developable. The following reductions have been applied to ascertain the 'net developable area' from the 'gross site area' and have subsequently been used to develop capacity estimations. These reductions establish a net developable area and have been based on the density multiplier recommended by URBED⁷.
- 3.20 It should be noted that Biodiversity Net Gain (BNG) is a relatively new legal requirement for new development which aims to leave the natural environment in a measurably better state than it was beforehand. BNG is additional to any other biodiversity measures that might be required e.g. compensatory habitat. At this initial stage, the requirement for development to provide BNG has not been taken into account in establishing the net developable area included in the SHELAA.

Gross Site Size	Gross to Net Ratio Reduction	Resulting Developable Area
Up to 0.5ha	0%	100%
0.5 to 2ha	20%	80%
2ha and above	40%	60%

Table 1: Gross to net ratio reductions applied to establish net developable area

- 3.21 The methodology used to calculate site yields for housing sites was partly based on delivering higher densities in areas close to public transport and town centres and, where appropriate, district centres. This reflects the approach set out by the Council's Residential Density Analysis Paper⁸ given that Havant Borough has anticipated shortage of housing land.
- 3.22 In instances where a site promoter has indicated a yield different to the estimation produced by the minimum density standard proposed for housing sites, the promoted yield has been included, where this is considered realistic. For employment sites, the likely developable floorspace has been based

⁷ <http://urbed.coop/sites/default/files/Tapping%20the%20Potential%20Report.pdf>

⁸ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

on 40% of the entire plot⁹ and is provided as a guide unless the site promoter has indicated a realistic yield. This takes account of site-specific circumstances and the design of individual schemes, and in some cases reflects a planning permission which has been granted but not yet implemented. In some cases the yield will be higher, and in some lower than the yield indicated by the density analysis/plot ratio, reflecting site-specific circumstances and/or the proposed figure by the site promoter. This is denoted within the individual site proformas as to whether it was estimated, or proposed.

- 3.23 For the purposes of the Building a Better Future Plan, a non-implementation discount of 15% will be applied to housing sites that have capacity to deliver ten dwellings or more to allow for a pragmatic consideration of non-delivery or under-delivery of sites included in the SHLEAA. This reflects the difference between the number of homes permitted/estimated and the likely number of homes to be actually built. This applies to all supply sources with the exception of small site commitments (9 dwellings or less) where a 5% discount is applied, and windfall development where a 10% discount is applied (as set out in the Council's 2024 Windfall Analysis¹⁰).
- 3.24 Sites that are considered to be developable are set out in Appendix 1. Sites that are not considered to be developable (i.e. suitable, available and achievable) are listed in Appendix 2 with reasons why they are considered not to be developable. Housing sites that fall below the threshold of 0.25ha or 5 dwellings and economic development sites that would not deliver a net increase of 500 sq. m (net) floorspace or more have been excluded from further analysis and included in Appendix 5.

Broad locations with potential for development

Town centre regeneration

- 3.25 The Council adopted its Regeneration and Economic Development Strategy in 2022¹¹ which identifies four spatial priority areas / broad locations including Havant Town Centre, Hayling Seafront, Leigh Park and Waterlooville for regeneration. The town centres are identified as being the most sustainable locations for growth and offer the opportunity to achieve development at scale. This was reflected in the previous Local Plan which identified these key projects for a range of uses including the delivery of significant new homes. The 'Civic Campus Broad Location' (BL2) in Havant has been considered separately reflecting its physical separation from the town centre by the railway line.
- 3.26 The SHLEAA revisits these broad locations with an emphasis on deliverability and looks to provide a realistic assessment of their capacity. This has been informed by the Waterlooville Town Centre Masterplan Supplementary Planning Document, and an independent Appraisal Sites Report (December 2024)¹² prepared by Gillings Planning.

Southleigh strategic site

- 3.27 Southleigh, between the existing settlements of Denvilles and Emsworth has been identified by the Council as a strategic site for housing delivery since 2016, being capable of providing around 2,100 dwellings. The site was previously proposed for allocation in the previous Local Plan for comprehensive development to be delivered in accordance with an agreed masterplan. In reviewing

⁹ A 1ha site would be needed to accommodate 4,000 sq. m of employment floorspace.

¹⁰ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

¹¹ <https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance>

¹² <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

the anticipated timescales for the delivery of this site, the Council has had regard to the Local Plan Inspectors' Interim Findings in terms of when first completions may be achieved on site.

- 3.28 Whilst the site is within the control of a majority landowner and has been promoted as such, there remain parcels in separate ownership (a number of which have not been actively promoted). It is acknowledged that these individual land ownerships may be delivered beyond the end of the plan period. Nevertheless, the Council considers the piecemeal development of this site to be inappropriate.
- 3.29 The SHELAA has therefore identified Southleigh as a Broad Location reflecting the need for the site to be brought forward in a coordinated and comprehensive manner in order to deliver the required infrastructure to serve a site of this scale.

Assessing site suitability

- 3.30 The PPG states that a site or a broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.
- 3.31 In assessing site suitability, the Council has had regard to PPG advice that when using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location.
- 3.32 In 2016, when the Council commenced work on the previous Local Plan, the Council took early action to boost housing supply in the Borough through the adoption of the Local Plan Housing Statement. This document identified a number of sites which the Council considered appropriate for 'early release' in advance of the adoption of the Local Plan. This included a number of sites outside of the urban area boundaries and within undeveloped gaps between settlements (as currently defined through Policies CS17 and AL2 in the Adopted Local Plan). So, for the purposes of this assessment, these policies have not affected the Council's conclusions on the developability of sites.
- 3.33 As it anticipated that there will not be sufficient land to effectively address development need, the site assessment has reflected this. It recognises that there will be a need for policy changes in order to effectively address housing need. In particular, this has influenced the Council's approach to assessment on impact on landscape outside of national landscape designations, and development on agricultural land.
- 3.34 The following table identifies some of the more likely constraints, impacts and considerations with an explanation as to how these have been considered in relation to whether the site is suitable for the purposes of the SHELAA. The table also provides an overview of the potential impacts and how these have been used in the SHELAA assessment.

Physical Constraints

Access

Land-locked sites where no access can be gained to an adopted highway were discounted on the basis that they were unsuitable. This included consideration of any access solutions put forward by the site promoter (e.g. demolition of existing residential properties to achieve access to a site).

Other sites that were constrained by limited or difficult access point were considered on their merits. Where there was evidence or a reasonable likelihood that a solution to the constraint could be achieved then the site was considered suitable.

Infrastructure

Infrastructure can include a wide range of matters including transport and social infrastructure such as community facilities. With the relatively compact and urban nature of the borough most areas/sites are well served in infrastructure terms (or have the ability to be well served).

Ground Conditions

The majority of ground conditions can potentially be addressed through design and engineering solutions but in some instances, it may impact upon the viability of a site.

Flood Risk

Sites entirely or almost entirely within Flood Zones 2 or 3 (based on the climate change 2115 layer) were discounted. This is in accordance with national guidance on flood risk. Where sites contained a proportion of the site within a Flood Zone the sites were considered on their merits. In most instances the developable area of the site (and therefore the potential yield calculation) was adjusted to exclude the flood risk area.

Hazardous Risks

Any hazardous risks have been identified on individual site assessments and consideration then given as to whether the constraint could be overcome and therefore whether the site is suitable or discounted.

Pollution or Contamination

This can sometimes affect all or a very small part of the site and can often be connected with previous uses on the land. The identification of this as a constraint does not automatically mean ground quality issues are present – it indicates the potential and the need for possible further assessment by the landowner/developer. In the event that contamination does exist remedial measures are normally possible although this could affect the viability or timing of delivery of a site. Where relevant this has been addressed as part of individual site assessments.

Potential Impacts**Landscape Impacts (wider Landscape)**

An Area of Outstanding Natural Beauty (AONB) is a national landscape designation identified in the NPPF¹³ as an area where development should be restricted. Whilst a site located in an AONB is not automatically discounted for development; the primary purpose of an AONB designation, to conserve and enhance nature beauty, should not be undermined.

The limited availability of land in the Borough means that aside from when development impacts on landscapes of national significance (Chichester Harbour and South Downs National Park), it is not likely to be an absolute constraint. However, the potential Yield (net) of site can be affected due to the need to minimise impact on the wider landscape, through design and layout, and the incorporation of buffers and planting.

¹³ An Area of Outstanding Beauty is now referred to as National Landscape, but the NPPF has yet to be updated.

Landscape Impacts (features such as Tree Preservation Orders)

The presence of Tree Preservation Orders (TPOs) on a site does not necessarily mean a site would be discounted. Small clusters and individual TPOs can often have development successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On some occasions the loss a small number of TPO trees could be considered if it would facilitate an otherwise high quality scheme (such as to provide access to a sizeable housing site). This would normally be a last resort and compensatory planting would normally be requested. A site is unlikely to be discounted unless there is significant TPO coverage but its Yield (net) may be adjusted accordingly.

Ancient Woodland is defined as an area that has been wooded continuously since at least 1600CE. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland.

Nature Conservation Designations

There are many nature conservation designations of varying degrees. Nationally or internationally designated sites are almost certainly unsuitable for housing or commercial development in line with the NPPF, but an adjacent designation can also act as a constraint that needs to be considered. The relationship of the proposal with the protected area will need to be considered as well as the impact of potential users of the development.

Sites identified as Core and Primary Support Areas in the Solent Wader and Brent Goose Strategy will not be considered suitable, unless there is significant evidence to justify otherwise.

Heritage Conservation

Sites situated within Archaeology Zones were not discounted on the basis that each site would need to be assessed in terms of their archaeological value and potential impact. Where appropriate the view of the Council's Archaeologist has been sought through the screening process. This issue could affect the net developable area, viability or timing of delivery of a site.

A development site being within or within the setting of a conservation area is a constraint. It can decrease the potential Yield (net) of a site due to the need to consider the impact on the conservation area. This will be addressed on a site by site basis as relevant and explained in the individual site assessments.

A site being within a historic park was not itself a reason for exclusion from the study unless it was considered that development would harm its character or appearance.

The presence of a listed building does not prevent development. However, the setting of the listed building will need to be carefully considered and it may decrease the potential Yield (net) of a site as a result. This will be addressed on a site by site basis as relevant and explained in the individual site assessments.

Other Considerations

Appropriateness and Market Value

It is not envisaged that there will be sites that would be unattractive in market value although these matters may affect the overall availability and achievability of a site, particularly if balancing the current use value of a site.

Contribution to regeneration priority areas

It is most likely that new development would offer the potential for a positive impact to identified regeneration areas. If appropriate, then this will be explained further in the appropriate site assessment, but the merits of a site will be determined through the Local Plan process.

Environmental/amenity impacts (new occupants and existing neighbours)

In most instances this consideration can be satisfactorily overcome through the detailed planning application stage. However, should a significant potential amenity impact be identified then it may be appropriate to adjust the developable area or Yield (net) of a site. Should this arise then it will be explained on the relevant individual site assessment.

Other Local Constraints/Considerations

Utilities

The presence of utilities such as high-pressure gas mains and power lines often require easements either side in which development is unlikely to be appropriate. This can vary, and further information can be sought from the relevant utility infrastructure provider. The costs for moving/altering utilities could be significant. The council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account this factor for it to be considered a suitable and developable site

Mineral Safeguarding

Hampshire County Council is the Minerals and Waste Planning Authority for the borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered as a potential constraint where further consultation with Hampshire County Council will be required. In some instances, prior extraction of the minerals may be required before any development takes place. This matter is unlikely to result in a site being discounted.

Public open space

The highly urbanised character of the Borough means that open spaces are valued and a finite resource that should be protected. The Borough's Open Space Strategy assesses the quality and quantity of the different typologies of open space in the Borough. Sites identified relating to open space will not necessarily be discounted, but it must be shown that any development proposal is able to meet the requirements of the open space policy.

Settlement boundaries

The character differentiation of the borough's individual settlements areas is an important local policy consideration. Nonetheless, sites between settlements will not necessarily be excluded as they could be considered alongside a review of settlement boundaries as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity. Havant Borough does not have any designated Green Belt land.

Agricultural land

The NPPF indicates the availability of agricultural land for food production should be considered when deciding what sites are most appropriate for development, alongside other policies. Furthermore, where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality. However, the limited availability of land in Havant Borough means that it is not possible to give preference to areas of poorer quality agricultural land for development in order to effectively address housing need.

Table 2: Likely site constraints, impacts and considerations

Assessing site availability

- 3.35 The PPG indicates that a site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.
- 3.36 Therefore, the Council has only considered available where there has been contact with landowners and/or site promoters since 2022. Sites which were promoted prior to this have only been included

in this assessment where it has been possible to establish the sites' availability through additional contact.

Assessing site achievability

- 3.37 The PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a consideration and judgment of the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period. For the purposes of this assessment, a site with planning permission has been assumed to be achievable unless there is evidence to the contrary.
- 3.38 In order to assist with the assessment of potential employment sites, the SHELAA has drawn upon the Council's Employment Land Review (November 2024)¹⁴ which provides a high level overview of the market attractiveness of sites, having regard to their location and the type of units they would be likely to provide.

Overcoming constraints

- 3.39 Where appropriate, Table 1 provides an explanation of how physical constraints could typically be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of the site. In other instances, a constraint will result in a site being unsuitable for development and as a result it will be discounted within the SHELAA process.

Deliverability and developability

- 3.40 The PPG requires that following on from the assessment of the suitability, availability and achievability (including the economic viability) of a site, it is then possible to determine whether each site can be considered deliverable, developable or not currently developable.
- 3.41 A site is considered **deliverable** where it is "*available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) Sites that do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) Sites with outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*
- 3.42 A site is considered developable where it is in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (either within 6-10 years or years 11-15).

¹⁴ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

Stage 3: Windfall Assessment

- 3.43 Windfall housing development is unplanned and arises from unidentified sources during a plan period (i.e. not housing allocations). Paragraph 72 of the 2023 NPPF indicates that a windfall allowance may be justified if a local planning authority has compelling evidence. Windfall delivery has been analysed and explained in detail within the Council's Windfall Housing Development Analysis paper¹⁵.
- 3.44 To ensure a cautious approach to windfall projections, windfall delivery has been projected to commence only from year 4 of the plan period. This is because it is assumed that prior to these dates, many of the likely housing completions will already be known through planning permissions.

Stage 4: Assessment Review

- 3.45 The PPG indicates that once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment should be made as to whether sites will come forward as anticipated. This stage of the review will be completed for the Regulation 19 Local Plan.
- 3.46 When preparing strategic policies, it may be concluded that insufficient sites / broad locations have been identified to meet objectively assessed housing needs, including the identified housing need. The PPG advises that in the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites, or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land.
- 3.47 Recognising that there was likely to be a shortage of land to meet identified housing need following examination of the previous Local Plan, the methodology has already assumed that higher densities are deliverable in areas close to public transport and town centres. It is considered that a further increase to the minimum density thresholds would not be practicable or viable in Havant Borough. Furthermore, whilst the town centres provide the best opportunity to achieve development at scale, the Council must be able to demonstrate that there is a reasonable prospect that sites will be available and viably developed. The proformas for the broad locations for development therefore present a conservative estimate in terms of what could be achieved in these locations, and do not represent a cap to the level of development envisaged.
- 3.48 As set out above, this has led the Council to accept the need for potential policy changes which could impact the suitability of sites / broad locations. Acknowledging the limited availability of land and the need for new homes and other development, the Council has had to change its assumptions. In order to effectively address development need, it is assumed there will need to be impacts on local landscape character outside of national designations, and that there is not the ability to prioritise poorer quality agricultural land for development.
- 3.49 Despite this, Havant Borough will still not be able to meet need, and will need to look to neighbours for assistance with addressing unmet need.

¹⁵ ibid

Stage 5: Final Evidence Base

3.50 Following the assessment, the PPG specifies a list of standard core outputs to ensure consistency, accessibility and transparency. The following table summarises where the required outputs can be found.

PPG Core Outputs	Page Number where included
List of all sites , crossed reference to their locations on maps	<p>Developable housing sites are in Appendix 1.</p> <p>Discounted housing sites are in Appendix 2.</p> <p>Developable economic development sites are in Appendix 3.</p> <p>Discounted economic development sites are in Appendix 4.</p> <p>Sites falling below the study threshold are in Appendix 5.</p>
Assessment of each site in terms of its suitability for development, availability and achievability (including viability) to determine whether a site is realistically expected to be developed and when	Outlined in the site proformas at Appendices 1 and 3.
Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	<p>More detail on deliverable and developable sites contained in Appendices 1 and 3.</p> <p>Discounted sites (giving justification as relevant) – Appendices 2 and 4.</p>
The potential type and quantity of development that could be delivered on each site, including a reasonable estimate on build out rates , setting out how any barriers to delivery could be overcome and when	<p>Dwelling type left flexible and linked with density calculation. Quantity (Yield (net)) given and explained in Appendices 1 and 3 (proposed or estimated).</p> <p>Build out rates addressed on a site by site basis (largely through annual updates with site owners/agents /developers) and outlined in full trajectory table.</p>
An indicative trajectory of anticipated development and consideration of associated risks	An indicative trajectory can be found at Appendix 7.

Table 3: Core Outputs (Checklist)

4. Summary of Housing and Economic Land Supply

- 4.1 The information from the SHELAA forms an important part of the evidence for the Building a Better Future Plan, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable.
- 4.2 The following tables provide an overview of housing and economic land sources of land supply respectively.

Housing Supply

Appendix	Source of housing potential (2023-2043)	Number of dwellings	Notes
n/a	Completions 2023/24	368	
1	Large site commitments	870	15% discount applied for non-implementation 1,024 dwellings (total prior to discounting) * 0.15 = 153.6 1,024 - 153.6 = 870 (rounded)
	Small site commitments	137	5% discount applied for non-implementation 144 dwellings (prior to discounting) * 0.05 = 7.2 144 - 7.2 = 137 (rounded)
	Older persons' housing commitments	135	285 bedrooms divided by 1.8 persons per household = 158.3 15% discount applied for non-implementation 158 bedrooms (prior to discounting) * 0.15 = 23.75 158 - 23.75 = 135 (rounded)
2	Broad locations	2,406	15% discount applied for non-implementation 2,830 dwellings (prior to discounting) * 0.15 = 424.5 2,830 - 424.5 = 2,406
3	Developable SHELAA sites	2,433	15% discount applied for non-implementation 2,862 dwellings (prior to discounting) * 0.15 = 429.3 2,862 - 429.3 = 2,433
	Developable SHELAA Older persons housing sites	109	230 bedrooms divided by 1.8 persons per household = 128 128 dwellings (prior to discounting) * 0.15 = 19.2 128 - 19.2 = 109 (rounded)
	Other SHELAA sites within the urban area ¹⁶	37	15% discount applied for non-implementation 43 dwellings prior to discounting * 0.15 = 6.45 43 - 6 = 37
n/a	Windfall	1,360	10% reduction already applied
	TOTAL	7,855	

¹⁶ Sites with an identified development capacity of 20 dwellings or less as shown in the trajectory

- 4.3 If all of the sites in Appendices 2 and 3 were developed (prior to a non-implementation discount), this would result in approximately 2,433 dwellings allowing for a 15% non-implementation discount (as set out at paragraph 3.23).
- 4.4 However, this does not take account of the development strategy, nor the Sustainability Appraisal process which is undertaken to determine whether a site should be allocated in the Building a Better Future Plan. Nevertheless, with all sources of housing supply are totalled (7,855 dwellings) there would remain a significant shortfall of 9,985 dwellings against an overall housing need figure of 17,840 dwellings over the plan period (2023-2043).

Economic Development Supply

Appendix	Source of economic development potential (2024-2043)	Net Floorspace sq m
	Completions 2023/24	18,167
	Planning permissions at 1 April 2024	3,480
4	Developable SHELAA sites ¹⁷	98,368
2	Havant and Waterlooville town centre broad locations	2,300
	TOTAL	120,015

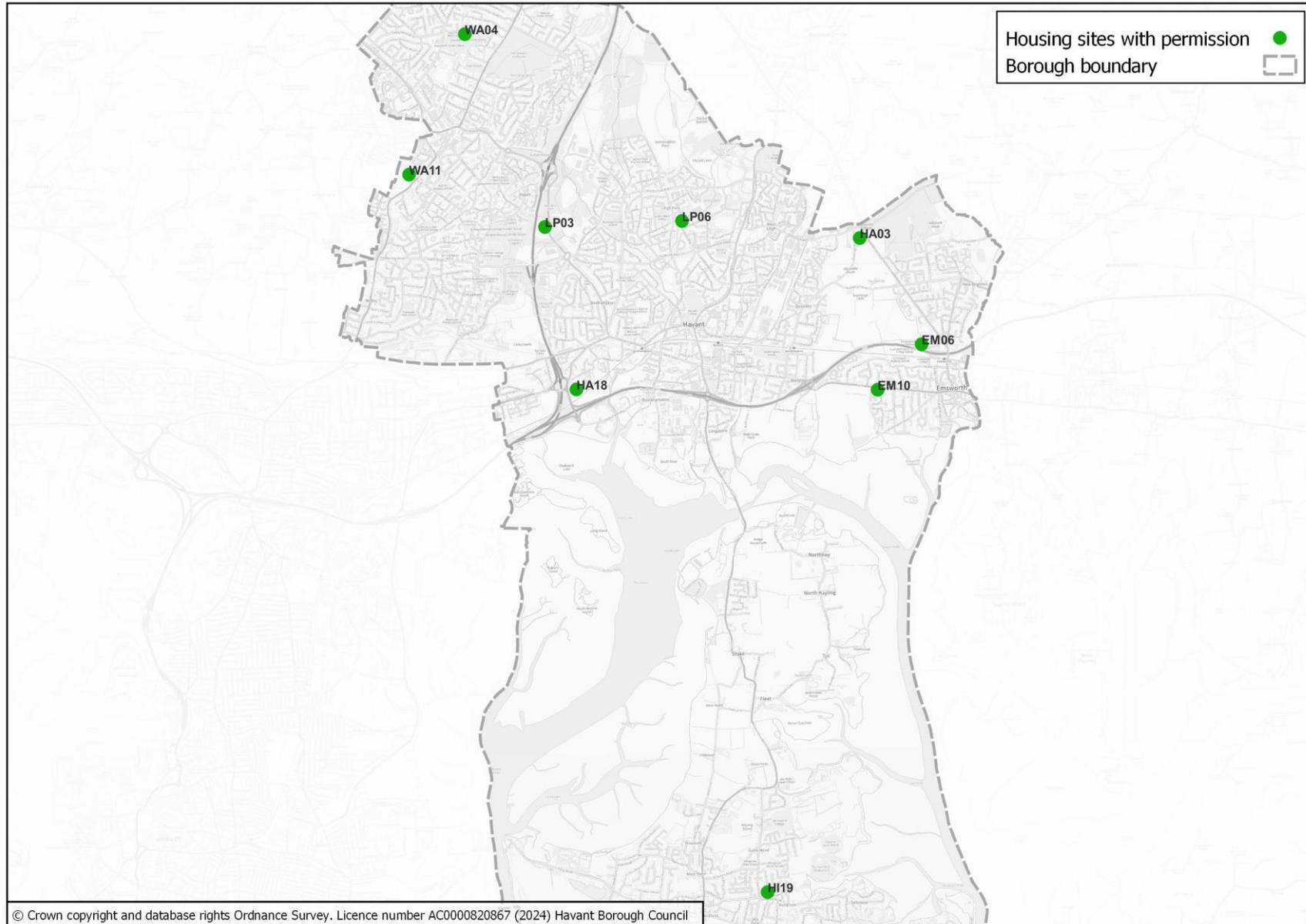
- 4.5 If all of the sites promoted for economic development in Appendix 4 were developed in totality, this would result in 98,368 sq. m of floorspace. However, this does not take account of the development strategy, nor the Sustainability Appraisal process which is undertaken to determine whether a site should be allocated in the Local Plan. However, assuming that all of the developable sites are allocated (many of which already benefit from planning permission), there is a shortfall of 55,184 sq m against an overall employment need figure of 175,199 sq. m over the plan period (2023-2043).

¹⁷ Includes some sites which already benefit from planning permission but not yet implemented.

Summary

- 4.6 The table(s) above illustrate that insufficient land remains to meet development need. There is clear evidence that even after taking account of potential policy changes that it will not be possible to meet the needs of Havant Borough, factoring in the strategic policy constraints set out in footnote 7 of the NPPF.
- 4.7 On this basis, the Council will need to establish whether its unmet need can be met by neighbouring authorities. It is important that there continues to be constructive and proactive dialogue with neighbouring authorities to ensure that unmet need and other cross boundary matters are robustly addressed. This will be documented through PfSH and bi-lateral Statements of Common Ground.

Appendix 1 Outstanding planning permissions at 1 April 2024



Blue shading in the table below denotes a site with planning permission which has not yet commenced. A corresponding site proforma is included in the following section.

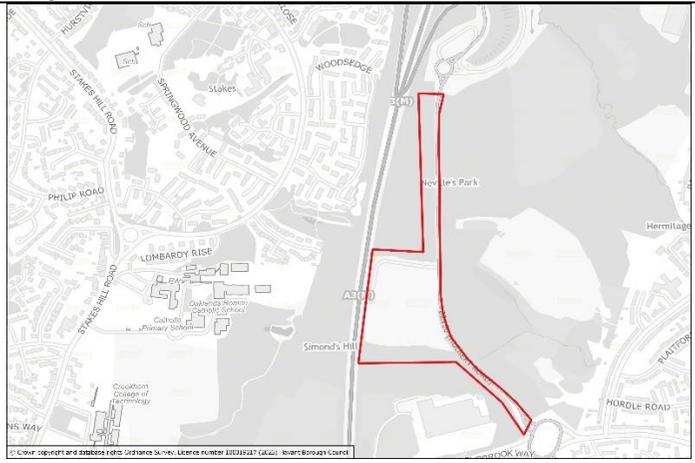
Site Ref	Site	Site Status at 1 April 2024	Area	Planning permission references	Net Dwellings Available	Completions 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Net Total in Plan Period
Sites with Planning Permission												
Large site commitments (10 or more units)												
	Forty Acres	Full	Havant & Bedhampton	18/00450; 21/00605	82	108	82					82
	Camp Field, Bartons Road	Outline	Havant & Bedhampton	19/00007; 21/00300	70		3	48	19			70
	Sinah Lane	Full	Hayling Island	20/01093	128	67	40	45	43			128
	108-110 Elm Grove	Full	Hayling Island	20/00015	43		43					43
	Woodcroft Farm	Full	Waterlooville	13/00804; 20/00357	64	34	34	30				64
	Blocks A-D, Wellington Way	Prior Approval	Waterlooville	23/00105; 23/00106; 23/00107	44		24	20				44
	Woodcroft Primary School (Meadowlands)	Details	Waterlooville	15/01235; 19/00339; 19/00281	31			31				31
	Berewood Phase 3b, Development Site West of Waterlooville	Details	Waterlooville	21/01259	20			10	10			20
	286-288 London Road	Prior Approval	Waterlooville	22/01165; 23/00528	18			18				18
EM06	West of Coldharbour Farm	Full	Emsworth	19/01226	44			10	34			44
HA03	Southleigh Park House	Outline	Havant & Bedhampton	17/00863; 21/01451	61			20	41			61
HA18	Old Manor Farm, Lower Road (Phase 2)	Outline	Havant & Bedhampton	21/01071	43			20	23			43
LP03	Land west of Hulbert Road	Outline	Leigh Park	20/00441	100							100
LP06	Former Dairy Crest Site, Dunsbury Way	Outline	Leigh Park	18/01109; 22/00829	73				73			73
WA11	MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)	Outline	Waterlooville	10/00828	190					48	48	190
	81C London Road	Full	Waterlooville	22/01072	13			13				13
Large site commitments (10 or more dwellings) total					1024		226	265	243	48	48	1024
15% non implementation discount					870							
Small site commitments (9 dwellings or less)												
	Outstanding small site commitments (discounted by 5% total 144, prior to discounting)				137		137					137
Small Site Permissions (9 dwellings or less) total					137		137					137
Older persons' housing commitments												
	Land on the east side of Helmsley House	Full	Havant & Bedhampton	23/00665	78		78					78
	Forty Acres	Outline	Havant & Bedhampton	19/00003	71			71				71
	9 East Street	Full	Havant & Bedhampton	21/00827	8		8					8
EM10	78 Havant Road, Emsworth	Full	Emsworth	22/00487	8		8					8
WA04	Land at Cowplain School, Hart Plain Avenue	Full	Waterlooville	22/00837	64				64			64
HA15	Belmont Castle Rest Home, 18-20 Portsdown Hill Road	Full	Havant & Bedhampton	19/00003	48			48				48
	Cheybassa Lodge, 2 Chichester Avenue		Hayling Island	19/00466	5		5					5
	1-3 Beech Grove	Full	Hayling Island	20/01014	3		3					3
Older persons' housing commitments subtotal					285		102	119	64	0	0	285
Older Person's housing commitments (285 bedrooms divided by 1.8 persons per household) Total					158		57	66	36	0	0	158
15% non implementation discount					135							

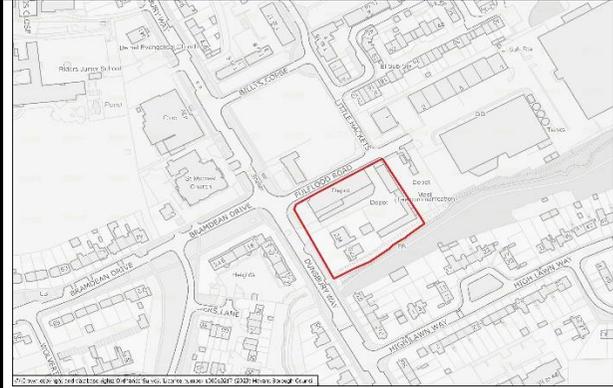
Large site commitments (10 or more dwellings)

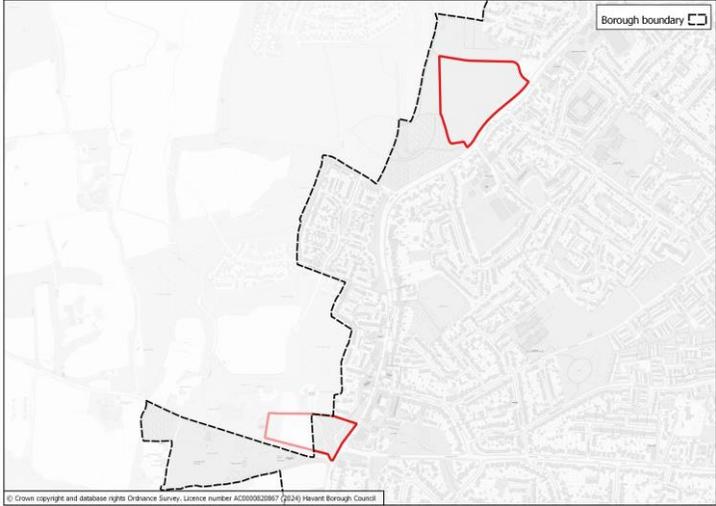
Site Ref	Site Address	Borough Area	Site Area	PDL
EM06	West of Coldharbour Farm	Emsworth	1.94 ha	No
Site Description			Map	
<p>The site is greenfield. The land west of Coldharbour Farm is located directly north of the A27 and is sandwiched between the A27 Service Station to the west and Coldharbour Farm Road to the east. The Emsworth Recreation Ground is situated to the north-east. The site is directly adjacent to the Southleigh Strategic Site.</p>				
Suitability			Availability	Achievability
Yes - Whilst about half of the site is currently at risk of fluvial flooding, it is a greenfield site within the urban area.			Yes – there is an extant planning permission for residential development.	Yes
Previous Planning History				
APP/19/01226 Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west. Approved March 2024.				
Density			Yield (net)	
N/A			44 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
44 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
HA03	Southleigh Park House	Havant and Bedhampton	3.22 ha	Yes
Site Description			Map	
<p>The site is bounded on three sides by Eastleigh Road, Bartons Road and Horndean Road. Immediately to the west and the south of the site is the strategic site promotion site reference BL5, part of which historically formed the parkland associated with Southleigh Park House. The site, including the listed main house, is currently in use as office accommodation. Surrounding the buildings are car parking areas and to the south a substantial parkland garden, with views over the parkland and agricultural land to the south.</p>				
Suitability			Availability	Achievability
<p>Yes - The site is previously developed land outside the urban area. Southleigh Park House is a Grade II listed building, and it should be retained and converted. There are proposals to replace the office building within the grounds for residential development. There are protected trees on the northern boundary. There is a reasonable prospect that a suitable form of development can be achieved.</p>			<p>Yes – the site benefits from a resolution to grant planning permission.</p>	<p>Yes</p>
Previous Planning History				
<p>APP/17/00863 Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works. Approved January 2019.</p> <p>APP/21/01451 Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Resolution to grant January 2024.</p>				
Density			Yield (net)	
N/A			61 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
61 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
HA18	Land south of Lower Road (phase 2)	Havant and Bedhampton	4.07 ha	No
Site Description			Map	
<p>The site comprises of an arable agricultural field. The site is situated in the south-west of Bedhampton. The site adjoins a piece of land to the east which has been granted planning permission for 50 dwellings. The site is bounded to the south by a railway cutting and the A27 Havant Bypass, to the west by the A3(M), to the north by a storage building and residential enclave Old Manor Farm.</p>				
Suitability	Availability	Achievability		
Yes - This is a greenfield site adjacent to the urban area and bounded by the A3(M) to A27 road connection and the railway. There is a reasonable prospect that a suitable form of development can be achieved.	Yes – the site is subject to a current planning application.	Yes - gas pipelines in the southwestern quadrant of the site would need to be avoided and would influence the form of development. Mitigation of noise impact from the trunk roads in close proximity and the railway adjacent to the site would be required.		
Previous Planning History				
APP/21/01071 Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved. Appeal Allowed May 2023.				
APP/24/00612 Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works. Submitted August 2024 – Pending Consideration.				
Density			Yield (net)	
N/A			43 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10	11+		
43 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
LP03	West of Hulbert Road	Leigh Park	7.25 ha	No
Site Description			Map	
<p>The site is an area of grassland located between Waterlooville, Bedhampton and Leigh Park. To the south of the site are superstores and to the north is the employment area Dunsbury Park. The site is surrounded by woodland directly to the north and south. To the west of the site is the A3(M) and the east is Hulbert Road.</p>				
Suitability			Availability	Achievability
<p>Yes - Although the site is a greenfield site separated from the existing urban area by woodland and the A3(M), it is not subject to constraints. It was resolved that the site should be granted planning permission due to the need to significantly boost housing supply in the absence of a five year supply. Development of the site would introduce buildings to open countryside beyond the built up area of Bedhampton.</p>			<p>Yes – the site benefits from outline planning permission.</p>	<p>Yes</p>
Previous Planning History				
<p>APP/20/00441 Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant. Approved February 2023.</p>				
Density			Yield (net)	
N/A			100 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			100 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP06	Former Dairy Crest Depot, Dunsbury Way	Leigh Park	0.5 ha	Yes
Site Description			Map	
<p>The former Dairy Crest Depot, Dunsbury Way, is located on a prominent corner plot with Fulflood Road. The site consists of several single storey buildings, a bungalow, hard standing and vegetation, including trees, hedgerow and grassed areas. The immediate and surrounding area is varied, with industrial uses adjacent to the site, and further north. However significant residential development has taken place within the immediate area.</p>				
Suitability		Availability	Achievability	
Yes – the site constitutes previously developed land within the urban area.		Yes – the site benefits from planning permission for the erection of 74 dwellings.	Yes	
Previous Planning History				
APP/18/01109 Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road. Approved March 2021.				
APP/21/00931 Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping. Withdrawn January 2022.				
APP/22/00829 Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road. Approved February 2024.				
Density			Yield (net)	
N/A			73 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
73 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
WA11	MDA Newlands Hambledon Road (phases 4 and 8)	Waterlooville	7.4 ha (Phase 4 – 2.5ha and Phase 8 – 4.9ha)	No
Site Description			Map	
<p>The West of Waterlooville Major Development Area straddles both Winchester City Council and Havant Borough Council. Phase 8 is wholly within Havant Borough and has the potential to deliver 185 dwellings. Only a small part of Phase 4 within Havant Borough and has the potential to deliver 5 dwellings. Both phases are located on the eastern edge of the MDA, and is bounded by London Road to the east and Berewood Town Park to the west.</p>				
Suitability			Availability	Achievability
Yes – the site benefits from planning permission for residential development and is allocated in the adopted local plan.			Yes	Yes
Previous Planning History				
<p>APP/10/00828 – Outline application for the development of approx. 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting . Approved April 2022.</p> <p>APP/14/00032 – Reserved Matters Application for 246 residential dwellings, phase 2 of the Berewood development within the West of Waterlooville MDA development. Approved June 2014.</p>				
Density			Yield (net)	
N/A			185 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10	11+		
96 dwellings	89 dwellings	5 dwellings		

Older persons' housing commitments

Site Ref	Site Address	Borough Area	Site Area	PDL
EM10	78 Havant Road	Emsworth	0.15 ha	Yes
Site Description			Map	
<p>The site is situated on the south side of Havant Road, to the east of Barn Close and to the west of Western Avenue. Vehicular and pedestrian accesses are off Havant Road. The site is presently occupied by a large residential property with outbuildings. In this locality there are a varied range of buildings which range from detached and semi-detached houses to buildings with a bigger footprint and scale, such as Springfield Nursing Home, Emsworth House Nursing Home and the 3 storey housing development nearby.</p>				
Suitability		Availability		Achievability
Yes – the site constitutes previously developed land within the urban area.		Yes – the site benefits from planning permission for the demolition of the existing dwelling and construction of a detached building comprising 9 no. assisted living apartments and ancillary carers management suite		Yes
Previous Planning History				
APP/22/00487 Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping. Approved March 2023.				
Density			Yield (net)	
N/A			8 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10		11+
8 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
HA15	Belmont Castle Rest Home, 18-20 Portsdown Hill Road	Havant and Bedhampton	1.09	No
Site Description			Map	
<p>Belmont Castle is a Grade II Listed Building sited on Portsdown Hill in Bedhampton. The property is occupied as a nursing home for 40 residents and stands in spacious grounds with mature landscaping and trees. Parking is located to the front and side. Although in spacious grounds, with open countryside beyond to the north, there are neighbours to the east (Towers Farm) and west (Nos 22-26 Portsdown Hill Road), all of which are residential properties.</p>				
Suitability		Availability	Achievability	
Yes – the site constitutes previously developed land adjacent to the urban area.		Yes – the site has extant planning permission.	Yes	
Previous Planning History				
<p>APP/18/01087 - Construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space. Approved April 2019.</p> <p>APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking. Approved July 2022.</p>				
Density			Yield (net)	
N/A			48 bedroom care home extension	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10	11+		
48 bed				

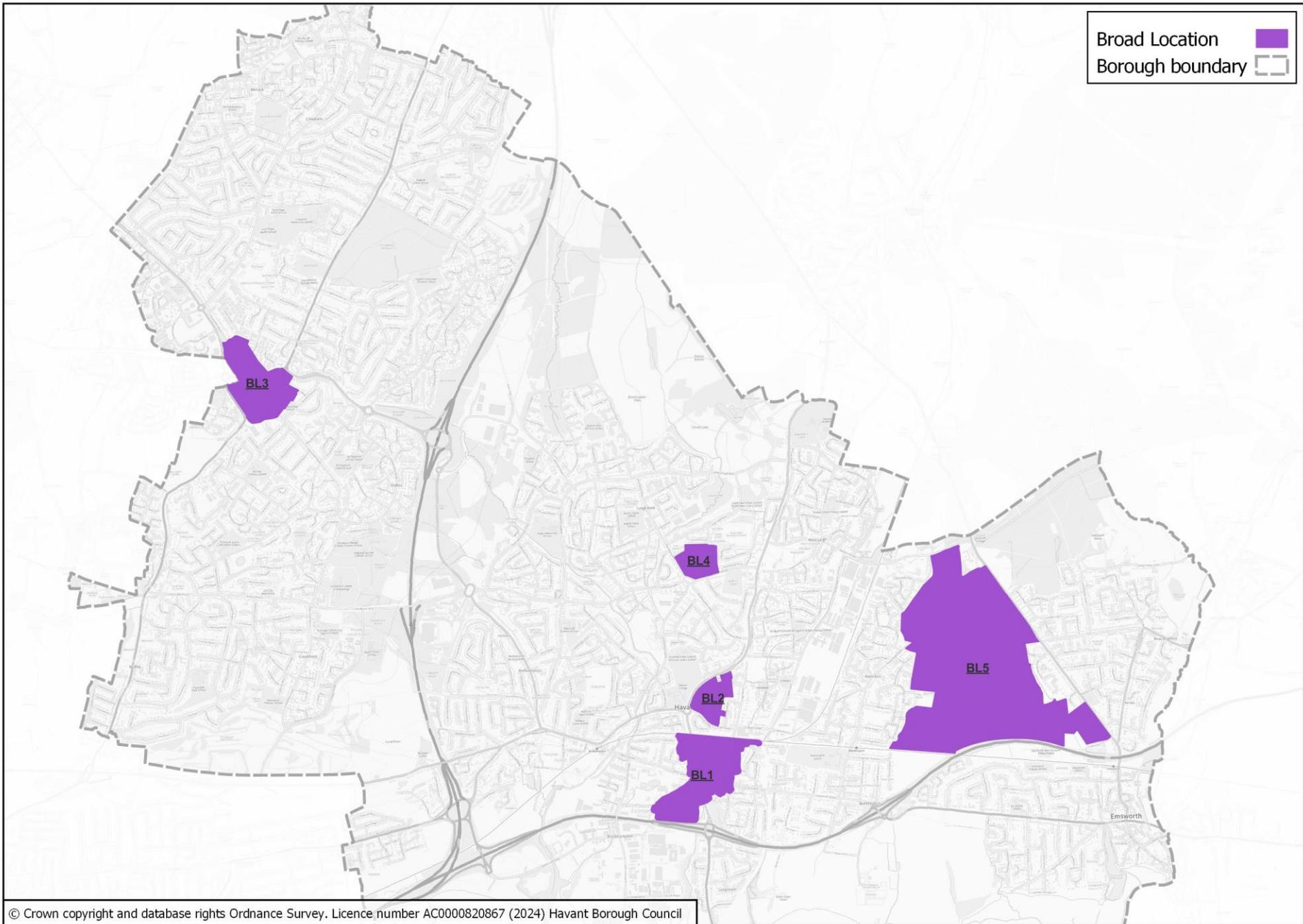
Site Ref	Site Address	Borough Area	Site Area	PDL
WA04	Land at Cowplain School	Waterlooville	0.94 ha	Part
Site Description			Map	
The site is currently a combination of school playing fields and hard standing area consisting of tennis courts. The site is surrounded by further sports fields, school buildings and residential dwellings. Access is available via Hart Plain Avenue.				
Suitability		Availability	Achievability	
Yes – The site is undeveloped land within the urban area.		Yes – the site(s) has planning permission for a 64 bed care home and 6 dwellings.	Yes	
Previous Planning History				
APP/22/00837 Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping. Approved January 2024.				
Density			Yield (net)	
N/A			64 bed care home and 6 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
64 bed care home and 6 dwellings				

Appendix 2 Broad Locations

Site Reference	Site Name	Yield (Net) Dwellings
BL01	Havant Town Centre Broad Location	628
BL02	Civic Campus Broad Location	170
BL03	Waterlooville Town Centre Broad Location	337
BL04	Leigh Park Town Centre Broad Location	45
BL05	Southleigh Broad Location	1,650 ¹⁸
Broad locations total		2,830
15% non implementation discount		2,406

Site Reference	Site Name	Floorspace sq. m (net)
BL01	Havant Town Centre Broad Location	2,300
Broad locations total		2,300

¹⁸ Total during plan period, site has an overall capacity of 2,100 dwellings



Site Ref	Site Address	Borough Area	Site Area	PDL
BL1	Havant Town Centre Broad Location	Havant	26.8 ha	Yes
<p>Site Description</p> <p>Havant Town Centre Broad Location encompasses West Street which comprises a traditional shopping high street with a number of smaller retail units, the Meridian Shopping Centre, and Havant Bus Station. Solent and Central Retail Parks are well connected with the A27 and host a number of larger retail units. In addition, Market Parade, a 1960s shopping parade has active uses at ground floor level and flats on the upper floors of the building provides the main route between the railway station and the rest of the town centre.</p>			<p>Map</p> 	
<p>Suitability</p> <p>Yes – The broad location is located in a highly sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Havant Town Centre is identified as a priority by Policy CS6 in the Adopted Local Plan and Council’s Regeneration Strategy.</p> <p>There are a range of constraints affecting the town centre, including the risk of fluvial flooding, which will increase in the future. However, given that that some of the flow of the Lavant Stream is culverted under the town centre it is unlikely that the flood zones reflect the true nature of the risk and further work would be needed to assess the risk on specific schemes. There are a number of opportunities to redevelop vacant or derelict sites and/or regenerate existing built</p>		<p>Availability</p> <p>Havant Borough Council owns large parts of Havant Town Centre including the Meridian Shopping Centre (following its acquisition in 2019), the bus station, Havant Park and the Bulbeck Road public car park to the south of West Street.</p> <p>Market Parade is currently in private ownership but previously benefited from outline planning permission for the redevelopment of the site for 130 apartments which was not implemented. There remains a significant opportunity to redevelop this part of the town centre.</p> <p>Following Cabinet approval on 6 November 2024¹⁹, the former Bulbeck Road Car Park is being disposed of, with delegation to agree a sale of land to Churchill Living as the preferred developer.</p>		<p>Achievability</p> <p>Yes - although this will depend on private sector interest in delivering a significant quantum of development in the town centre. It may require some public funding to lever in private investment.</p>

¹⁹ <https://havant.moderngov.co.uk/documents/s53944/Former%20Bulbeck%20Road%20Carpark%20Site%20aDisposal%20Report.pdf>

development that may be coming towards the end of its useful life with a more efficient and intensive use of land. The land is suitable as a broad area of search for future development		
Previous Planning History		
APP/24/00053 Application to determine whether prior approval is required for the method of demolition of multi storey car park including slab removal and the proposed restoration of the site. Multi Storey Car Park, Bulbeck Road, Havant. Prior approval approved July 2024.		
APP/14/01225 Outline application with all matters reserved for demolition of existing buildings and redevelopment of site to erect 130No. apartments and 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories). Market Parade Development Site, Market Parade, Havant. Approved August 2016.		
Density	Yield (net)	
N/A	604	
Proposed		
Phasing and delivery in years		
0-5	6-10	11+
	75	429
Potential Yield	Development Type	
2,300 sq m	Class E(g)	
Estimated or Proposed	Estimated	

reprovision and relocation. The land is suitable as a broad area of search for future development.		in order to lever in the private investment to deliver the development in this broad location.
Previous Planning History		
None relevant.		
Density		Yield (net)
N/A		170
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	6-10	11+
	32	138

Site Ref	Site Address	Borough Area	Site Area	PDL
BL3	Waterlooville Town Centre Broad Location	Waterlooville	21.64 ha	Yes
<p>Site Description</p> <p>Waterlooville Town Centre Broad Location comprises London Road, a pedestrianised high street, Wellington Retail Park and Dukes Walk which comprise a number of larger retail units with surrounding car parks, Wellington Way (a 1970s shopping precinct), and St George’s Walk which hosts the main bus interchange for the town centre. In addition, there is the Asda supermarket, associated car park and Waterlooville Community Centre which is closely related to the Berewood development to the south west.</p>			<p>Map</p> 	
<p>Suitability</p> <p>Yes. The broad location is located in a sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Waterlooville Town Centre is identified as a priority by Policy CS6 in the Adopted Local Plan, and the Council’s Regeneration Strategy. The Council is preparing a masterplan (SPD) to help articulate how the regeneration policy will be implemented.</p>	<p>Availability</p> <p>Yes – although the broad location is in multiple ownerships, with Havant Borough Council having relatively limited land ownership (Wellington Way and Rockfield Drive car parks, the community centre, and parts of the Asda superstore), and will come forward for development at different times. A number of discrete sites within this location already have planning permission for redevelopment including the Wellington Way shopping centre. Wellington Way is in private ownership, and benefits from planning consent to convert and refurbish the upper floors into residential units. The site was subject of a previous planning</p>	<p>Achievability</p> <p>Yes – although due to the complexities of landownership and limited public land ownership, there are land assembly issues to be overcome. The Council is progressing a Waterlooville Town Centre Masterplan Supplementary Planning Document which will provide confidence to landowners and developers to invest to bring forward development in the town centre.</p>		

application in 2018 to construct 264 flats, but was later withdrawn. There remain significant opportunities to redevelop this and other parts of the town centre.

Previous Planning History

APP/23/00523 | First floor extension and reconfiguration of resultant space to provide 4 additional flats and a total of 7 flats. Block A 22-24 Wellington Way, Waterlooville, PO7 7ED. Approved December 2023.

APP/23/00105; APP/23/00106; and APP/23/00107 Prior Approvals for development comprising a total of 30 No. 1 and 2 bed dwellinghouses above the topmost storey on a terrace building where that development comprises rebuild of first floor together with any associated works. Blocks B, C and D, Wellington Way, Waterlooville. Approved December 2023

APP/23/00187 | Outline application with all matters reserved for construction of 13 No. one bedroom and 16 No. two-bedroom apartments (total 29) with refuse and cycle storage, car parking and soft and hard landscaping, following demolition of existing 3-bedroom bungalow and commercial property. Unit 1, Victoria Road and 234 London Road, Waterlooville, PO7 7ET. Application Withdrawn September 2023.

APP/22/01072 | Demolition of existing building for the construction of 15 No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store. 81C London Road, Waterlooville, PO7 7EL. Approved March 2024.

APP/18/00234 | Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping. Wellington Way, Waterlooville. Application Withdrawn February 2023.

Density		Yield (net)
N/A		337
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	6-10	11+
	37	300
Potential Yield	Development Type	
Area of search	Class E(g)	
Estimated or Proposed	n/a	

Site Ref	Site Address	Borough Area	Site Area	PDL
BL4	Leigh Park Town Centre Broad Location	Leigh Park	7 ha	Yes
Site Description			Map	
<p>Leigh Park Town Centre Broad Location comprises Greywell shopping precinct, Park Parade which is a traditional high street, Somborne Drive which includes a Lidl supermarket and a large bingo hall. In addition, Dunsbury Way is host to a range of community buildings including a library, two community centres, a day nursery and a training facility. There are also numerous public car parks which serve the centre, including Tidworth Road Car Park which falls within Havant Borough Council's ownership.</p>				
Suitability	Availability	Achievability		
<p>Yes. The broad location is located in a sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Leigh Park is identified as a priority by Policy CS6 in the Adopted Local Plan, and the Council's Regeneration Strategy.</p>	<p>Yes - Havant Borough Council has landholdings in the centre, including the public realm in Greywell shopping centre and its car park, Tidworth Road car park and some of the buildings on the community Centre site, including the Community and Apex Centre. Other public estate includes the Hampshire County Council owned library and the Orion Centre owned by NHS estates.</p>	<p>Yes – Havant Borough Council's Regeneration Team has been awarded One Public Estate funding which will explore options and the feasibility of developing a new community facility in the centre of Leigh Park. If the scheme were to go ahead it will enable the consolidation of existing community facilities to create a new multi-purpose community facility. Together with Tidworth Road Car Park, there is the potential to re-provide existing community facilities, and rationalise of public car parking which may also release land for new housing in the town centre. Residential development elsewhere within the town centre will be dependent on private sector interest.</p>		
Previous Planning History				
None relevant.				
Density			Yield (net)	
N / A			45	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10	11+		
	45			

Site Ref	Site Address	Borough Area	Site Area	PDL
BL5	Southleigh Broad Location	Havant and Bedhampton	146.32 ha	No
Site Description			Map	
<p>This broad location is in predominantly agricultural use and is known as the Southleigh strategic site. Residential development lies to the east and west, with the historic Southleigh Park House along Bartons Road to the north. The site slopes gently from north to south. The A27 and the railway line run along the south of the site.</p> <p>Southleigh Road in Denvilles runs along the west of the site before bisecting the site to meet Horndean Road in Emsworth to the east. There are a number of existing dwellings on Eastleigh Road, which runs north-south through the middle of the northern part of the site.</p>				
Suitability		Availability	Achievability	
<p>Yes - This large greenfield site lies between the urban areas of Havant and Emsworth and bounded by the A27 and railway to the south. Parts of the site are at risk of fluvial flooding and can be avoided for built development. There are also protected trees and sewer lines within the site that would need to be avoided. There is a reasonable prospect that a suitable form of development can be achieved.</p>		<p>Yes – the majority of the land within this broad location has been promoted by Bloor Homes on behalf of the White family, whilst land east of Manor Farm Close has been promoted separately. Land north of the A27 is also owned by Homes England. There are other separate land ownerships within the area of search but they have not been actively promoted for development at this stage.</p>	<p>Yes - as a large greenfield site development would need to deliver significant infrastructure.</p>	
Previous Planning History				
Density			Yield (net)	
N/A			2,100 (1,650 during the plan period)	
Estimated or Proposed			Proposed	

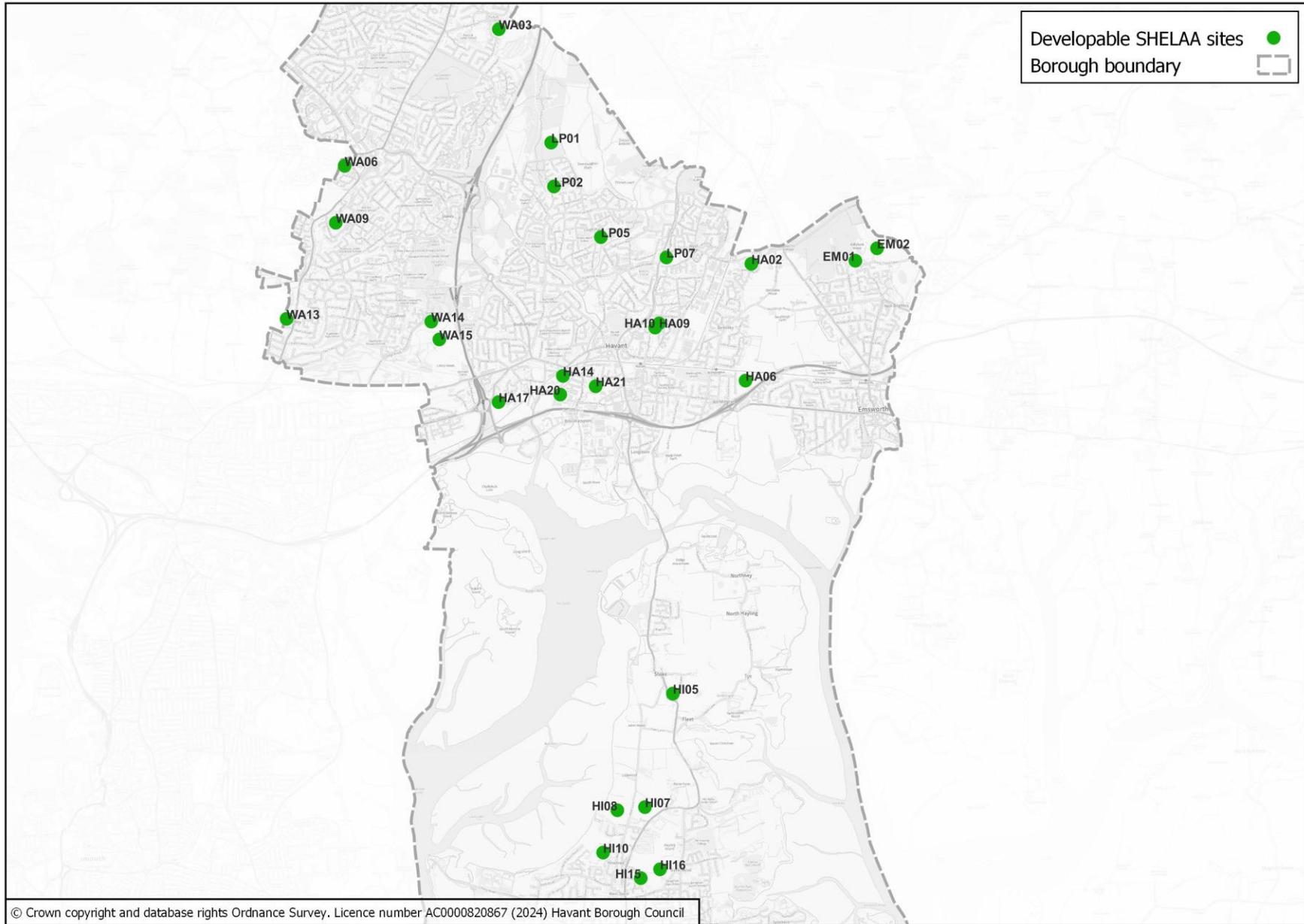
Phasing and delivery in years		
0-5	6-10	11+
	300	1,350

Appendix 3 Developable SHELAA sites

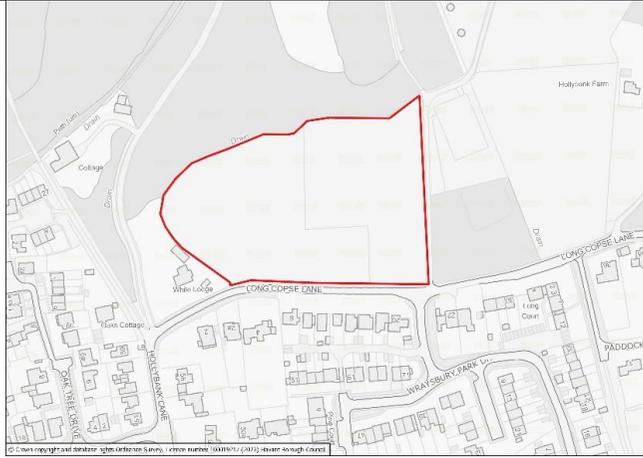
Housing sites		
Site ref	Site name	Site Yield
EM01	Land north of Long Copse Lane (western site)	50
EM02	Land north of Long Copse Lane (main site)	210
HA02	Helmsley House	30
HA06	Land east of Castle Avenue	184
HA09	Oak Park School (south west part)	21
HA14	Palk Road	83
HA17	Land at the western end of Lower Road	8
HA20	Kingscroft Farm	120
HA21	Portsmouth Water Headquarters	120
HI05	Land adjacent to Havant Road and Castlemans Lane	50
HI07	Land between Manor Road and West Lane	140
HI08	North of Saltmarsh Lane	192
HI10	West of Glebe Close	140
HI15	Fathoms Reach	51
HI16	Rook Farm	300
LP01	Cabbagefield Row	150
LP02	Strouden Court	81
LP07	Former Electricity Board, Bartons Road	90
WA03	Padnell Grange	83
WA06	Blue Star	69
WA09	Goodwillies Timber Yard	96
WA13	Land north of Highbank Avenue	25
WA14	South Downs College Car Park	91
WA15	Campdown	628
Housing sites total		3012
15% non implementation discount		2560

SHELAA Older persons housing sites		
Site ref	Site name	Site Yield
HA10	Oak Park School (main site)	160
LP05	Dunsbury Way	70
Older persons housing sites subtotal		230
Older persons housing sites total (divided by 1.8 persons)		128
15% non implementation discount		109

Other SHELAA sites within the urban area (delivering 20 dwellings or less)		
Site ref	Site name	Site Yield
EM09	Fowley Cottage	9
HA12	Richmond Suzuki	12
HI17	115 Elm Grove	7
WA01	Former Links Children's Centre	15
Other Developable SHELAA sites within the urban area total		43
15% non implementation discount		37



Housing sites

	Site Address	Borough Area	Site Area	PDL
EM01	Land north of Long Copse Lane (western site)	Emsworth	1.78 ha	No
Site Description			Map	
<p>The site is located north of Long Copse Lane in north Emsworth close to the boundary with West Sussex. There is existing residential development to the south of the site, while Southleigh Forest extends to the north and west. The site comprises scrubland open field, surrounded by trees and hedgerows, and is closely related to a wider land promotion to the east and northeast.</p>				
Suitability		Availability	Achievability	
<p>Yes - This is a greenfield site adjacent to the urban area. There is a woodland TPO which runs along the northwest boundary of the site. Bechstein bats are known to occur locally and use the site and adjacent habitats. The site is adjacent to ancient woodland. The site is in close proximity to the South Downs National Park. In landscape terms development of the site would introduce buildings to open countryside north of Emsworth. There is a reasonable prospect that a suitable form of development can be achieved.</p>		Yes	<p>Yes – whilst suitable environmental mitigation for protected species and nutrient neutrality has not yet been demonstrated to be achievable, there is a reasonable prospect that it can be.</p>	
Previous Planning History				
<p>On adjacent site reference EM02 Land north of Long Copse Lane (Main Site): APP/21/00893 - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.</p>				
Density			Yield (net)	
N/A			50 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
			50 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
EM02	Land north of Long Copse Lane (Main site)	Emsworth	14.56 ha	No
Site Description			Map	
<p>The site is located north of Long Copse Lane in north Emsworth close to the boundary with West Sussex. There is existing residential development to the south of the site, while Southleigh Forest extends to the north and beyond to the west. The site is predominantly open fields, surrounded by trees and hedgerows, and is currently used as grazing land and horse paddocks. A smaller land promotion lies adjacent to the west.</p>				
Suitability		Availability	Achievability	
<p>Yes - This is a greenfield site adjacent to the urban area. There is a woodland TPO in the northwest corner of the site. Bechstein bats are known to occur locally and use the site and adjacent habitats. The site is adjacent to ancient woodland. The site is in close proximity to the South Downs National Park. In landscape terms development of the site would introduce buildings to open countryside north of Emsworth, albeit not beyond the current eastern edge of the built form of Emsworth. There is a reasonable prospect that a suitable form of development can be achieved.</p>		<p>Yes – the site is subject to a current planning application.</p>	<p>Yes – whilst suitable environmental mitigation for protected species and nutrient neutrality has not yet been demonstrated to be achievable, there is a reasonable prospect that it can be. This is being considered as part of the current planning application.</p>	
Previous Planning History				
<p>APP/21/00893 - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved. Submitted August 2021 – Pending Consideration.</p>				
Density			Yield (net)	
N/A			210 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		180 dwellings	30 dwellings	

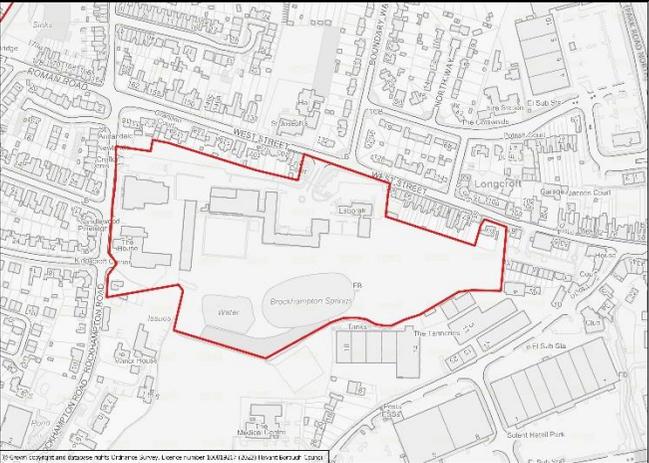
Site Ref	Site Address	Borough Area	Site Area	PDL
HA02	Helmsley House	Havant and Bedhampton	2.16 ha	Part
Site Description			Map	
The site consists of a large house and outbuildings in substantial grounds. The site is located on the south side of Bartons Road and is in close proximity to Eastleigh House and the Southleigh strategic site.				
Suitability		Availability	Achievability	
Yes - The site is part previously developed land and part greenfield within the urban area. The sewer line within the site would need to be avoided. There is a reasonable prospect that a suitable form of development can be achieved.		Yes – the site benefits from an extant planning permission for a care home.	Yes	
Previous Planning History				
APP/20/00761 Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. Approved March 2021.				
APP/23/00665 Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. Approved February 2024.				
Density			Yield (net)	
N/A			78 bed care home and 30 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10		11+	
78 bed care home	10 dwellings		20 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HA06	Land east of Castle Avenue	Havant and Bedhampton	5.40 ha	No
Site Description			Map	
The site is currently used for agriculture. The site is bounded to the north by the Havant to Brighton railway line, to the south by the A27 and to the west by residential properties.				
Suitability	Availability	Achievability		
Yes - The site is adjacent to the existing urban area and bounded by the railway to the north and the A27 to the southwest. The site is identified in the Solent Wader and Brent Goose Strategy as a low use site and is suitable for development subject to the provision of on-site mitigation measures or off-setting funding. There is a reasonable prospect that a suitable form of development can be achieved.	Yes – the site is subject to a current planning application.	Yes – though there are ransom strips present which may affect the viability of the site. In addition, part of the site is currently safeguarded in case A27 junction improvements are needed to facilitate access arrangements to the Southleigh Strategic Site (BL5).		
Previous Planning History				
APP/21/01010 Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping. Submitted September 2021 – Pending Consideration.				
Density			Yield (net)	
N/A			184 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		164 dwellings	20 dwellings	

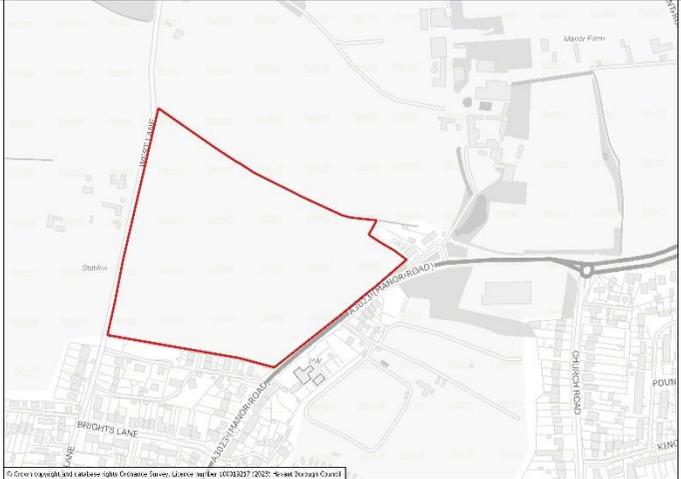
Site Ref	Site Address	Borough Area	Site Area	PDL
HA09	Former Oak Park School (south-west corner)	Havant and Bedhampton	0.66 ha	Yes
Site Description			Map	
<p>The site relates to land formerly occupied by Oak Park Secondary School. The site is now mainly open in character with grass and low scrub. Oak Park Community Clinic lies opposite the site on the south side of Lavant Drive.</p>				
Suitability			Availability	Achievability
<p>Yes - The site is previously developed land within the urban area. The sewer line and water line adjacent to the site would need to be avoided. The western part of the site is at risk of fluvial flooding (which may increase in the future) and built development will need to avoid this area. There is a reasonable prospect that a suitable form of development can be achieved.</p>			Yes	Yes
Previous Planning History				
<p>On adjacent site HA10 Former Oak Park School (Main Site): APP/15/00303 Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.</p>				
Density			Yield (net)	
N/A			21 dwellings	
Estimated or Proposed			Estimated	
Phasing and delivery in years				
0-5			6-10	11+
				21 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HA17	Land at the western end of Lower Road	Havant and Bedhampton	0.43 ha	Yes
Site Description			Map	
The site is occupied by a building materials supplier which is accessed off Lower Road. The site comprises a warehouse, an area of open storage and informal parking arrangements.				
Suitability		Availability	Achievability	
Yes - This is a brownfield site adjacent to the urban area.		Yes	Yes	
Previous Planning History				
05/70873/000 Outline application for the erection of 2 dwellings on the site utilising the existing access to Lower Road. Application Withdrawn January 2005.				
Density			Yield (net)	
N/A			8 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		8 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HA20	Kingscroft Farm	Havant and Bedhampton	3.03 ha	No
Site Description			Map	
<p>The site is located to the south of the Abrams Place housing development which lies off Ranelagh Road to the north. It is located immediately to the west of the industrial area on Marples Way. It is largely made up of open fields/paddocks.</p>				
Suitability	Availability	Achievability		
<p>Yes - The site is within the urban area. A small part of the site on the western boundary is within the fluvial and tidal flood plain which increases with climate change. However, the site could be developed avoiding these areas and incorporating the public footpath that runs through the centre of the site. There is a reasonable prospect that a suitable form of development can be achieved.</p>	<p>Yes – the site is subject to a current planning application.</p>	<p>Yes</p>		
Previous Planning History				
<p>APP/22/00669 Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site. Submitted June 2022 – Pending Consideration.</p>				
Density			Yield (net)	
N/A			120 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10	11+		
120 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
HA21	Portsmouth Water Headquarters	Havant and Bedhampton	3.22 ha	Yes
Site Description			Map	
<p>The site is currently the headquarter offices of the Portsmouth Water Company who intends to relocate their offices. The site lies to the south of West Street in a predominantly residential area. The site is allocated for 120 dwellings reference HB1 H14 in the 2014 Allocations Plan.</p>				
Suitability			Availability	Achievability
<p>Yes - The site is previously developed land within the urban area. A small part of the site is at risk of fluvial flooding and would need to be avoided for built development. Part of the site is identified in the Solent Wader and Brent Goose Strategy as a low use site and is suitable for development subject to the provision of on-site mitigation measures or off-setting funding. There are protected trees within the site but not to the extent that they would prevent development. There is a reasonable prospect that a suitable form of development can be achieved.</p>			<p>Yes - subject to the relocation of Portsmouth Water headquarters site to land north of Solent Road (site reference ED11).</p>	<p>Yes - subject to development avoiding water lines running through the site.</p>
Previous Planning History				
<p>On adjacent site reference ED11 Land north of Solent Road: APP/21/00601 Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.</p>				
Density			Yield (net)	
N/A			120 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			120 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI05	Land adjacent to Havant Road and Castlemans Lane	Hayling Island	1.95 (ha)	No
Site Description			Map	
The land is currently used for agricultural purposes. Surrounding land uses around the site include residential, agricultural and commercial. Access to the site is available to the western are of the site via Havant Road.				
Suitability		Availability		Achievability
Yes - This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding.		Yes		Yes
Previous Planning History				
Not relevant.				
Density			Yield (net)	
N/A			50 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10		11+
		50 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HI07	Land between West Lane and Manor Road	Hayling Island	10.17 ha	No
Site Description			Map	
The site is in agricultural use. There are residential areas to the south and east of the site. Further farmland lies to the north and west. Along the east of the site is Manor Road.				
Suitability		Availability	Achievability	
Yes - This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. A small part of the northeast of the site is at risk of tidal flooding in the future. The north east corner of the site is affected by a safeguarded waste site ²⁰ in the Hampshire Minerals and Waste Plan.		Yes	Yes, though the buffer zone to the safeguarded waste site may affect the quantum of development which can be provided on site, and its design and layout.	
Previous Planning History				
None relevant				
Density			Yield (net)	
N/A			325 dwellings	
Estimated or Proposed			Estimated	
Phasing and delivery in years				
0-5		6-10	11+	
		150 dwellings	175 dwellings	

²⁰ See HV043 Manor Farm - <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/sites-in-hampshire>

Site Ref	Site Address	Borough Area	Site Area	PDL
HI08	North of Saltmarsh Lane	Hayling Island	8.00 ha	No
Site Description			Map	
<p>The site is currently a field. Residential dwellings are found to the east and south of the site. West Lane runs along the east of the site.</p>				
Suitability			Availability	Achievability
<p>Yes - This is a greenfield site adjacent to the urban area. The southern edge of the site is currently at risk tidal flooding. More than half the site would be at risk of tidal flooding in the future. Nevertheless, there is a reasonable prospect that a suitable form of development can be achieved.</p>			Yes	Yes
Previous Planning History				
None.				
Density			Yield (net)	
N/A			256 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			150 dwellings	106 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HI10	West of Glebe Close	Hayling Island	5.90 ha	No
Site Description			Map	
<p>The site is agricultural use. Residential dwellings are located along the east and southeast boundary. Further fields are located along the north and south boundary.</p>				
Suitability			Availability	Achievability
<p>Yes - This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. However, in the future the eastern half of the site will be at risk of tidal flooding. The site is also part Solent Wader and Brent Goose Strategy Secondary Site. There is a reasonable prospect that a suitable form of development can be achieved.</p>			Yes	Yes
Previous Planning History				
None.				
Density			Yield (net)	
N/A			140 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			140 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI15	Fathoms Reach	Hayling Island	1.74 ha	No
Site Description			Map	
The site is made up of unmanaged land with five existing dwellings on the site. The site is surrounded by residential development to south and west.				
Suitability			Availability	Achievability
Yes – This is a greenfield site adjacent to the urban area.			Yes – the site is subject to a current planning application.	Yes
Previous Planning History				
APP/22/00001 Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249. Submitted January 2022 – Pending Consideration.				
Density			Yield (net)	
N/A			51 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			51 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI16	Rook Farm	Hayling Island	11.77 ha	No
Site Description			Map	
<p>The site comprises agricultural fields and a farm building and is bounded by trees and hedgerows to the west and north of St Marys Road, and to the east of Fathoms Reach residential area. The areas to the south and east of the site are predominantly residential.</p>				
Suitability		Availability	Achievability	
<p>Yes - This is a greenfield site adjacent to the urban area. The entire site consists of Solent Wader and Brent Goose Strategy Core Area for the Chichester and Langstone Harbours SPA. The site is not currently within an area at risk of flooding.</p>		<p>Yes – the site is subject to a current planning application.</p>	<p>Yes – suitable ecological mitigation has been demonstrated to be achievable.</p>	
Previous Planning History				
<p>APP/21/01434 Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Submitted December 2021 – Pending Consideration.</p> <p>APP/17/00007 Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access. Refused April 2017</p>				
Density			Yield	
N/A			300 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		200 dwellings	100 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP01	Cabbagefield Row	Leigh Park	7.40 ha	No
Site Description			Map	
It is a greenfield site to the north of Swanmore Road and the existing built up area of Leigh Park. The area to the east is allocated for the Havant Thicket Reservoir and Park Lane Stream runs parallel to the west. The site is currently allocated reference LP1 UE6a for 116 dwellings in the 2014 Allocations Plan.				
Suitability		Availability	Achievability	
Yes - The site is adjacent to the existing urban area. There is a small area which may at risk of fluvial flooding which should be avoided for built development. It is noted that the site is of SINC quality for protected species and compensatory habitat will be required. There is a reasonable prospect that a suitable form of development can be achieved.		Yes – the site is subject of a current planning application.	Yes – whilst suitable compensatory habitat for protected species has not yet been demonstrated to be achievable, there is a reasonable prospect that it can be.	
Previous Planning History				
APP/21/00989 Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SuDS and car parking (with appearance and landscaping matters reserved). Submitted September 2021 – Pending Consideration.				
Density			Yield (net)	
N/A			150 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
100 dwellings		50 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
LP02	Strouden Court	Leigh Park	5.70 ha	Yes
Site Description			Map	
<p>The site comprises the Strouden Court precinct, the garage and green space adjacent to Dummer Court, as well as some of the residential 'H' blocks. The site is surrounded by the Warren Park Primary Schools to the east, St Clare's Open Space to the west and residential development to the north and south. Part of the site is allocated reference LP3 L25 in the 2014 Allocations Plan, but extends to include land beyond to the north and south.</p>				
Suitability			Availability	Achievability
<p>Yes - The site comprises six infill sites within the existing urban area. The buildings are owned by Portsmouth City Council and there are long term proposals to intensify the use of the site. A small part of the southwest of the site may be at risk of fluvial flooding in the future and this land would need to be avoided. There is a reasonable prospect that a suitable form of development can be achieved.</p>			Yes	Yes
Previous Planning History				
None relevant.				
Density			Yield (net)	
N/A			81 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
			81 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP07	Scottish and Southern Energy Offices (Former Electricity Board)	Leigh Park	1.66 ha	Yes
Site Description			Map	
<p>This site is located in a prominent position on the corner of Petersfield Road and Bartons Road. The site has been cleared following the demolition of the former SSE building under prior approval (reference APP/16/00940) in 2016. The site is allocated reference LP1 L145 for 90 dwellings in the 2014 Allocations Plan.</p>				
Suitability		Availability	Achievability	
Yes – The site is previously developed land within the urban area. The sewer line within the site would need to be avoided.		Yes	Yes	
Previous Planning History				
APP/16/00940 Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant. Prior Approval Required and Granted October 2016.				
APP/20/00658 Proposed development of 175 apartments together with associated access, parking and landscaping. Refused October 2022.				
Density			Yield (net)	
N/A			90 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		90 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
WA03	Padnell Grange	Waterlooville	2.64 ha	Yes
Site Description			Map	
<p>The site is currently occupied by a property and associated buildings known as Padnell Grange. The site is situated on the edge of Cowplain. To the west and south are residential properties along Cherry Tree Avenue, immediately to the north lies Padnell Cuts Wood with Waterlooville Golf Course to the east.</p>				
Suitability		Availability		Achievability
<p>Yes – The site is previously developed land within the urban area. The existing Grange and barn on site have some historic value and should be retained and improved as part of any scheme. Protected trees would need to be accommodated within the development. There is a reasonable prospect that a suitable form of development can be achieved.</p>		<p>Yes – there is a current planning application although no progress appears to have been made for several years.</p>		<p>Yes</p>
Previous Planning History				
<p>APP/19/00224 Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SuDS and other drainage works and the removal of 3No. TPO Oak trees. Submitted February 2019 – Pending Consideration.</p>				
Density			Yield (net)	
N/A			83 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10		11+
		83 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
WA06	Blue Star	Waterlooville	1.91 ha	No
Site Description			Map	
<p>This site lies to the south-west of the Asda supermarket. The site is currently an open field with mature trees to the boundaries. The site sits directly adjacent to the Berewood development, with existing residential development to the south. The site is separated from Waterlooville Town Centre by Maurepas Way (A3), with a pedestrian crossing linking the site to the town centre.</p>				
Suitability			Availability	Achievability
Yes – the site comprises undeveloped land within the urban area adjacent to Waterlooville town centre.			Yes	Yes
Previous Planning History				
APP/23/00471 Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Submitted June 2023 – Pending Consideration.				
Density			Yield (net)	
N/A			69 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in year				
0-5			6-10	11+
			69 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA09	Goodwillies Timber Yard	Waterlooville	3.4 ha	Yes
Site Description			Map	
<p>The site comprises an existing local timber business. The site is accessed via London Road (A3) and is mainly hardstanding with various buildings associated with its previous commercial use. The site is surrounded by existing residential properties.</p>				
Suitability		Availability		Achievability
Yes – the site constitutes previously developed land within the urban area.		Yes - The existing timber business has closed.		Yes
Previous Planning History				
None.				
Density			Yield (net)	
N/A			96 dwellings	
Estimated or Proposed			Estimated	
Phasing and delivery in years				
0-5		6-10		11+
		96 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
WA13	Land north of Highbank Avenue	Waterlooville	1.46 ha	No
Site Description			Map	
<p>The site is currently in agricultural use. The site is adjacent to the Purbrook West Allotments and is north of Highbank Avenue and Victoria Avenue with access off London Road. The site forms part of a larger piece of land which is in the same ownership, the majority of which falls within the Winchester City Council administrative area which abuts the western extent of the site.</p>				
Suitability		Availability	Achievability	
Yes - This is a greenfield site partly within and partly adjacent to the urban area.		Yes	Yes – the site is part of a much larger area of land, predominantly within Winchester City Council’s area, but with access from Havant Borough.	
Previous Planning History				
None.				
Density			Yield (net)	
N/A			25 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		25 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
WA14	South Downs College Car Park	Waterlooville	2.27 ha	Yes
Site Description			Map	
<p>The site currently sits within the confines of Havant and South Downs College Campus and comprises a large surface car park, and some buildings within the northern portion of the site. The site is located to the south of the main college campus, with open fields to the south and east, with the A3(M) beyond to the east is the A3(M). College Road bounds the site to the west, with a residential area beyond.</p>				
Suitability		Availability	Achievability	
<p>Yes – the site constitutes previously developed land within the urban area. The design and layout would need to retain the protected trees on the site and respect and enhance the setting of the buried Roman villa and road to the east of the site. There is a reasonable prospect that a suitable form of development can be achieved.</p>		<p>Yes – the site is the subject of a current planning application.</p>	<p>Yes – the site is considered achievable, noting that a high pressure gas main runs alongside the western boundary within the site and an electricity cable runs east/west immediately to the south of the existing building.</p>	
Previous Planning History				
<p>APP/22/00439 Redevelopment of southern section of site to provide 91 dwellings comprising 42 No. 2, 3 & 4 bed houses and 49 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road. Submitted April 2022 – Pending Consideration.</p>				
Density			Yield (net)	
N/A			91 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
91 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
WA15	Campdown	Waterlooville	53.10 ha	No
Site Description			Map	
Campdown is located on the northern slope of Portsdown Hill as it slopes down towards Crookhorn. It is also immediately south of the South Downs Campus of Havant and South Downs College (HSDC) and adjacent to the A3(M). It is a greenfield site which is used as grazing pasture with tree and hedgerow boundaries.				
Suitability		Availability	Achievability	
Yes - This is a greenfield site adjacent to the urban area. The site has extensive archaeological remains that would constraint the amount of developable land. The entire site consists of Solent Wader and Brent Goose Strategy Primary Support Area or Secondary Support Area for the Chichester and Langstone Harbours SPA, however, appropriate mitigation appears to be feasible. There is a reasonable prospect that a suitable form of development can be achieved.		Yes – the site is subject to a current planning application.	Yes - suitable ecological mitigation has been demonstrated to be achievable	
Previous Planning History				
APP/19/01101 Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure. Application Withdrawn November 2023.				
APP/23/00488 Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins. Submitted June 2023.				
Density			Yield (net)	
N/A			628 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
100 dwellings		250 dwellings	278 dwellings	

Older persons housing sites

Site Ref	Site Address	Borough Area	Site Area	PDL
HA10	Former Oak Park School (Main Site)	Havant and Bedhampton	1.96 ha	Yes
Site Description			Map	
<p>The site is a vacant former school/employment site which has been demolished. Health and community services are located to the south and east of the site. The River Lavant runs to the east of the site.</p>				
Suitability		Availability	Achievability	
<p>Yes - The site is previously developed land within the urban area. A small amount of land to the east of the site within the fluvial floodplain would need to be avoided, as would the sewer line through and adjacent to the site and the water line adjacent to the site. There is a reasonable prospect that a suitable form of development can be achieved.</p>		<p>Yes</p>	<p>Yes - although it is noted that potential contaminated land may need to be remediated.</p>	
Previous Planning History				
<p>APP/15/00303 Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure. Approved December 2015.</p>				
Density			Yield (net)	
N/A			100 bed care home and 60 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		100 bed care home	60 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP05	Dunsbury Way	Leigh Park	0.49 ha	Yes
Site Description			Map	
<p>The site is a vacant former industrial site. There are residential dwellings to the north and east, industrial units to the south and community buildings to the west. The site has road access on all boundaries, with Dunsbury Way being the primary road through Leigh Park. The site is allocated reference LP1 L119 for 72 dwellings in the 2014 Allocations Plan.</p>				
Suitability		Availability		Achievability
Yes - The site consists of previously developed land within the urban area.		Yes – the site has been promoted for extra care units.		Yes
Previous Planning History				
None relevant.				
Density			Yield (net)	
N/A			70 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10		11+
		70 dwellings		

Other SHELAA sites within the urban area delivering 20 dwellings or less

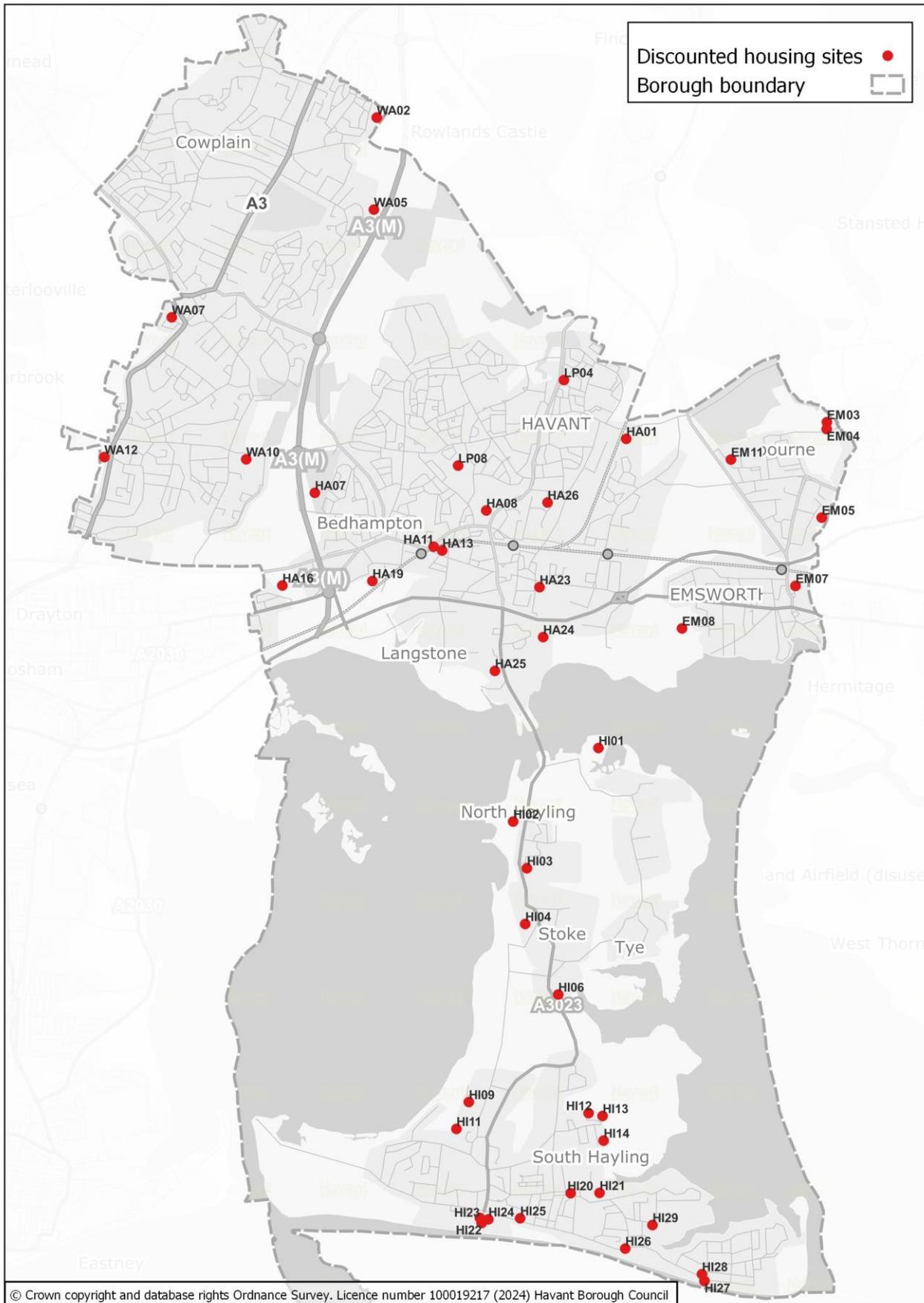
Site Ref	Site Address	Borough Area	Site Area	PDL
EM09	Fowley Cottage	Emsworth	1.10 ha	No
Site Description			Map	
<p>Fowley Cottage is located in southern Emsworth, to the south of Warblington Road. The site extends from Warblington Road southwards to the shore of Chichester Harbour. It comprises a single large house and grounds.</p>				
Suitability			Availability	Achievability
<p>Yes - This is a larger plot within the urban area with some scope for intensification. About half the site is at risk of tidal flooding in the future which would reduce the developable area. There is a reasonable prospect that a suitable form of development can be achieved.</p>			<p>Yes – there has been a recent planning application on the site.</p>	<p>Yes</p>
Previous Planning History				
<p>APP/19/00623 Retain the existing 'Fowley Cottage' dwelling and construction of 7No. detached dwellings, two on the Warblington Road frontage and five to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4, 6 and 7 to be taken off Curlew Close –Refused April 2020 – Appeal dismissed October 2020.</p> <p>APP/20/00376 Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area. Refused May 2021.</p> <p>APP/23/01078 Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed, 2No 4bed dwellings and 1No. 5bed dwelling. Refused August 2024.</p>				
Density			Yield (net)	
N/A			9 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5			6-10	11+
9 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
HA12	Richmond Suzuki	Havant and Bedhampton	0.31 ha	Yes
Site Description			Map	
<p>The site is currently used as a car showroom with associated uses. The railway line is located immediately north with neighbouring business uses to the west.</p>				
Suitability		Availability	Achievability	
<p>Yes - The site is previously developed land within the urban area. The eastern part of the site lies in fluvial Flood Zones 2 and 3 now and in the future. Some of this may be functional floodplain. There is a reasonable prospect that a suitable form of development can be achieved.</p>		Yes	<p>Yes, subject to remediation of potential contaminated land.</p>	
Previous Planning History				
None relevant.				
Density			Yield (net)	
N/A			12 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		12 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HI17	115 Elm Grove	Hayling Island	0.057	Yes
Site Description			Map	
<p>The site currently consists of a 2-storey building fronting the eastern boundary of the site and a single storey building on the western boundary. To the west of the site is a car park and residential buildings can be found to the south and north.</p>				
Suitability	Availability		Achievability	
Yes – the site constitutes previously developed land within the urban area.	Yes – the site is subject of a current planning application for conversion of the existing building.		Yes	
Previous Planning History				
APP/24/00315 Conversion of existing business premises, two bedroom flat and garage block into 7No. one bedroom flats with associated parking. Submitted April 2024 – Pending Consideration.				
Density			Yield (net)	
N/A			7 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5	6-10		11+	
7 dwellings				

Site Ref	Site Address	Borough Area	Site Area	PDL
WA01	Former Links Children's Centre	Waterlooville	0.20 ha	Yes
Site Description			Map	
The site is a current vacant children's centre. Surrounding the site is residential dwellings. Access to the site is available from Linnet Close.				
Suitability		Availability	Achievability	
Yes - The site is previously developed land within the urban area. Whilst the children's centre has been vacated, the site is protected by the loss of community facility policy. Nevertheless, there is a realistic prospect that the site will come forward for redevelopment.		Yes	Yes – subject to active marketing to demonstrate that the premises/land are no longer viable as a community facility.	
Previous Planning History				
None.				
Density			Yield (net)	
N/A			15 dwellings	
Estimated or Proposed			Proposed	
Phasing and delivery in years				
0-5		6-10	11+	
		15 dwellings		

Appendix 4 Discounted Housing Sites



Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
EM03	Land west of Westborne	140	<p>Not suitable: This is a greenfield site that is separate from the existing urban area. The northern part of the site is adjacent to ancient woodland and the site is in close proximity to the South Downs National Park. In landscape terms development of the site would introduce buildings to open countryside between Emsworth and Westbourne, beyond the current eastern-most extent of urban built form and land-use on the edge of Emsworth.</p> <p>Not available: although the site was included in a previous SHLAA it is no longer being actively promoted.</p>
EM04	Land at Dairy Farm, Long Copse Lane	28	<p>Not suitable: This is a greenfield site that is separate from the existing urban area. In landscape terms development of the site would introduce buildings to open countryside between Emsworth and Westbourne, beyond the current eastern-most extent of urban built form and land-use on the edge of Emsworth.</p> <p>Not available: A previous planning application was withdrawn in 2022, with no recent development activity. The site is not being actively promoted.</p>
EM05	Westwood Close	36	<p>Not suitable: The site is designated as the Ems Valley Corridor Local Green Space in the made Emsworth Neighbourhood Plan.</p>
EM07	Gas Site, Palmers Road	25	<p>Not achievable: The site promoter has indicated the site is unviable for housing and an employment use would be more deliverable. The development of the site would be subject to mitigation of contaminated land.</p>
EM08	South of Havant Road	86	<p>Not suitable: This is a greenfield site adjacent to the urban area and within Chichester Harbour National Landscape. The site is a Solent Wader and Brent Goose Strategy secondary site and particularly important as used by curlew.</p> <p>Not achievable: It has not been demonstrated that suitable compensatory habitat can be achieved.</p>
EM11	Spencer Road Open Space	15	<p>Not suitable: The site comprises undeveloped land within the urban area. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.</p>
HA01	Havant Garden Centre	58	<p>Not available: the site was included in a previous version of the SHLAA, but the site promoter has indicated that it is no longer has an interest.</p>
HA07	Littlepark House	120	<p>Not suitable: The majority of the site is covered by trees which constitute ancient woodland and are protected by a woodland tree preservation order. There is a small amount of previously developed land within the centre of the site which is separated from the urban area.</p>

Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
HA08	Havant College Campus	45	<p>Not suitable: The site is located within the urban area, and the playing fields/pitches are currently in use. For the site to be considered suitable for development, compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved. In addition, the education facilities on site are protected by the existing community facilities policy.</p> <p>Not achievable: It has not been demonstrated that Secretary of State's consent has been granted for the loss of the land last used as a playing field. It would need to be demonstrated that any proposals would be compatible with the primary use of the site for education purposes. A sewer line running through site would also need to be avoided.</p>
HA13	Land north of West Street	18	<p>Not suitable: The site is previously developed land within the urban area. Parts of the site are at risk of fluvial flooding now and in the future.</p> <p>Not achievable: The remaining developable area outside of the flood zone is likely to affect the capacity of the site. The sewer running north/south through the site could also impact on capacity and potentially viability of the site.</p>
HA16	Portsdown Hill	30	<p>Not suitable: The greenfield site is adjacent to existing urban areas. The site is not considered to be suitable as it is used as mitigation land for protected birds and nutrients and is a candidate Solent Wader and Brent Goose Strategy site. In order to comply with policy there would be a need to provide mitigation land for the development in addition to replacing the mitigation function that the land already has. In the absence of any evidence that this additional mitigation land can be provided the site must be considered to be not suitable.</p> <p>Not achievable: There are gas pipelines running through the centre of the site and along the western boundary. The site is used as mitigation land for protected birds and is a candidate Solent Wader and Brent Goose Strategy site. The need to provide mitigation land for the development, in addition to replacing the mitigation function that the land already has, and alongside the significant gas pipeline constraint on form of development, would likely render the site unviable.</p>
HA19	Land Southeast of Lower Road	48	<p>Not available: Whilst the site was identified through a desk-top search it is not being actively promoted.</p>
HA23	Town End House	19	<p>Not available: The site is no longer being promoted for residential use and there is a current planning application for school.</p>
HA24	Wade Lane	45	<p>Not suitable: This is a greenfield site adjacent to the urban area within the Chichester Harbour National Landscape.</p>

Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
HA25	Southmere Field	65	Not suitable: The majority of the site is at risk of tidal flooding in the future. Not achievable: The remaining developable area outside of the flood zone is likely to affect the capacity of the site, and would unlikely to be viable to be develop.
HA26	Old Copse Road	12	Not suitable: The site comprises undeveloped land within the urban area. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated. In addition, the northern and western edges of the site are affected by Flood Zones 2 and 3, with large parts of the site affected by surface water flooding.
HI01	Northney Marina	40	Not suitable: The site is previously developed land that is separate from the urban area. Parts of the site are currently at risk of tidal flooding, as is the access road that serves the site. In the future around half the site is at risk of tidal flooding with increasing flood risk to the access road.
HI02	West of 207 Havant Road	40	Not suitable: This is a greenfield site adjacent to the urban area. The whole site is at risk of tidal flooding - now and in the future.
HI03	Land off Victoria Road	22	Not suitable: This is a greenfield site adjacent to the urban area. The site is at risk of tidal flooding now with the risk increasing in the future. The site is part of a Solent Wader and Brent Goose Strategy Secondary Site. Not achievable: It has not been demonstrated that suitable compensatory habitat can be achieved.
HI04	Rear of 107 Havant Road	156	Not suitable: This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. However, in the future the south eastern and north western parts of the site will be at risk of tidal flooding. The site is also part Solent Wader and Brent Goose Strategy Core Site and Candidate Site. Not achievable: It has not been demonstrated that suitable compensatory habitat can be achieved.
HI06	Fleet Meadows	65	Not suitable: This is a greenfield site separate from the urban area. The whole site will be at risk of tidal flooding in the future. The site is within the Chichester Harbour National Landscape. The majority of the site is within a core area of the Solent Wader and Brent Goose Strategy Network. Not achievable: It has not been demonstrated that suitable compensatory habitat can be achieved.
HI09	South of Saltmarsh Lane	60	Not suitable: The site is greenfield site adjacent to the urban area but most of the site is at risk of tidal flooding in the future. Part of the site is a Solent Wader and Brent Goose Strategy Secondary site.

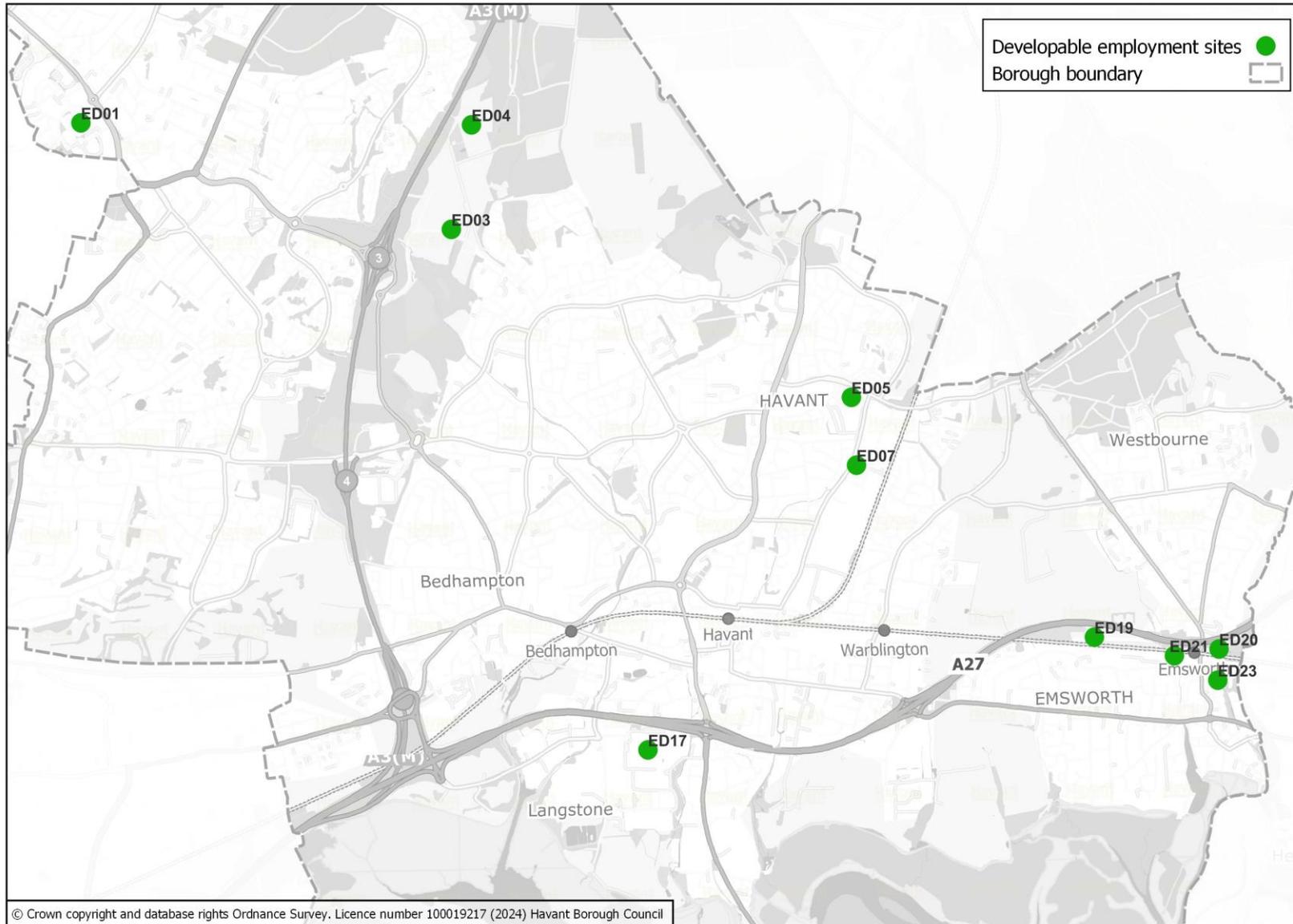
Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
HI11	North of the Oysters	24	<p>Not suitable: The site is a greenfield site adjacent to the urban area. The site is not currently at risk of flooding. The site is used as mitigation land for protected birds and part of the site is a Solent Wader and Brent Goose Strategy Secondary site.</p> <p>Not achievable: It has not been demonstrated that a suitable replacement habitat for the mitigation land can be provided. Furthermore, the replacement of the mitigation function provided by the land would likely render the development of the site unviable.</p>
HI12	Land at Hayling College	45	<p>Not suitable: The site is undeveloped land within the urban area, and the playing fields/pitches are currently in use. The site is not currently at risk of flooding. For the site to be considered suitable for development compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved.</p> <p>Not available: The site was included in a previous version of the SHELAA, but it is no longer being actively promoted for development.</p> <p>Not achievable: The site is in use as playing fields/pitches. The need to provide appropriate mitigation in the form of improvements or enhancements to existing play provision would likely render the development unviable.</p>
HI13	Land north of Tournurbury Lane	65	<p>Not suitable: This is a greenfield site adjacent to the urban area. The site is not currently at risk of flooding, however, in the future the southern part of the site and the access road will be at risk of tidal flooding. Part of the site is a Solent Wader and Brent Goose Strategy Secondary Site.</p>
HI14	Land to East of 17-29 Laburnum Grove	24	<p>Not suitable: This is a greenfield site adjacent to the urban area. The site is not currently at risk of flooding, however, access to the site will be at risk of tidal flooding in the future. The site is a Solent Wader and Brent Goose Strategy Low Use site and adjacent to the Chichester Harbour National Landscape.</p>
HI21	North of Selsmore Lane	17	<p>Not suitable: This is a greenfield site adjacent to the urban area and the Chichester Harbour National Landscape. The southern edge of the site is currently at risk of tidal flooding. Almost the whole of the site would be at risk of tidal flooding in the future.</p>
HI22	Beachlands Public Car Park & Toilets	18	<p>Not suitable: The site is at risk of tidal flooding now with the risk increasing in the future. Although the site is within the urban area, the introduction of more vulnerable uses to areas at high risk of tidal flooding would be contrary to national planning policy unless the sequential and exception tests could be satisfied, which is considered unlikely.</p> <p>Not achievable: The sea defence infrastructure that would likely be necessary to make residential development safe would probably make the development economically unviable.</p>

Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
HI23	Beachlands Amusements & Cafe	40	<p>Not suitable: The site is at risk of tidal flooding now with the risk increasing in the future. Although the majority of the site is within the urban area (the car park south of the building is beyond the settlement boundary) the introduction of more vulnerable uses to areas at high risk of tidal flooding would be contrary to national planning policy unless the sequential and exception tests could be satisfied, which is considered unlikely.</p> <p>Not achievable: The sea defence infrastructure that would likely be necessary to make residential development safe would probably make the development economically unviable.</p>
HI24	Funlands Amusement Park	113	<p>Not suitable: The site is at risk of tidal flooding now with the risk increasing in the future. Although the site is within the urban area, the introduction of more vulnerable uses to areas at high risk of tidal flooding would be contrary to national planning policy unless the sequential and exception tests could be satisfied, which is considered unlikely.</p> <p>Not achievable: The sea defence infrastructure that would likely be necessary to make residential development safe would probably make the development economically unviable.</p>
HI25	186 Sea Front	7	Not available: The current owner has no intention to redevelop the site.
HI26	Eastoke Corner	20	<p>Not suitable: Whilst the site is undeveloped land within the urban area it forms incidental open space within the setting of the seafront street scene and the surrounding buildings. Development would need to comply with the adopted open space planning policy which has not currently been demonstrated. The site is not at risk of tidal flooding now. A small part of the site may be at risk of tidal flooding in the future.</p>
HI27	Nab Car Park	35	<p>Not suitable: The site is at risk of tidal flooding now with the risk increasing in the future. Although the majority of the site is within the urban area (the car park areas to the south are beyond the settlement boundary) the introduction of more vulnerable uses to areas at high risk of tidal flooding would be contrary to national planning policy unless the sequential and exception tests could be satisfied, which is considered unlikely.</p> <p>Not achievable: The sea defence infrastructure that would likely be necessary to make residential development safe would probably make the development economically unviable.</p>
HI28	Southwood Road Open Space	12	<p>Not suitable: The site is at risk of tidal flooding now with the risk increasing in the future. Although the site is within the urban area, the introduction of more vulnerable uses to areas at high risk of tidal flooding would be contrary to national planning policy unless the sequential and exception tests could be satisfied, which is considered unlikely. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.</p> <p>Not achievable: The sea defence infrastructure that would likely be necessary to make residential development safe would probably make the development economically unviable.</p>

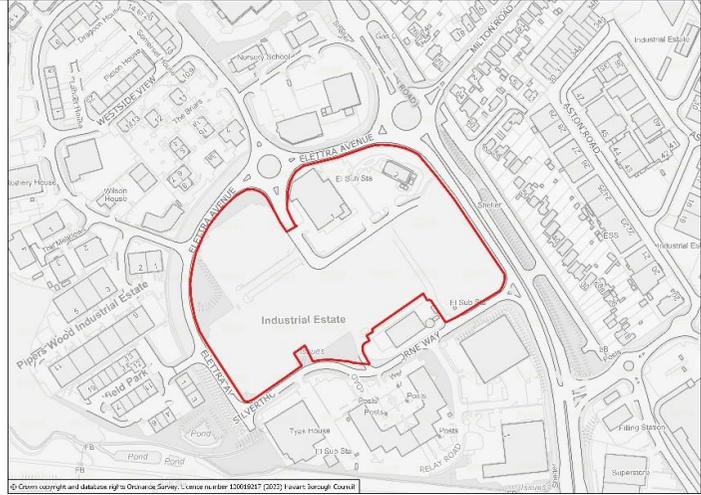
Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
HI29	Fishery Lane	16	Not suitable: The site is undeveloped land within the urban area. Whilst the site is not at risk of tidal flooding now, almost the entire site will be at flood risk in the future. In addition, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
LP04	Oakshott Drive	8	Not suitable: The site is undeveloped land within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
LP08	Land at Riders Lane	61	Not suitable: The site comprises former allotments within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated. The western third of the site is likely to be at risk of fluvial flooding in the future and this part of the site would need to be avoided for any built development.
WA02	Hazleton Wood	70	Not suitable: The trees protected by the woodland Tree Preservation Order covering the whole site and the SINC covering part of the site mean that it is unlikely that an acceptable form of residential development could be achieved. Not achievable: There are no obvious options and the ability to access the site has not been demonstrated. It appears as though existing properties would need to be purchased with likely ransom values.
WA05	Waterlooville Golf Club	42	Not suitable: whilst the site is adjacent to the urban area and not prominent in the landscape, the site comprises open space and its loss would need to be mitigated for the site to be considered suitable. There are potential ecological constraints that would require assessment and could also render the site not suitable. Noise from the A3(M) would need to be mitigated. Not available: The site was included in a previous version of the SHLAA, but the landowner has indicated that it is no longer available for development. Not achievable: It is not clear how access to the site would be achieved.

Discounted Housing Sites			
Site Reference	Site Name	Site Yield	Reason for discounting
WA07	Forest End Garages	10	<p>Not suitable: The site is previously developed land within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, there are community uses on site. Development would therefore need to comply with the protection of existing community facilities policy which has not been demonstrated. In addition, the loss of garages of the site would likely result in the loss of parking provision and it would need to be demonstrated that an appropriate level of parking provision could be retained.</p> <p>Not available: The site is in multiple ownership, and is not currently being promoted for comprehensive development.</p> <p>Not achievable: The re-provision of community facilities and/or parking would likely affect the capacity and viability of any development on site.</p>
WA10	Open space north of Riverside School	48	<p>Not suitable: For the site to be considered suitable for development compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved.</p> <p>Not achievable: the amount of mitigation needed to provide an acceptable access and to mitigate the loss of open space would likely render development unviable. It has not been demonstrated that Secretary of State's consent has been granted for the loss of the land last used as a playing field.</p>
WA12	Land south of Purbrook Heath	50	<p>Not suitable: this is a greenfield site and part of it is in use as allotments. Development would therefore need to comply with the adopted open space planning policy which has currently not been demonstrated. The northern part of the site is at risk of flooding and other parts of the site are covered by a SINC meaning that it is unlikely that an acceptable form of residential development could be achieved.</p> <p>Not available: the site was included in a previous version of the SHLAA, but is no longer available.</p>
TOTAL		1898	

Appendix 5 Economic Developable Sites



Economic Developable Sites		
Site Reference	Site Name	Borough Area
ED01	Waterloo Park Elettra Avenue, Waterlooville	Waterlooville
ED03	Dunsbury Park Phases 1 & 2	Leigh Park
ED04	Dunsbury Park Phase 3	Leigh Park
ED05	Former Colt site	Leigh Park
ED07	Gas Holder Site, Downley Road, New Lane	Leigh Park
ED17	Langstone Technology Park	Havant
ED19	Interbridges West	Emsworth
ED20	Interbridges East	Emsworth
ED21	Unit 3, Station Approach	Emsworth
ED23	Gas Site, Palmers Road	Emsworth

Site Ref	Site Address	Borough Area	Site Area	PDL
ED01	Waterloo Park, Elettra Avenue	Waterlooville	5.02 ha	Yes
Site Description			Map	
<p>The site is bounded by Elettra Avenue, Hambledon Road and Silverthorne Way. It sits within the Brambles Farm Industrial Estate, west of Waterlooville Town Centre which is accessed via a roundabout on Elettra Avenue. The northern part of the site comprises a Lidl foodstore and McDonalds 'drive thru'. Mature trees, hedging and a grass verge line the north-west, west, south-west and eastern edges of the site. There are industrial units to the south and west with offices and industry to the north.</p>				
Suitability		Availability	Achievability	
Yes		Yes	Yes – subject to S106	
Previous Planning History				
<p>APP/12/00652 Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue. Approved July 2013.</p> <p>APP/15/00772 Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping. Approved April 2016.</p> <p>APP/15/00773 Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping. Approved Oct 2015.</p> <p>APP/18/01072 Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments. Approved Oct 2021.</p> <p>APP/21/00399 Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure. Submitted April 2021 – Pending Consideration.</p>				
Potential Yield (net)			Development Type	
12,000 sq. m			Class B1(c) / B2 / B8	
Estimated or Proposed			Estimated	

Site Ref	Site Address	Borough Area	Site Area	PDL
ED03	Dunsbury Park Phases 1 and 2	Leigh Park	32.92 ha	No
Site Description			Map	
<p>The site is located between Leigh Park and Waterlooville, easily accessible from junction 3 of the A3(M). There is an area of woodland and agricultural fields to the south of the site, with superstores located further south on Purbrook Way. The A3(M) runs along the western edge of the site.</p> <p>It is an allocated strategic employment site which was designated as a Freeport Tax Site (as part of the Solent Freeport) in December 2022. Large parts of Phase 1 now complete, with the remainder of Phase 1 and Phase 2 yet to be developed. The outline planning permission for the overall development of the site has now lapsed, and the site promoter will need to consider the most appropriate mechanism for the delivery of the remainder of the site.</p>				
Suitability		Availability	Achievability	
Yes – the site has previously benefited from outline consent.		Yes	Yes – the site is attractive to both market and Freeport occupiers.	
Previous Planning History				
<p>APP/12/00338 Hybrid planning application comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works. Approved February 2014, Lapsed February 2024.</p> <p>APP/15/01156 Approval of Reserved Matters in respect to Plot 2 Phase 1 of outline application APP/15/00732 (new employment uses, hotel and access road) comprising construction of B8 warehouse and distribution building(18,037 sq m) to be constructed in 2 phases. Completed 2017.</p> <p>APP/18/00224 Approval of Reserved Matters in respect to Phase 1 Plot 3a of APP/15/00732 (new employment uses, hotel and access road) comprising construction of B2 commercial vehicle repair and maintenance facility with ancillary sales area. Completed 2019.</p> <p>APP/18/00357 Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises. Completed 2019.</p> <p>APP/20/00508 Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 sqm B2 commercial premises. Completed 2022.</p> <p>APP/23/00379 Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm. Completed 2022.</p>				
Potential Yield (net)			Development Type	
43,369 sq. m			Class B2 / B8	
Estimated or Proposed			Proposed	

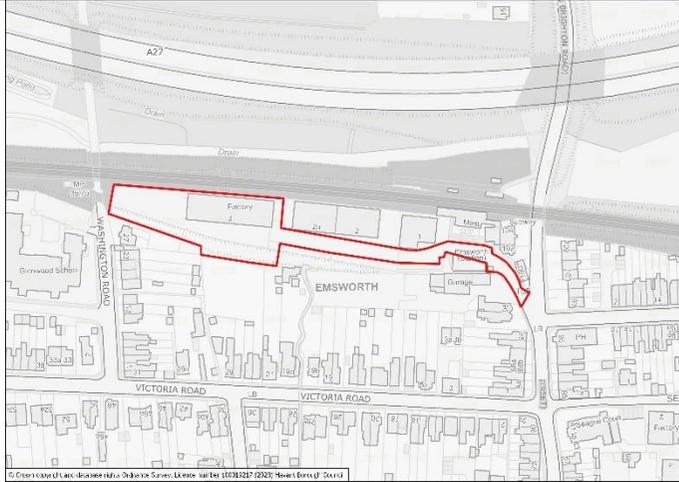
Site Ref	Site Address	Borough Area	Site Area	PDL
ED04	Dunsbury Park Phase 3	Leigh Park	17.01 ha	No
Site Description			Map	
<p>The site is located between Leigh Park and Waterlooville, to the north of Dunsbury Park Phases 1 and 2 which is accessed from junction A3(M). There is an area of woodland immediately north of the site, with the A3(M) bounding the eastern edge of the site.</p> <p>This phase of the site currently has no planning status, but forms part of the Freeport Tax Site designation (as part of the Solent Freeport).</p>				
Suitability		Availability	Achievability	
Yes – though there are archaeological features on site of regional significance present on site, there is a reasonable prospect that a suitable form of development can be achieved.		Yes	Yes – although the archaeological recording will need to be secured via an appropriate worded condition.	
Previous Planning History				
None.				
Potential Yield (net)			Development Type	
13,935-17,400 sq. m			Class B2/B8	
Estimated or Proposed			Proposed	

Site Ref ED05	Site Address Former Colt site	Borough Area Leigh Park	Site Area 3.13 ha	PDL Yes
Site Description			Map	
<p>This site is the former Colt International industrial premises and lies to the west of New Lane, south of Bartons Road and east of Martin Road. Until recently the tall buildings fronted New Lane including offices for the business with extensive lower industrial buildings to the rear. There is a car park area to the Martin Road frontage of the site. The site is relatively flat within the area of the buildings and car park, however, there is a drop in levels between the western car park and the former site of the buildings and from Bartons Road to the site. This is a cleared brownfield site located to the north of New Lane at the junction with Bartons Road.</p>				
Suitability	Availability	Achievability		
Yes - The site has planning permission for employment floorspace.	Yes - The site is currently owned by Homes England.	Yes - although the site is small, there would be strong viable demand for a site in this location for industrial use.		
Previous Planning History				
<p>APP/18/00244 - Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).</p>				
Potential Yield (net)			Development Type	
2,860 sq m of employment floorspace			Class B2/B8	
Estimated or Proposed			Proposed	

Site Ref	Site Address	Borough Area	Site Area	PDL
ED07	Gas Holder Site, Downley Road, New Lane	Leigh Park	0.9ha	Yes
Site Description			Map	
The site is located on New Lane in-between existing industrial units and estates.				
Suitability		Availability	Achievability	
Yes – The site is previously developed land within the urban area.		No	No - It is likely that there are abnormal costs that cannot be supported given the industrial values in the area.	
Previous Planning History				
None relevant.				
Potential Density and Yield (net)			Development Type	
3,760 sq m			B2/B8	
Estimated or Proposed				
Estimated				

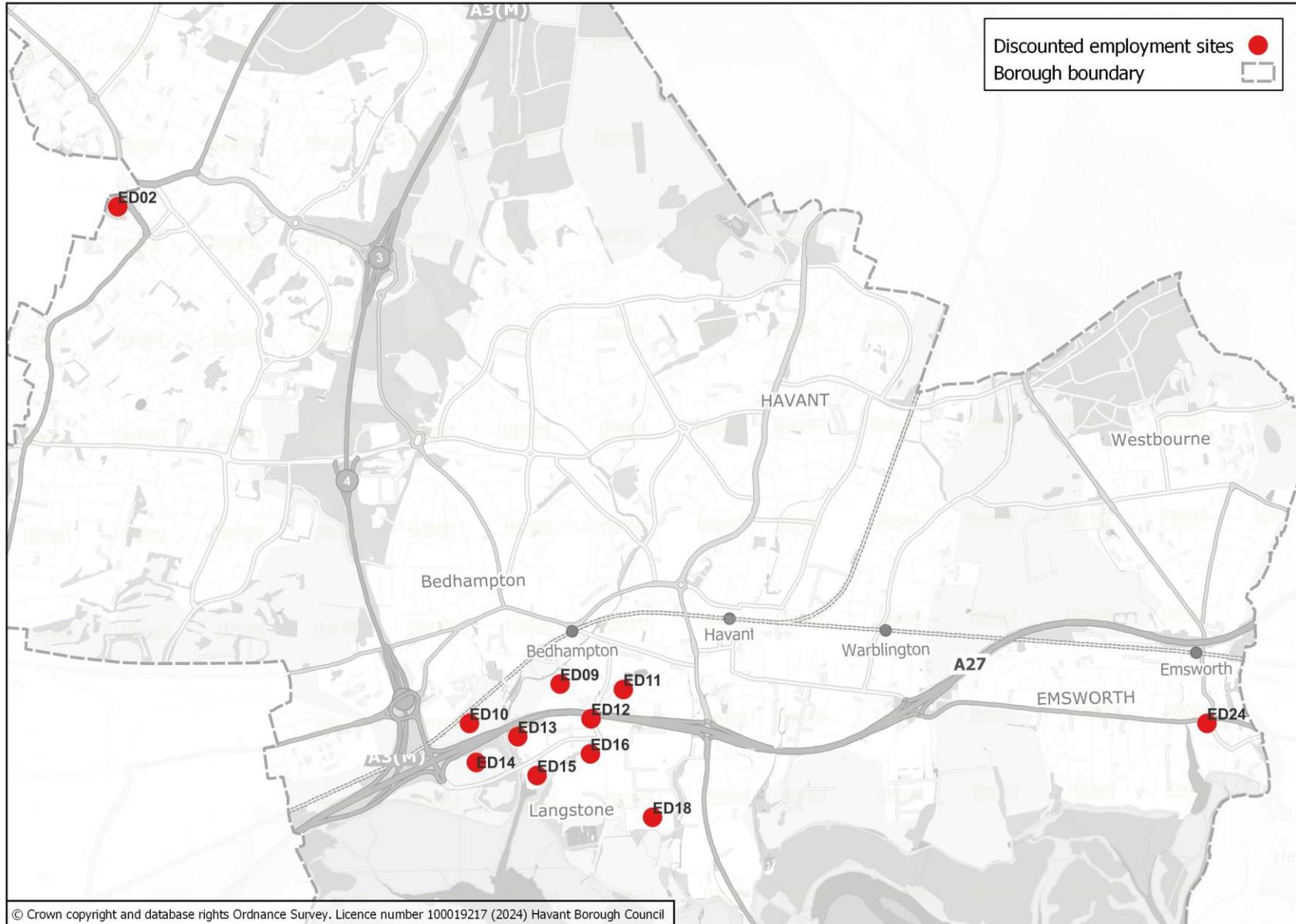
Site Ref ED17	Site Address Langstone Park	Borough Area Havant	Site Area 15.83 ha	PDL Y
Site Description			Map	
<p>Langstone Park is located to the south of the A27 dual carriageway, to the west of the A3023 Langstone Road and to the East of Brookside Road and the Southmoor Lane Industrial Estate. The site is accessed from Langstone Road to the east and Brookside Road to the west.</p> <p>The site has a 'campus' appearance originally forming an IBM business park with extensive buildings developed in the 1970's with substantial footprints, and comprise a mix of age and quality of units. The buildings are surrounded by extensive car parking and landscaping.</p>				
Suitability Yes	Availability Yes	Achievability Yes		
Previous Planning History				
<p>APP/22/00172 Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)). Granted December 2023.</p> <p>APP/24/00274 Submission of reserved matters (appearance, landscaping, layout and scale) for Phase 2 only (excluding phases 2a and 2b) pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. Registered April 2024.</p>				
Potential Yield (net) 49,000 sq. m			Development Type Class E(g)/B2/B8	
Estimated or Proposed			Estimated	

Site Ref ED20	Site Address Interbridges East, New Brighton Road	Borough Area Emsworth	Site Area 0.78 ha	PDL N
Site Description			Map	
<p>The site is located on the east side of New Brighton Road, north of the main coast railway line and south of the A27(M). Access to the site, is off New Brighton Road between the existing bridges. The site has historically been used as a paddock for the grazing of horses.</p> <p>A public footpath runs along the eastern side of the site comprising an unmade track going from Seagull Lane, under the A27 and on to north Emsworth. The site is well screened to the north and south by trees and is on a lower level than the A27 and railway line.</p>				
Suitability	Availability	Achievability		
Yes	Yes	Yes - albeit there are access issues due to a height restriction on the nearby railway bridge. The site is expected to come forward given local demand.		
Previous Planning History				
APP/16/00295 Veterinary practice, 4No. business units, parking and open storage yards. Approved May 2017.				
Potential Density and Yield (net)			Development Type	
2,300 sq. m			Class B2/B8	
Estimated or Proposed			Estimated	

Site Ref	Site Address	Borough Area	Site Area	PDL
ED21	Unit 3, Station Approach	Emsworth	0.41 ha	Yes
Site Description			Map	
<p>This a brownfield site occupied by a warehouse and a parking area located on the north side of Station Approach. It lies on the south side of the railway and north of residential properties to the south.</p>				
Suitability	Availability	Achievability		
Yes – The site is previously developed land within the urban area.	Yes	Yes – the site is expected to come forward given local demand.		
Previous Planning History				
APP/21/01370 Proposed demolition of existing single storey warehouse and replacement with a new two-storey warehouse.				
PP/20/00529 Single storey extension as a continuation from the existing warehouse with the addition of a single storey link building between the two, new parking platform near the entrance to building.				
Potential Yield (net)			Development Type	
620sq m			B8	
Estimated or Proposed			Proposed	

Site Ref	Site Address	Borough Area	Site Area	PDL
ED23	Gas Site, Palmers Road, Emsworth	Emsworth	0.48 ha	Yes
Site Description			Map	
<p>The site is a cleared area of land following the dismantling of the gasholder. It is bounded to the west by the rear of commercial premises fronting onto North Street shopping area, and two well established industrial areas on Palmers Road and Seagull Lane. The Palmers Road established employment area includes predominantly motor trade uses, whilst Seagull Lane comprises a mixture of engineering and metal fabrication companies. The River Ems lies to the east.</p>				
Suitability		Availability	Achievability	
<p>Yes - The site is previously developed land within the urban area. There is a risk of fluvial flooding on the eastern edge of the site which should be avoided for built development.</p>		Yes	Yes - subject to mitigation of contaminated land.	
Previous Planning History				
None relevant.				
Potential Yield (net)			Development Type	
1,920 sq m			Class B2/B8	
Estimated or Proposed			Estimated	

Appendix 6 Economic Discounted Sites



Economic Discounted Sites		
Site Reference	Site Name	Reason for discounting
ED02	Blue Star	Not available: There is no reasonable prospect of a development coming forward for a commercial use in the Adopted Local Plan.
ED09	Kingscroft Farm	Not available: There is no reasonable prospect of an application coming forward for its allocated employment use in the Adopted Local Plan.
ED10	Land north of the A27	<p>Not suitable: This is a landlocked site with no access to the adopted highway and there is no viable access solution. If a viable access solution could be provided, development would need to avoid the areas of flood risk on the site now and in the future.</p> <p>Not available: whilst the site was originally promoted for storage and distribution uses in 2022, the site promoter has subsequently confirmed they wish to use it for environmental mitigation purposes.</p> <p>Not achievable: Access would need to be achieved via a roundabout arm from the Teardrop roundabout over the A27 which would make employment development unviable.</p>
ED11	North of Solent Road	Not suitable: The vast majority of the site lies in the fluvial floodplain. The remainder of the site may be sensitive to increases in water levels, including through climate change. Risk cannot be avoided on this site.
ED12	BM Scaffolding, Brockhampton Road	<p>Not suitable: almost the entire site is at risk of flooding now and in the future.</p> <p>Not available: A previous planning permission granted in January 2021 for replacement buildings has now lapsed. The site is not being actively promoted.</p>
ED13	Land north of the Regional Business Centre	Not available: The site is currently occupied used by a contractor for the storage of building materials. There is no willing landowner to bring the site forward for employment development.
ED14	Brockhampton West	Not available: The site has been acquired by Southern Water for a wastewater recycling plant which will be subject to a Development Consent Order application in 2025.
ED15	Bedhampton Wharf	Not suitable: The site is a safeguarded aggregates wharf in the Hampshire Minerals and Waste Plan. The release of this site for employment purposes would be contrary to the safeguarding policy.
ED16	Lorry Park, Harts Farm Way	Not available: Whilst the site is within the ownership of Havant Borough Council, the site is leased for lorry park / open storage by a new occupier. As such the site will come forward for employment development in the short to medium term.
ED18	SSE site, Penner Road	Not available: Part of the site may be released to the open market however, this would be a long term proposition and does not provide a realistic source of employment supply for the plan period in the short to medium term.
ED24	6 North Street House	Not available: The earlier permission for the conversion of the building to offices has been superseded by a permission to convert the building to a hotel.

Appendix 7 Sites falling below the study threshold

Housing sites falling below the study threshold – not delivering more than 5 dwellings

Site ref	Site Name	Site area (ha)
HA27	East Pallant	0.14
HI09	Land rear of 25 Mengham Road	0.05
HI18	Land rear of 13-21 Mengham Road	0.07
HI30	Coastal Yard	0.19
HI31	Old School Drive	0.19
HI32	Land at Avenue Road	0.22
WA16	Land between 26-32 Padnell Road	0.11
LP09	Parking Area off Rhinefield Close	0.07
LP09	Garage Court off Awbridge Road	0.09
LP09	Garage Court off Ernest Road	0.09
LP09	Garage Court off Sunwood Road	0.09
LP09	Parking Area off Longstock Road	0.07
LP09	Parking Area off Marldell Close	0.09
LP09	Garage Court off Whitsbury Road	0.11
LP09	Garage Court off Forestside Avenue	0.09
LP09	Garage Court off Fair Oak Drive	0.14
LP09	Garage Court off Beaulieu Avenue (site a)	0.06
LP09	Garage Court off Beaulieu Avenue (site b)	0.04
LP09	Garage Court off Millbrook Drive	0.07
LP09	Parking Area off High Lawn Way	0.09
LP09	Garage Court off Kingsclere Avenue	0.13
LP09	Garage Court off Kimbridge Crescent	0.08
LP09	Parking area off Forestside Avenue	0.03
LP09	Garage Court off Rownhams Road	0.11
LP09	Garage Court off Grateley Crescent	0.06
LP09	Garage Court off Brockenhurst Avenue	0.07

Economic sites falling below the study threshold – not delivering more than 500 sq m of floorspace

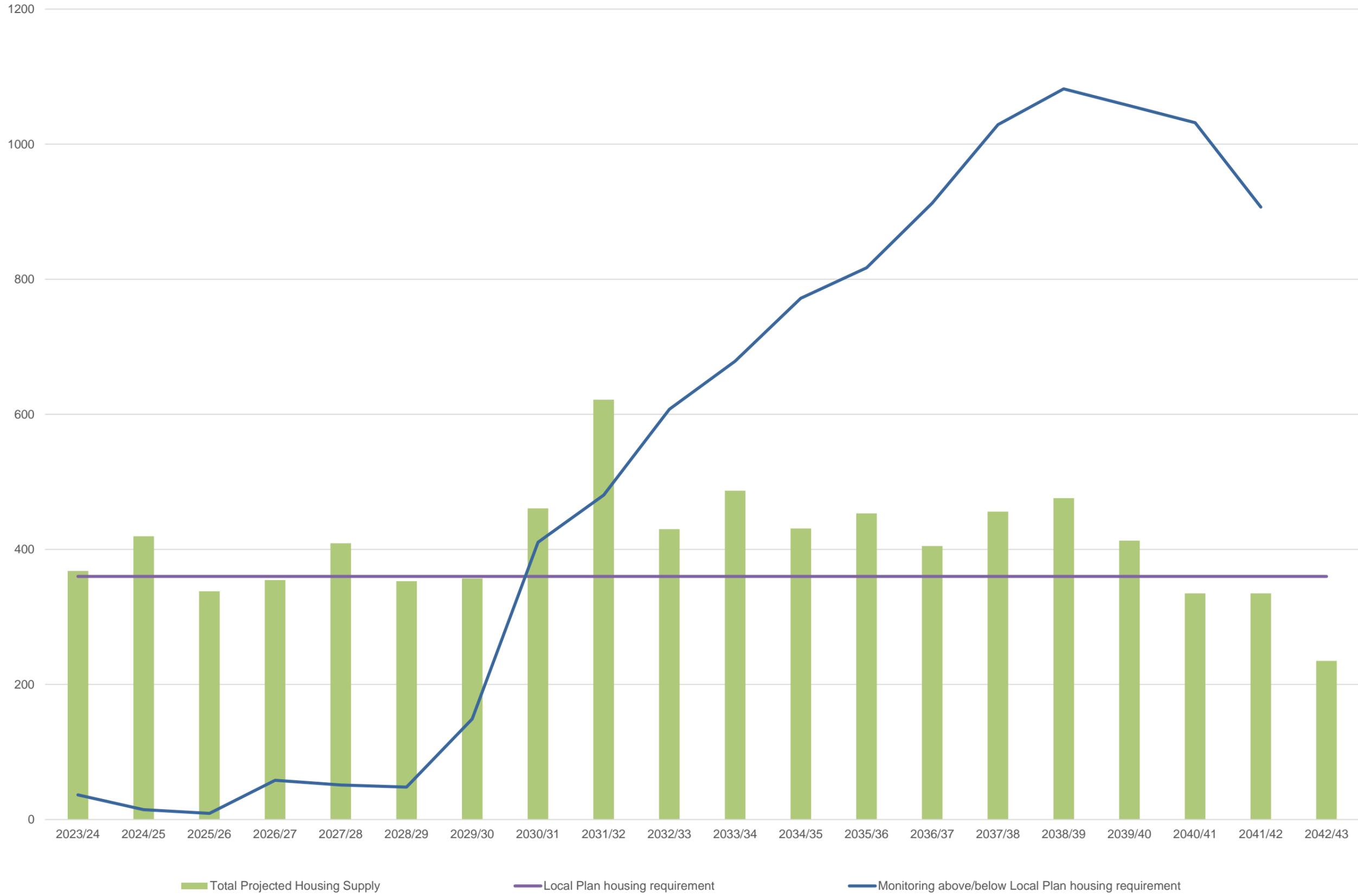
Site ref	Site Name	Site area
ED08	36 New Lane	2.43
ED06	8 Downley Road	1.7
ED22	2, 2A, 4 & 6 Seagull Lane	0.27

Appendix 8 Indicative Trajectory

Housing Trajectory 2023-2043

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Net Total in Plan Period
Local Plan Housing Requirement																					
Local Plan housing requirement	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	7200
Local Plan cumulative housing requirement	391	751	1111	1471	1831	2191	2551	2911	3271	3631	3991	4351	4711	5071	5431	5791	6151	6511	6871	7231	
Local Plan Housing Supply																					
Completions	368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	368
Large site commitments (10 or more dwellings)	0	226	265	243	48	48	68	91	30	0	0	0	5	0	0	0	0	0	0	0	1024
Small site commitments (9 dwellings or less)	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137
Older persons' housing commitments	0	57	66	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158
Proposed housing allocations	0	0	0	67	276	220	204	227	286	245	170	100	80	70	50	91	28	0	0	0	2114
Proposed older persons' housing allocations	0	0	0	0	0	0	0	28	67	0	0	0	33	0	0	0	0	0	0	0	128
Other SHELAA sites within the urban area	0	0	7	9	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	43
Broad locations	0	0	0	0	0	0	0	30	127	100	232	246	250	250	321	300	300	250	250	150	2806
Windfall	0	0	0	0	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	1360
Total Projected Housing Supply	368	419	338	355	409	353	357	461	622	430	487	431	453	405	456	476	413	335	335	235	8138
Cumulative net completions	368	787	1126	1480	1889	2242	2599	3060	3682	4112	4599	5030	5483	5888	6344	6820	7233	7568	7903	8138	
Monitoring above/below Local Plan housing requirement	-23	36	15	9	58	51	48	149	411	481	608	679	772	817	913	1029	1082	1057	1032	907	

Housing Trajectory 2023/24 - 2042/43 based on Local Plan housing requirement of 360 dpa





Havant
BOROUGH COUNCIL