

Strategic Housing Land Availability Assessment (SHLAA)

13th Edition

January 2021 (Corrected 5th March 2021)



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| Purpose of this paper | The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan. |
| Objectives | * Provide an assessment of land within the borough with potential for housing development * Assess sites for their housing potential and consider when they are likely to be developed * Provide an integral part of the evidence base to inform the Local Plan |

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1. Introduction

1. The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan. The SHLAA is a requirement identified in the National Planning Policy Framework (NPPF). It provides an assessment of land within the borough with potential for housing development by identifying sites, assessing their housing potential and considering when they are likely to be developed.
2. The 2019 NPPF (paragraph 67) retains the need for the preparation of a SHLAA in order for local planning authorities to understand the availability of potentially suitable land for housing. The SHLAA therefore remains a key piece of evidence in the preparation of planning policy documents.
3. This August 2020 version updates the SHLAA published in January 2019 following consultation on the Pre-Submission Local Plan (Regulation 19).
4. **The SHLAA does not determine whether a site should be allocated for housing development. That is the role of a Local Plan. The SHLAA includes all known sites that have the potential for housing development. The inclusion of a site in the SHLAA does not have any relevance to whether planning permission would be granted, or allocations made, for development on the site; the SHLAA is evidence for the Local Plan not planning applications.**

2. Methodology

## Assessment Area and Site Size

1. The assessment has been completed on a borough-wide level. Havant Borough is part of the Partnership for Urban South Hampshire (PfSH) and is within the eastern (Portsmouth centred) Housing Market Area of PUSH.
2. Although this SHLAA assessment has been completed at the local authority level, regular formal and informal communication has taken place within PfSH in relation to SHLAAs and the delivery of housing. In addition to this the Council has (and continues to have) meetings with Chichester District Council and the South Downs National Park Authority (the neighbouring authorities to the east). This is in line with the Duty to Co-operate and will be reported appropriately, including through Statements of Common Ground.
3. Sites that are likely to deliver five or more units were assessed and included. This is in line with advice contained in the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment. Any sites promoted or identified that fall below this threshold have still been listed in a sub-section titled ‘Sites Falling Below the Study Threshold’.

### Wider Involvement

1. In addition to the involvement of PfSH and neighbouring authorities the original methodology to the SHLAA included consultation with a wide variety of stakeholders. This included the Home Builders Federation, National Federation of Builders, local estate agents, and planning consultancies from the Local Plan database, key landowners in the borough, local planning Agents, the highways agency and developers.
2. For all parties (ranging from developers and landowners to the public) there were opportunities to promote or suggest sites during ‘call for sites’ exercises undertaken by the council since 2007. A number of responses were also received with regards to sites not included in the pre-submission version of the plan in early 2019. Further detail on the wider stakeholder involvement is available in Appendix 1 and ‘Pre-Submission Consultation Summary’.

### Housing need

1. The SHLAA has been produced in accordance with the guidance in the NPPF and PPG. It is not the role of the SHLAA to identify the council’s objectively assessed housing need. This has been done through a calculation of housing need using the governments standard methodology. Instead the SHLAA provides information on the range of sites which are available to meet the need. It is not the role of the SHLAA to comment on whether a site should be allocated for development or granted planning permission. It is the role of the Local Plan to determine which of the sites identified in the SHLAA are most suitable to meet this need and progress to allocation.

## Desktop Review of Existing Information

### Development Opportunities and Sources of Information

1. The original methodology of the SHLAA and subsequent updates since 2007 have considered sites in accordance with the SHLAA Practice Guidance (Communities and Local Government 2007) and the subsequent Housing and Economic Land Availability Assessment in the Planning Practice Guidance (PPG).
2. The following sources of sites with housing potential were identified in the assessment:

**Sites in the planning process:**

* + Land allocated (or with permission) for employment or other land uses which are no longer required for those uses.
  + Previous and current Local Plan housing allocations.
  + Unimplemented/outstanding planning permissions for housing (those which are deliverable).
  + Planning permissions for housing that are under construction.
  + Planning applications that have been refused or withdrawn.

**Sites not currently in the planning process:**

* + Vacant and derelict land and buildings.
  + Surplus public-sector land and land in the local authority’s ownership.
  + 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.
  + Additional housing opportunities in established residential areas, such as under-used garage blocks; this included Portsmouth City Council owned garage/parking courts.
  + Large scale redevelopment and redesign of existing residential areas.
  + Urban extensions – heavily relied upon.
  + Sub-division of existing homes.
  + Empty homes; found to be a small element of potential supply with questionable availability.

## Call for Sites

1. Landowners and the public were given the opportunity to promote sites to the council. In 2007 an article was placed in the council’s magazine, Serving You, details were also placed on the council’s website and a letter sent out to landowners, estate agents, planning consultants and house builders. Sites which were promoted for uses other than housing were also considered as part of the assessment.
2. A similar process has been undertaken at further intervals since 2007 in order to ensure the council were made aware of all potential sites ahead of developing the Local Plan. Sites were promoted to the council at formal regulatory stages in plan making. Most recently this has included the Regulation 18 consultation for the emerging Local Plan.
3. The most recent official ‘call for sites’ took place in early 2017. Some further sites, and additional parcels of land to expand previously promoted sites, were put forward through the Regulation 19 consultation at the beginning of 2019.

3. Site Assessment

## Methodology

1. The methodology originally devised for the 2007 SHLAA has been reviewed to meet the requirements of the 2019 NPPF.
2. The Councils Residential Density Analysis Paper[[1]](#footnote-2) provides a new methodology for calculating site yields based on minimum density thresholds for net developable areas. For areas within the designated town centre areas a minimum density of 75 dwellings per hectare (dph) is used, for areas within easy walking distance of key transport links and services 55dph is used and for all other areas of the Borough a minimum density of 40dph is used. In instances where a planning permission is in place, or site layout plans have been produced that appear deliverable (but without prejudice to any subsequent planning decision), then this more detailed information has been used to inform the likely yields in the SHLAA and supersede any previous quantitative density assessment.
3. In instances where a site promoter has indicated a site yield beneath the minimum density standard proposed in the emerging local plan, and no detailed plans have been produced, it is expected that sites will deliver yields based on the emerging minimum density requirement.
4. The methodology used to calculate site yields was partly based on encouraging higher densities in areas close to public transport and town centres, and where appropriate, district centres whilst also increasing the minimum density requirement for all residential development across the borough. It also purposefully removes a cap on density to allow developers to ensure the optimal use of land on a site by site basis.

## Deliverable and/or Developable

1. The SHLAA provides an assessment of whether sites are deliverable and developable based on the availability of the site and whether development is likely to be achievable.
2. To be considered **deliverable** a site should be *“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.’* (NPPF 2019, Annex 2).

1. It should be noted that a cautious approach has been taken with regard to categorising sites as ‘deliverable” for the purposes of the SHLAA and housing trajectory.
2. 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.”* (NPPF 2019, Annex 2).
3. **Suitable** – Assessment against the development plan, emerging policy and national policy (considering any constraints and whether they can be overcome).
4. Table 3 below lists some of the more likely constraints, impacts and considerations with an explanation as to how these have been considered in relation to whether a site is suitable for the purposes of the SHLAA. Where appropriate the table also provides an explanation of how such constraints and impacts could be typically overcome. Full assessment of the suitability of a site for allocation is made through the Council’s Sustainability Appraisal[[2]](#footnote-3).
5. **Availability** – A site is available when, based on best information, there is confidence that there are no legal or ownership problems (e.g. ransom strips, unresolved multiple ownership, etc.).
6. **Achievable** – Reasonable prospect the site will be developed at some time. Essentially it is a judgement about the economic viability of the site.
7. Broad level viability assessment work has been undertaken for the Local Plan based on site typologies. All sites considered as part of the SHLAA process fall under one of these typologies. Large strategic sites due to their nature and infrastructure requirements have been subject to local plan viability testing. If viability testing shows that a site is unviable then future revisions of the SHLAA will review assumptions made.
8. As this SHLAA specifically supports the Pre-Submission version of the Local Plan with changes, any sites considered deliverable or developable have then been subject to sustainability appraisal to determine whether or not they are suitable for allocation for development. Sites are only considered suitable for development once subject to full sustainability appraisal and proposed as an allocation.
9. Furthermore, the developers/landowners for allocation sites are contacted annually for a site update. As part of this they are asked about the viability of the site which informs assumptions made in the SHLAA.

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| **Physical Constraints** |
| **Access**  Land-locked sites where no access can be gained were discounted on the basis that they were unsuitable.  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 |

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| **Potential Impacts** |
| **Landscape Impacts (wider Landscape)**  An Area of Outstanding Natural Beauty (AONB) is a national landscape designation identified in the NPPF 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. |
| **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 good 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.  Ancient Woodland is defined as an area that has been wooded continuously since at least 1600AD. 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 unlikely to be suitable for development, 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 important sites for Brent Geese and/or waders will not be considered suitable, unless there is significant evidence to justify otherwise. These sites may need to be subject to further surveys to confirm the importance of the site for these species. |
| **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 could be sought. This issue could affect the viability or timing of delivery of a site.  A conservation area is a potential impact. It can decrease the potential yield 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 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. |
| **Agricultural Land**  The NPPF requires Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land in the NPPF (Paragraph 120). |
| **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. |
| **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 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 underground utilities such as high-pressure gas mains 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. |
| **Settlement area 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. |

*Table 3: Constraints*

### Suitable Sites for Further Assessment

1. The following pages outline those sites that are potentially suitable for development (Table 4). Some of these sites do have constraints but it is considered that these constraints could potentially be overcome in any final development of the site and therefore the site is ‘suitable’ providing these are appropriately addressed.

### Sites Falling Below Study Threshold

1. Table 6 contains a list of sites that are considered likely to be below the study threshold (i.e. they are likely to deliver less than five dwellings). These sites have not been assessed in any detail and many may have constraints that would render them undevelopable.

### Discounted Sites

1. Discounted sites are those where there remains notable uncertainty as to the developability of the site. These are listed separately within Table 11 at Appendix 3. These sites typically have more significant constraints and there is insufficient evidence to be able to conclude that the constraints can be overcome.
2. As necessary these sites will be reviewed should the situation change, or new evidence arise.

4. Site Tables

## Potential Developable Housing Sites Suitable for Further Assessment

1. Table 4 indicates those housing sites that are considered suitable for further assessment. Columns within the table indicate if a site has the benefit of planning permission and the remaining capacity of the site as at 31 March 2019, also whether a site is considered **deliverable**. Where constraints, potential impacts and other considerations have been identified they are considered to be matters that can be addressed or overcome through the detailed planning process or earlier. The sites therefore conform to the ‘developable’ criteria set out in the National Planning Policy Framework (NPPF).

**It is important to note that any site identified within the SHLAA, along with any potential site yield, is made through a high-level analysis only and does not confirm the suitability of the site for development. The suitability of the site for development is made through the Sustainability Analysis process. Information on the site allocation process can be found in the Council’s Allocation Methodology**

| **Site Ref** | **Site Name** | **Site Area** | | **Potential Site Yield from**  **31/03/18** | | **Based on** | | **Deliverable** | | **Developable** | | **Plan Perm at 31/03/18** | | **HBLP (2036) Allocation** | | **Current / Previous Use** | **Constraints, Potential Impacts, Other Considerations** | | **Other Comments** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Emsworth** | | | | | | | | | | | | | | | | | | | | |
| EM2 | Gas Site, Palmer’s Road | 0.48ha | | 25 | | 55dph | |  | | **** | |  | | **** | | Gas storage facility | Remediation measures necessary, flood risk along eastern boundary (Zone 2), adjacent to SINC, LNR and District Centre. | |  | |
| EM3 | Fowley Cottage | 1.1ha | | 20 | | 40dph on reduced net developable area. | |  | | **** | |  | | **** | | Residential curtilage | Adjacent to AONB, SPA, SINC, SAC, RAMSAR site. Flood risk on lower part of site (Zones 2 and 3)5 | | A scheme that would preserve and enhance the AONB could be achieved. Net developable area reduced for SFRA and AONB reasons. | |
| EM4 | Land at Selangor Avenue | 6.1ha | | 147 | | Planning permission (APP/16/00774) | | **** | | **** | |  | | **** | | Livestock grazing for part of year | Gas pipeline runs through the site, adjacent to the A27Grade 2 agricultural land, hydrologically linked to Chichester Harbour SSSI. | | Planning permission (APP/16/00774) | |
| EM41 | Land west of Horndean Road, Emsworth | 5.24ha | | 125 | | planning permission (APP/14/00547) | |  | |  | |  | | **** | | Agriculture land | Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (Zone 3) in southern corner, uncertain for Brent Geese & Waders but no use when surveyed 2012-2014, Westbrook River runs along western boundary and is culverted through the northern section of the site, adjacent to BAP priority habitat (Ems River), hydrologically linked to Chichester Harbour SSSI. | | Site now under construction | |
| EM6 | Land west of Coldharbour Farm | 1.9ha | | 70 | | 40dph | |  | | **** | | **** | | **** | | Fields adjacent to recreation ground | Would require access through adjacent SINC (but ecology merit can be unaffected by likely development), flood zone affecting eastern side of site (Flood Zone 3), moderate potential for archaeological deposits, adjacent to River Ems BAP priority habitat, hydrologically linked to the Chichester SSSI, overlies Mineral Safeguarding Area (MSA), adjacent to A27. | | Site area reduced for access road requirements | |
| EM7 | Land north of Long Copse Lane | 16.9ha | | 260 | | Substantive pre-application work and site constraints | |  | | **** | |  | | **** | | Open fields, residential curtilage | Suitability of access along Long Copse Lane and northern portion of Hollybank Lane, adjacent to BAP action areas. | | Access issues can be potentially overcome through highway improvements which are likely to be achievable if sites come forward comprehensively. | |
| EM8 | Land rear of 15-27 Horndean Road | 0.931ha | | 0 (16) | | 40dph | |  | | **** | |  | |  | | Semi improved grassland | Whole site is a SINC. | | Unlikely to be suitable for housing due to SINC Designation | |
| EM9 | Land east of 54 Long Copse Lane | 0.435ha | | 20 | | 40dph | |  | | **** | |  | |  | | Grassland | Site is a SINC, close proximity to Bechstein’s bat roost, noise and air quality considerations. | | The site is designated SINC and due to the characteristics of the surrounding area the site may not be considered sustainable | |
| EM10 | Land west of Westbourne | 3.975 | | 140 | | 40dph | |  | | **** | |  | |  | | Paddocks and grassland | Proximity to South Downs National Park, close proximity to a Bechsteins bat roost. Access issues, noise and air quality considerations. | | Potential access issues and proximity to adjoining settlements | |
| STR1 | Land between Denvilles and Emsworth | See below under Havant and Bedhampton (site overlaps both Havant and Emsworth boundaries) | | | | | | | | | | | | | | | | | | |
| **Havant and Bedhampton** | | | | | | | | | | | | | | | | | | | | |
| Perm | 44-54 West Street | 1.23ha | | 0(14) | | Planning permission (APP/10/00992) | | **** | | **** | | **** | | **** | | Previous town centre uses. Site presently cleared |  | | Allocated through the Havant town centre area of search | |
| HB4 | 9 East Street | 0.05ha | | 11 | | Planning permission (APP/14/00576) | | **** | | **** | | **** | | **** | | Town centre use |  | |  | |
| HB1 | Wessex Site | | 0.33ha | | 41 | | Planning permission (APP/15/01425) | | **** | | **** | | **** | | **** | Commercial | | Potential ground quality issues from previous use, proximity to railway (noise/vibration) | |  |
| HB2 | Portsmouth Water Headquarters | 2.8ha | | 120 | | Based on approximately 40dph | |  | | **** | |  | | **** | | Head Office for Portsmouth Water Company. Attractive lake and landscaped area (to be safeguarded associated with water provision) | Conservation Area, TPOs, (1 grey heron seen in 12 surveys visits 2012-2015), listed building and buildings of local interest, moderate potential for archaeological deposits, potential ground quality issues | |  | |
|  |  |  | |  | |  | |  | |  | |  | |  | |  |  | |  | |
| HB3 | Land at Palk Road | 0.4ha | | 20 | | 40dph. | |  | | **** | |  | | **** | | Some storage/ unused | Underground pipes that may affect final yield, proximity to railway (noise/vibration), low/moderate potential for archaeological deposits, overlays aquifer.  Currently needed for open storage use but long term use for housing not ruled out. | | Site has planning permission (APP/15/00447) for change of use to open storage B8 use, the addition of two portacabins and associated hard standing. | |
| HB70 | Land at former Oak Park School | 1.93ha | | 99 | | Planning permission (APP/15/00303) granted 18/12/15. Dwelling numbers for flats elements of scheme only. | | **** | | **** | | **** | |  | | Part of former Oak Park School  (remainder of site for health centre) | TPOs, Flood Zones 2 and 3 on part of site, low/moderate potential for archaeological deposits, easement through northern part of site. | | Planning permission commenced for health and wellbeing campus, comprising 80-bed nursing home, 51 affordable extra care flats and 48 affordable and market supported living flats. | |
| HB5 | Land south of Bartons Road | 7.2ha | | 175 | | Outline planning permission (APP/15/01435) | | **** | | **** | | **** | | **** | | Open fields | TPOs, overlies the Mineral Safeguarding Area, Grade 3 agricultural land, listed building adjacent. | |  | |
| HB6a | Littlepark House | Approx 1.2ha | | 50 | | 40dph | |  | | **** | |  | | **** | | Majority of site wooded. Existing buildings consist of two dwellings, timber yard and small printing factory | SINC, TPOs. Only the area currently containing buildings considered suitable for redevelopment. | | The nature of site in a more isolated, wooded setting could suit a specialist residential institution. Included in Local Plan Housing Statement. | |
| HB7 | Land South of Lower Road | 3.8ha | | 50 | | Substantive pre-application work and site constraints | | **** | | **** | |  | | **** | | Open fields | Aquifer Protection Zone, Brent Geese and Waders, however, Havant Winter Birds Survey 2012-2015 shows no sightings. | | Planning permission reference (APP/19/00427) refused | |
| (perm) | Eastleigh House | 0.81ha | | 12 | | Planning permission (APP/15/01103) | | **** | | **** | | **** | |  | | Residential dwelling (listed) and garden | TPOs, listed building, Havant BAP action area, Mineral Safeguarding Area (MSA), moderate potential for archaeological deposits | | Under construction | |
| HB8 | Havant Garden Centre | 2.4ha | | 85 | | 40dph | |  | | **** | |  | | **** | | Garden centre with associated building and hardstanding | Listed building (Grade II barn), proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits | |  | |
| HB9 | Southleigh Park House | 3.2ha | | 90 | | Based on permitted application APP/17/00863 | | **** | | **** | |  | | **** | | Office, research and development, light industry | Grade II listed buildings on site. Majority of site in MSA. TPOs on site. Initial bat survey shows interest. | |  | |
| HB10 | Forty Acres | 23.1ha | | 320 | | Planning Permission (APP/18/00450) | | **** | | **** | |  | | **** | | Agricultural | Southern part of the site in Flood Zones 2&3. Gas pipeline runs through north east corner of site. The eastern part of the site is identified as a Secondary Support Area and the western part of the site as a Low Use Site for Solent Waders and Brent Geese. Eastern part of site in Aquifer Protection area. Part of the southernmost building is identified as being of local interest. | |  | |
| HB11 | Land east of Castle Avenue | 9.5ha | | 260 | | Known constraints and safeguarding area for potential new junction | | **** | | **** | |  | | **** | | Grazing land | The site is identified as a low use site for Brent Geese and Waders. Within MSA. Need to safeguard land for the upgrade of the A27 junction at Warblington to support delivery of Southleigh. | | Combines two separate site submissions. Planning application APP/18/01033 for 69 dwellings on part of the site | |
| HB12 | Helmsley House | 2.2ha | | 15 | | Known constraints | |  | | **** | |  | | **** | | Large dwelling and its curtilage containing grassland and mature trees. | Mineral safeguarding area, Bechstein’s bat area of search, existing house is a potential heritage asset | |  | |
| HB13 | Camp Field, Bartons Road | 2.6ha | | 90 | | 40dph | |  | | **** | |  | | **** | | Arable farmland with boundary hedgerows and mature trees. | Potential for common reptiles, Bechstein’s bat area of search | | Potential for larger site including land outside of the borough boundary. | |
| HB14 | Havant and South Downs College (Havant Campus) | 6.1ha | | 65 | | Pre-application discussions | |  | | **** | |  | | **** | | Currently part of campus including sports pitches | Potential loss of sports pitches | | Some potential for some housing pending detailed assessment | |
| HB16 | Land east of Manor Farm Close | 10.2ha | | 0 – 360 | | Assessment of site for housing and to form part of larger settlement | |  | | **** | |  | | **** | | Farmland | Medium/low capacity for landscape change, Bechstein’s bat area of search, mineral safeguarding area, Groundwater source protection zone 1c | | Some potential for housing but most suitable as part of Southleigh Strategic Site | |
| TC1 | Havant Town Centre | 39.37ha | | 750 | | Council appraisal | |  | | **** | |  | | **** | | Various town centre uses | Site assembly issues | | Includes any site submission within town centre area of search | |
| **Strategic Site: Land between Denvilles and Emsworth** | | | | | | | | | | | | | | | | | | | | |
| STR1 | Land between Denvilles and Emsworth | 152ha | | 2100 | | Masterplanning document | |  | | **** | |  | | **** | | Mostly agricultural | Much of the area within MSA. TPOs. Some high grade agricultural land. Site adjacent to SINC in south-east and north-east corner.  The delivery of the site is reliant on a comprehensive masterplanned scheme addressing key infrastructure needs. | | Substantial community involvement undertaken to inform masterplanning process | |
| **Hayling Island** | | | | | | | | | | | | | | | | | | | | |
| HY1 | Land rear of 13-21 Mengham Road | 0.07 | | 7 | | Planning permission (APP/14/00043) | |  | | **** | | **** | | **** | | Carpark |  | | Some potential for permission to lapse. Not considered deliverable at this time | |
| HY12 | Yacht Haven, Copse Lane | 6.4ha | | 6 | | Planning permission (APP/13/00317) | | **** | | **** | | **** | |  | | Former Boatyard |  | | Development commenced | |
| HY14 | 36, 38,& 40 & 1 West Lane Station Road |  | | 15 | | Planning permission (APP/16/00060) | | **** | | **** | | **** | |  | | Salesroom and workshop |  | | Development commenced | |
| HY74 | 117 Elm Grove |  | | 33 | | Planning permission  (APP/16/00568) | | **** | | **** | | **** | |  | | Public house, parking and garden |  | | Development commenced | |
| HY2 | Pullingers, Elm Grove | 0.4ha | | 15 | | 40dph | | **** | | **** | |  | | **** | | Storage | Site assembly, access | |  | |
| HY16 | The NAB Car Park, Southwood Road | 0.27ha | | 30 | | Appraisal work undertaken in the Council’s Hayling Island analysis and feasibility paper | |  | | **** | |  | | **** | | Carpark | Substantial flooding issues both now and in the future, regeneration potential | | Council owned land – Part of Regeneration strategy | |
| HY18 | Eastoke Corner | 2.9ha | | 20 | | Appraisal work undertaken in the Council’s Hayling Island analysis and feasibility paper | |  | | **** | |  | | **** | | Underused public space | Gas regulator on site | | Council owned land – Part of Regeneration strategy | |
| HY17 | Beachlands, Hayling Island (part) | 2.4ha | | 100 | | Appraisal work undertaken in the Council’s Hayling Island analysis and feasibility paper | |  | | **** | |  | | **** | | Funfair, car parks, arcades | Site assembly, adjacent to nature designations and wastewater pumping station. Flood risk (majority of the site falls within the 2115 climate change flood risk Tidal Flood Zones 2 and 3 layers), tourism impacts, adjacent to SSSI, moderate potential for archaeological deposits. | | Council owned land makes up part of site – Part of Regeneration strategy | |
| HY15 | 41 Station Road | 0.22ha | | 15 | | Permission 08/66979/007 | |  | | **** | |  | |  | | Residential |  | | Under construction after material operation to keep permission extent | |
| HY75 | Station Road (east of Furniss Way) | 2.4ha | | 3 | | Planning permission (APP/15/00919) | | **** | | **** | | **** | |  | | Open fields, some business use/residential closer to Station Road | S106 includes maintenance of boundaries in respect of Brent Goose land in mitigation to avoid recreation access from Hayling Billy Trail and S106 with outline permission on application APP/13/00639 includes Brent Goose Mitigation Strategy with mitigation land to north (parcel H34D) for Brent Geese. | | Planning permission (APP/15/00919) under construction | |
| HY3 | Manor Nurseries | 0.4ha | | 15 | | 40dph | |  | | **** | |  | | **** | | Residential and plant nursery | Radon Class 2 area, noise consideration due to proximity of road | |  | |
| HY4 | Land north of Sinah Lane | 12.8ha | | 195 | | Submitted planning application (APP/18/00724) | |  | | **** | |  | | **** | | Arable field with boundary hedgerows | Medium/low capacity for landscape change, potential for common reptiles, primary support area for solent waders and Brent Geese, Grade 3a agricultural land | |  | |
| HY6 | Northney Marina | 5.1ha | | 40 | | Known constraints and pre-application | |  | | **** | |  | | **** | | Marina uses | Access in Flood Zone 3 for SFRA. Whole site within AONB. | | Strong potential for regeneration and support of marine industry /placemaking. | |
| HY7 | Fathoms Reach | 1.6ha | | 55 | | 40dph | |  | | **** | |  | | **** | | Comprises overgrown semi-improved/improved grassland with developing scrub | Proximity to Newton House Hotel (grade II) listed building, potential for common reptiles, Core Site for solent waders and Brent Geese | |  | |
| HY8 | Rook Farm | 11.9ha | | 390 | | 40dph | |  | | **** | |  | | **** | | Arable fields | Proximity to Newton House Hotel (Grade II) to the west, Church of St Mary (Grade II\*) on the eastern boundary, along with Farm Cottage (Grade II) and Rook Farmhouse (Building of Local Interest) on the southern boundary, potential for common reptiles, Core Site for solent waders and Brent Geese, potential for common reptiles and foraging bats | |  | |
| HY9 | Land South of Stoke Barn | 1.9ha | | 70 | | 40dph | |  | | **** | |  | |  | | Arable field | Noise consideration due to proximity to A3023, The site is surrounded by three listed buildings. These include Middlestoke Farmhouse (Grade II) in the north-east, along with Oakdene (Grade II) and Cottrell Farmhouse (Grade II) in the west. In addition, a locally listed building is on the site boundary and Stoke Cottage (Grade II) is in proximity in the south-east, potential for common reptiles and foraging bats. Infill development of this nature not recommended by landscape study. Mineral safeguarding area | |  | |
| HY10 | 107 Havant Road | 3.9ha | | 140 | | 40dph | |  | | **** | |  | |  | | Grassland | Mineral safeguarding area, potential for common reptiles and foraging bats, medium/low capacity for landscape change, the site’s entrance is opposite Oakdene (Grade II Listed). In addition, West Stoke House and Boundary Wall (Grade II listed) lie to the north and is only separated from the site by a field, noise and air quality considerations due to the proximity of the A3023 | |  | |
| HY11 | Land at Hayling Island College | 1.4ha | | 50 | | 40dph | |  | | **** | |  | |  | | Recreational grassland in school grounds | Loss of sports pitches and recreational facility | |  | |
| HY76 | Land to the East of 17-29 Laburnum Grove, Hayling Island | 0.6 | | 24 | | 40dph | |  | | **** | |  | |  | | Paddocks, Residential and one small business (Boarding Cattery) | Some potential for foraging bats | | Site submitted too late for appropriate assessment to be made for allocation purposes. | |
| **Leigh Park** | | | | | | | | | | | | | | | | | | | | |
| LP124 | Kingsclere Avenue open space | | 1.46ha | 38 | | Planning permission APP/16/00492 | | **** | | **** | | **** | |  | | Public open space identified for review in Open Spaces Audit | Access, loss of open space, low/moderate potential for archaeological deposits | | Under construction | |
| LP1 | Strouden Court | | 1.5ha | 55 | | 40dph | |  | | **** | |  | | **** | | Precinct, mixed uses, garage and parking areas | Site assembly, retaining/reproviding active uses, adjacent to SINC, potential ground quality issues associated with previous uses | | Most likely to involve some redevelopment of the underused parking/open areas surrounding existing buildings. | |
| LP2 | Land at Riders Lane | | 1.9ha | 65 | | Illustrative layouts. Yield from Cricketers part of site listed separately | |  | | **** | |  | | **** | | Former and part used allotment site | Site assembly (depending on access), Allotment reprovision required, relationship with proposed Thicket pipeline route, low/moderate potential for archaeological deposits | | Areas at risk of flooding have been excluded from the developable area. Government Office approval for moving allotments in place (2013). | |
| LP125 | Blendworth Crescent Open Space, Leigh Park | | 1.19ha | 48 | | Planning permission | | **** | | **** | | **** | |  | | Open space identified in the Open Spaces Audit for review | Some open/play space to be retained, access, underground services, potential ecological impacts (bats), low/moderate potential for archaeological deposits | | Under construction | |
| LP3 | Land at Dunsbury Way | | 0.36ha | 15 | | 40dph | |  | | **** | |  | | **** | | Redundant land associated with previous wider factory site | Proximity to employment uses, potential ground quality issues | |  | |
| TC2 | Leigh Park Centre | | 7ha | 75 | | High density redevelopment and/or infill development | |  | | **** | |  | | **** | | Leigh Park District Shopping Centre | Land assembly, TPOs, suitable reprovision of shopping provision/centre | |  | |
| LP4 | Former Scottish and Southern Energy Offices | | 1.7ha | 80 | | Local Plan Allocation Policy LP1 | |  | | **** | |  | | **** | | Previous office building. Site now cleared | TPOs, potential noise/air quality issues due to relationship with Petersfield Road | |  | |
| LP5 | Cabbagefield Row | | 7.4ha | 155 | | 40dph | |  | | **** | |  | | **** | | Open fields | Adjacent SINC, trees, potential use associated with Havant Thicket Reservoir, adjacent to ancient woodland, BAP action area, low/moderate potential for archaeological deposits | | SINC included within site area to allow for management | |
| LP6 | Colt Site | | 3.1ha | 100 | | Pre-application – Mixed use | |  | | **** | |  | | **** | | Office and industrial units now cleared | Groundwater Source Protection Zone (SPZ) 1c | | Outline Planning Permission (APP/18/00244) for up to 100 dwellings | |
| **Waterlooville** | | | | | | | | | | | | | | | | | | | | |
| WV23 | West of Waterlooville MDA – Berewood Phase 2 | 8.1ha | | 17 | | Planning permission (APP/14/00032) | | **** | | **** | | **** | |  | | Open fields | Constraints addressed through relevant planning approvals | | Under construction | |
| WV22 | West of Waterlooville MDA – Berewood Phase 8 | 8ha | | 210 | | Planning permission (APP/12/00008) | |  | | **** | | **** | |  | | Open fields |  | | Phase 8 is expected to be delivered 2026 onwards | |
| Perm | Hermitage House, 7 St Georges Walk | 0.044ha | | 5 | | Planning permission (APP/15/00672) | | **** | | **** | | **** | |  | | Brownfield curtilage |  | |  | |
| WV16 | 99-101 Latchmore House, London Road | 0.096ha | | 8 | | Planning permission (APP/16/00057) | | **** | | **** | | **** | |  | | Office use |  | | Under construction | |
| W56 | Former Curzon Rooms, London Road | 0.17ha | | 14 | | Based on previous planning approval | |  | | **** | |  | | **** | | Vacant for some time and is considered suitable for town centre uses on the ground floor and residential uses above. | Potential ground quality associated with previous use, low/moderate potential for archaeological deposits. | | In current use as carpark but would be suitable for future re-development. Allocated as part of town centre area of search. | |
| WV1 | Goodwillies Timber Yard | 3.4ha | | 120 | | 40dph | |  | | **** | |  | | **** | | Timber centre. Mainly hardstanding and various buildings connected with the commercial use. | Potential ground quality issues associated with previous/current use, low/moderate potential for archaeological deposits. | |  | |
| W109 | ASDA/  Clocktower | 3.5ha | | 0 | | Background work in the Waterlooville Town Centre Urban Design Framework. | |  | | **** | |  | | **** | | Asda store and parking, other town centre uses/buildings. | Site assembly, TPOs adjacent, potential ground quality associated with previous use, moderate potential for archaeological deposits. | | Part of town centre allocation | |
| WV13 | Wellington Way, Waterlooville | 1.1ha | | 0 (part of Waterlooville Town Centre) | | Background work in the Waterlooville Town Centre Urban Design Framework. | |  | | **** | |  | | **** | | 1960s largely single storey precinct. Predominately retail with good occupancy rates. Some residential at first floor. | Site assembly, potential ground quality associated with previous use, low/moderate potential for archaeological deposits. | | No net increase. | |
| WV2 | Padnell Grange | 2.7ha | | 80 | | 40dph | |  | | **** | |  | | **** | | Several existing buildings on the site and the main building is used as a conference centre. | TPOs, adjacent to SINC, potential ground quality issues, low/moderate potential for archaeological deposits. To the east of the site is a golf course. | | Current planning application (APP/19/00224) for 86 dwellings. | |
| WV3 | Woodcroft Primary School former playing field | 1.4ha | | 43 | | Permission | | **** | | **** | |  | | **** | | Part of the former Meadowlands Infant and Junior School Sites. | Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits.  A sports pitch has been relocated to the north within the Woodcroft Farm Site as part of access arrangements to the strategic site. | | Outline planning permission APP/15/01235 | |
| WV4 | Blue Star | 1.91ha | | 90 | | 55dph | |  | | **** | |  | | **** | | Open land to rear of fire station | TPOs, moderate potential for archaeological deposits, potential ground quality issues associated with previous use | |  | |
| WV5 | Woodcroft Farm | 10.9ha | | 288 | | Planning permission (APP/13/00804) | | **** | | **** | | **** | | **** | | Open fields and farmhouse | TPOs. | | Planning permission for 288 dwellings (APP/13/00804) granted 05/05/15. | |
| WV6 | Campdown | 21.4ha | | 650 | | Known site constraints and extensive pre-application work | |  | | **** | |  | | **** | | Grazing land | Variations in site levels. Noise from A3(M). Potential for archaeological remains in northern part of site. Gas pipeline and associated buffer along western boundary of site. Most of the site is identified as a Primary Support Area for Solent Waders and Brent Geese. Part of site within MSA | | Hybrid planning application for 130 dwellings (detailed) and up to 650 dwellings (outline) | |
| WV7 | Havant and South Downs College (South Downs Campus) | 5.8ha | | 100 | | Council appraisal | |  | | **** | |  | | **** | | Part of college campus – car park | Potentially within setting of scheduled monument. Potential for foraging bats. Groundwater source protection zone 1c | |  | |
| WV8 | Land north of Highbank Avenue | 0.66ha | | 25 | | 40dph | |  | | **** | |  | | **** | | Arable field with a strip of wet woodland/fen vegetation in the north-west corner | Medium/low capacity for landscape change, records of Hazel Doormice and potential for common reptiles and foraging bats, site within SPZ1c aquifer source protection zone. Agricultural land classified as 3a | | Potential to form part of much larger site outside the Council’s administrative boundary | |
| WV9 | Land at Waterlooville Golf Club | 1.3ha | | 45 | | 40dph | |  | | **** | |  | | **** | | Managed grassland within golf course setting | Bechstein’s bat area of search. Woodland element of the site has potential for protected species and is subject to Waterlooville Golf Course SINC for this habitat. | | Site area reduced to remove woodland | |
| WV10 | Land South of Purbrook Heath | 3.7ha | | 50 | | 40dph | |  | | **** | |  | |  | | Improved/semi-improved grassland and wet woodland. | SINC relating to wet woodland.The site is adjacent to the Old Rectory (Grade II) and also has medium archaeological potential. Medium/low capacity for landscape change. | | Potential access issues from A3 strategic road | |
| WV11 | Land at Crookhorn College | 2ha | | 70 | | 40dph | |  | | **** | |  | |  | | College field | Loss of playing field or land previously used as a playing field that is undeveloped. High archaeological potential. Potential for Hazel dormice and foraging bats. Bechstein’s bat area of search | |  | |
| TC3 | Waterlooville Town Centre |  | | 600 | | Council appraisal | |  | | **** | |  | | **** | | Various town centre uses | Land assembly and retention of town centre uses. | | Includes any site submission within town centre area of search | |

*Table 4: Developable Housing Sites*

## Sites Falling Below the Study Threshold

1. The following sites have not been assessed in any detail as they fall below the study threshold (less than 5 dwellings likely to be achievable). This threshold is consistent with the guidance in the relevant PPG and allows for efficient use of council resources in assessing housing land availability. They have not been assessed due to their size and are therefore discounted.

| **Site Code** | **Site Name** |  | **Site Code** | **Site Name** |  | **Site Code** | **Site Name** |  | **Site Code** | **Site Name** |  | **Site Code** | **Site Name** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| EM11 | Garages on Highland Road |  | EM22 | South Street Car Park (part) |  | LP29 | Garages, Winterslow Drive |  | LP54 | Parking area off Awbridge Road |  | W73 | Land at Boyle Crescent |
| EM12 | Land adjacent to St James Road |  | EM42 | Land to Rear of Redlands House |  | LP30 | Open land adj to Winterslow Drive |  | LP55 | Garage court at Ernest Road |  | W74 | Land at Elizabeth Road/Ireland Way |
| EM13 | Open space at Laurence Green |  | HY25 | Land between Victoria Road and Rogers Mead |  | LP31 | Garage court at Bondfield Crescent |  | LP56 | Garage Court off Sunwood Road |  | W75 | Ireland Way Car Park |
| EM14 | Spencer Road Car Park 1 |  | HY26 | Parking area at Eastwood Close |  | LP32 | Garage court, Malwood Close |  | LP57 | Parking area off Longstock Road |  | W76 | Green space off Ireland Way |
| EM15 | Spencer Road Car Park 3 |  | HY27 | Parking and green open space at Eastwood Close |  | LP33 | Open land, Broxhead Road |  | LP58 | Parking area off Marldell Road |  | W77 | Car park off Coates Way |
| EM16 | Spencer Road Car Park 4 |  | HY28 | Open space to south of Buccaneers PH |  | LP34 | Open land, Longstock Road |  | LP59 | Parking area off Whitsbury Road |  | W78 | Car park off Gilbert Way |
| EM17 | Spencer Road Car Park 5 |  | HY29 | 41 St Marys Road, Hayling Island |  | LP35 | Garage court, Warbrook Court |  | LP60 | Parking area off Forestside Road (A) |  | W79 | Land at Purcell Close |
| EM18 | Conigar Road Allotments |  | LP7 | Garages at Dockenfield Close |  | LP36 | Parking area, Rotherwick Close |  | LP61 | Parking area off Fair Oak Drive |  | W81 | Wooded area off Holst Way |
| EM19 | Spencer Road Playing Area |  | LP8 | Parking area off Sparsholt Close |  | LP37 | Garage Court, Wonston Court |  | LP62A | Garage court off Beaulieu Avenue |  | W82 | Car parking off Sullivan Way |
| EM20 | Victoria Road (former allotment site) |  | LP9 | Land at Solridge Close |  | LP38 | Woolmer Court |  | LP62B | Parking area off Beaulieu Avenue |  | W83 | Land at Lambert Close |
| EM21 | Land at Emsworth House Close |  | LP10 | Parking area at Malwood Close |  | LP42 | Garage court off Horsebridge Road |  | LP67 | Parking off Forestside Avenue |  | WV32 | Land to rear of 49-51 Winifred Road |
| EM23 | Adj. 8 New Brighton Road |  | LP11 | Parking area at St Albans Road |  | LP43 | Garage court, St Alban's Road |  | LP68 | Garage court off Rownhams Road |  | WV33 | Land to rear of Forest Avenue |
| HB19 | Open space at Forsythia Close |  | LP16 | Land at Larkwhistle Walk |  | LP44 | Holybourne Open Space |  | LP69 | Garage court off Grateley Crescent |  | WV38 | Land at Padnell Road |
| HB20 | Parking area at Swallow Close |  | LP17 | Vacant shops off Sharps Road |  | LP45 | Garage court, Abbotstone Avenue |  | LP70 | Garage court off Brockenhurst Avenue |  | WV39 | Land adj 16a-20a Hart Plain Avenue and 25-29 Silvester Road |
| HB21 | 10-12 Southleigh Road |  | LP18 | Land at Inkpen Walk |  | LP46 | Garage court of Liam Close |  | WV24 | Open space off Royal Way |  | WV40 | Garages east of 13-15 Passingham Walk |
| HB22 | Garages off Cross Way |  | LP19 | Land at Rushmere Walk |  | LP47 | Dunsbury Way Open Land |  | WV25 | Garage Court, James Copse Road |  | WV41 | Rear of 105-113 Milton Road |
| HB23 | Parking area off James Road |  | LP20 | Land at Frogham Green |  | LP48 | Wheatsheaf PH |  | WV26 | Milton Road Car Park |  | WV42 | Garaging rear of 62-70 Milton Road |
| HB24 | Garages off Fraser Road |  | LP21 | Parking area, Nutley Road |  | LP49 | Garage court, Soberton Road |  | WV27 | Parking Area, Passingham Walk |  | WV43 | Bliss Close Parking Area |
| HB25 | Plot at the end of Alderwood Close |  | LP22 | Garage court, Middle Park Way |  | LP50 | Garage court, Soberton Road |  | WV28 | Parking Area, Harcourt Close |  | WV46 | Land to rear of flats in Bell Crescent |
| HB26 | 1-2 Church Fields, Juniper Square |  | LP23 | Garage court, Sunwood Road |  | LP51 | Open land between Priorsdean Crescent and Barncroft Way |  | WV29 | Land at Walton Close |  | WV47 | Land at Boyle Crescent |
| HB27 | Shops opposite Christchurch Medical Centre |  | LP24 | Garage court, Merryfield Avenue |  | LP52 | Open land off Priorsdean Crescent, Leigh Park |  | WV30 | Sage Close Play Area |  | WV48 | Land at Elizabeth Road/Ireland Way |
| HB28 | 6 Lester Avenue |  | LP25 | Parking area, Upton Close |  | LP53 | Garage court, Rhinefield Close |  | WV31 | Thrush Walk Play Area |  | WV49 | Ireland Way Car Park |
| LP12 | Garage Court, Priorsdean Crescent |  | LP26 | Green space, Sandleford Road |  | LP63 | Parking area off Millbrook Drive |  | WV34 | Garages adj 12 Spinney Close |  | WV50 | Green space off Ireland Way |
| LP13 | Land at Oxenwood Green |  | LP39 | Open land, Whitsbury Road |  | LP64 | Parking area off High Lawn Way |  | WV35 | Land at Albretia Avenue |  | WV51 | Car park off Coates Way |
| LP14 | Land at Plumley Walk |  | LP40 | Parking area off Forestside Road (B) |  | LP65 | Parking area off Kingsclere Avenue |  | WV36 | Land rear of shops 109-111 London Road |  | WV52 | Car park off Gilbert Way |
| LP15 | Land at Southfield Walk |  | LP41 | Garage court, Redlynch Close |  | LP66 | Parking area off Kimbridge Crescent |  | WV37 | Land rear 12a-26 Padnell Road |  | WV53 | Land at Purcell Close |
| WV54 | Wooded area off Holst Way |  | WV58 | Parking at Byrd Close |  | WV62 | Parking area at Vine Coppice |  | WV44 | Solentec Ltd., Jubilee Road |  | WV85 | Parking at Byrd Close |
| WV55 | Car parking off Sullivan Way |  | WV59 | Car parking at Elgar Walk |  | WV63 | 3 London Road, Purbrook |  | WV45 | Land adj to 118 Stakes Hill Road |  | WV85 | Parking at Byrd Close |
| WV56 | Land at Lambert Close |  | WV60 | Parking area at Elgar Walk |  | WV64 | Land at 172 The Dale, Widley |  | WV66 | Land adjacent to 47 Portsdown Hill Road |  |  |  |
| WV57 | Car parking off Sullivan Way |  | WV61 | Parking area at Elgar Walk |  | WV65 | Garaging at end of Valley Close |  | WV84 | Car parking off Sullivan Way |  |  |  |

*Table 6: Sites Falling below Study Threshold*

5. Windfall Assessment

1. Windfall delivery has been analysed and explained in detail in a separate background paper produced by the council. The Windfall/Unidentified Housing Development: Analysis and Justification Background Paper is available on the [Council’s website](https://www.havant.gov.uk/evidence-base).
2. No windfall allowance is included within the five-year supply of housing. However, planning permissions for sites delivering less than 5 dwellings have been included within the five-year supply position with discounting applied to account for permissions that may not come forward to completion.

6. Core Outputs (Checklist)

1. The SHLAA covers housing land availability only. Employment land availability is addressed in the Employment Land Review.

|  |  |
| --- | --- |
| **PPG Core Outputs** | **Page Number where included** |
| **List of all sites**, crossed reference to their locations on **maps** | Lists of sites – Tables 4 to 6. Discounted sites are in Table 11 at Appendix 2.  Maps – Appendix 3 in separate booklet. |
| **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 as relevant in Tables 4 to 6. And Table 11. |
| 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** | More detail on deliverable and developable sites contained in Table 4.  Three tables for discounted sites (giving reason as relevant) - Tables 5, 6 and 11. |
| 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 | Dwelling type left flexible and linked with density calculation. Quantity (yield) given and explained in Tables 4 to 6  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. |
| An **indicative trajectory** of anticipated development and consideration of associated risks | An indicative trajectory can be found at Section 6 of this report.  Consideration of associated risks are listed in Appendix 4 of this report. |

*Table 8: Core Outputs (Checklist)*

Appendix 1

Although the council published its first SHLAA in 2007 and the formal duty to co-operate requirement has only arisen since publication of the NPPF, the council’s relationship as part of the Partnership of Urban South Hampshire (PUSH) has ensured that work with authorities beyond the council’s administrative boundaries has been ongoing during the last seven years. Havant Borough Council was one of the earlier authorities to produce a SHLAA and was heavily involved in an officer level SHLAA workshop held in 2007/08. No records were kept of this meeting (as it was undertaken prior to the duty to co-operate requirements) but the purpose was to share knowledge, approach and methodology. This was held with relevant officers from the Hampshire authorities.

Quarterly the Planning Research and Liaison Group (PRLG), which includes an officer from all PUSH authorities, the two National Parks and Hampshire County Council, meet to discuss various issues of relevance. This has included many discussions relating to SHLAAs. In addition to this Chichester District Council (the council’s neighbour to the east) have had the opportunity to comment on the council’s SHLAA during the large number of consultations that have taken place on Local Development Framework documents/Local Plan documents during the last six years.

A three week period of consultation, ending 6 June 2007, took place on the first SHLAA methodology involving the following stakeholders:

* Hampshire County Council
* Home Builders Federation
* South East Regional Assembly
* Government Office for the South East.

| **HBF Comment** | **HBC Response** |
| --- | --- |
| Concern about the nature of the assessment, not a Housing Market Assessment or Strategic Land Availability Assessment. Proposal is an updating of the existing urban capacity study | The methodology was produced before the publication of the new guidance on SHLAAs. In the absence of this guidance, the assessment had been based on the guidance set out in PPS3, the good practice guidance produced by the South East Regional Assembly (SEERA, 2004) and the ODPM guidance on Housing Land Availability Assessments (ODPM, 2005) |
| Welcome approach to looking at whole borough rather than just priority areas and looking at Leigh Park in detail rather than relying on past trends | Comment noted |
| Study should only deal with sites which are deliverable. There is no scope in PPS3 to deal with theoretical or unconstrained capacity or arbitrary or discounted yields | Study will look at deliverable and developable sites but will also include a justification for an allowance for unidentified small sites as permitted in the guidance |
| Methodology does not touch on how it will arrive at decisions about availability, deliverability and achievability of development opportunities | As far as possible, the assessment will look at the availability, suitability and achievability of sites in accordance with the good practice guidance |
| Study should identify as much potential as possible and windfalls should not be included | The study will address how the council will approach the issue of windfalls |
| Methodology is weak in explaining how it will factor in developability and market considerations | The assessment will look at the market considerations through discussions with local agents and information from the Housing Market Assessment |
| Work should be postponed until new guidance is issued | Due to the proposed timetable in the Local Development Scheme, the proposed study cannot be postponed; however, changes to the SHLAA may need to be made when the new guidance is published. |

Only one response was received from the consultation. The **Home Builders Federation** made the following comments:

*Table 9: Methodology (First Consultation)*

Following publication of the SHLAA Practice Guidance, it was necessary to revise the methodology accordingly and to widen stakeholder involvement. Contact names and addresses were taken from the Havant Borough Local Development Framework (HBLDF) (local plans) database (2007):

* Home Builders Federation
* National Federation of Builders
* Estate Agents within the borough
* Planning Consultancies on the HBLDF database
* Landowners in the borough
* Planning agents
* Highways Agency
* Portsmouth Water
* Government Office for the South East
* South East Regional Assembly
* Hampshire County Council
* Developers on the HBLDF database.

| **Consultee** | **Comment** | **Response** |
| --- | --- | --- |
| **Forte Property Ltd** | Methodology does not take into consideration the proposed type of housing that would be provided on site. Greater consideration to sites for the elderly in view of expected population changes | Information on the likely future demand for housing in the borough has been provided which shows a demand for housing to meet the needs for the elderly. The SHLAA does not prescribe what types of housing should be provided on each site. This would be led by the market and by future planning policy on housing mix and tenure |
| **Hallam Land Management** | Para. 3.2. Reserve right to make comments about windfall justification when published | Comment noted |
| **Hallam Land Management** | Para 4. Caution in determining potential for employment and open space to be developed for residential | Only employment sites and open spaces which have been identified through the ELR and Open Spaces Audit will be included within the study |
| **Hallam Land Management** | Proposals for large scale redevelopment of existing residential areas should be developable and deliverable | Residential areas and large scale development proposals will be identified through appropriate information sources identified in the assessment |
| **Hallam Land Management** | Study area too tightly drawn. Assessment should include consideration of broad locations for growth in Core Strategy | Allocation of sites will take place through the Allocations DPD when the Core Strategy vision will be taken into consideration |
| **Hallam Land Management** | Comprehensive list of sources for desktop review included in the DCLG Practice Guidance | Where appropriate, the assessment will use the list of sources included in the DCLG Practice Guidance |
| **Hallam Land Management** | Site assessment criteria does not assess locational context of the site (proximity to services, public transport) and how development will contribute to creation of sustainable and mixed communities | The proformas for the specific sites will include a section on accessibility to services and a section on suitability of development. Sites will be allocated through the Allocations DPD and accessibility will be a factor in making these decisions |
| **Hallam Land Management** | Points system does not fulfil any other purpose other than to encourage cramming and disregards market factors, economic viability and could result in an overestimate of capacity | The practice guidance requires SHLAAs to estimate how many dwellings can be accommodated on the site and suggests using existing policy in current local plans. Input from stakeholders about the estimated yield in terms of market factors and economic viability will be sought as part of the consultation |
| **Hallam Land Management** | Welcome inclusion of landowners and developers in the process | Comment noted |
| **Network Rail** | No wish to comment on the methodology other than promoting a site | Comment noted |
| **H and T Partnership** | Vital that shortage of social housing stock addressed | The SHLAA will be a key piece of evidence base for the Allocations DPD. This will assist in providing social housing as part of the HBLDF |
| **H and T Partnership** | All land, including greenbelt should be considered for housing | The assessment will include land outside the urban area |
| **H and T Partnership** | Not practical to discount potential building land because it may be at risk of flooding. Should employ building techniques to minimise address flooding | The SHLAA will take the sequential approach in Planning Policy Statement 25 (flooding) |
| **Highways Agency** | Highways Agency responsible for managing the A27 and A3(M). The former is operating at capacity and the latter is within capacity | Comment noted |
| **Highways Agency** | Focus assessment on accessible, well connected areas | The borough is relatively accessible throughout. Due to the housing requirement in the borough over the next 20 years, it is considered necessary to consider housing potential in as much of the borough as possible. |
| **Highways Agency** | Request that the impact of the development on infrastructure is addressed including consideration of any committed development | The assessment will look at infrastructure requirements of development as far as possible but the council is carrying a more detailed assessment of infrastructure needs as part of an implementation plan |
| **Highways Agency** | Request that para. 36 and 46 of PPS3 be addressed in the methodology | Policies in PPS3 will be a consideration in determining the suitability of sites |
| **Highways Agency** | Site access and highways capacity issues should be included in the assessment of deliverability | Highways capacity issues have not been explored in detail at this stage. Further information will be sought as part of the consultation and through the Allocations DPD |
| **SEERA** | Currently being consulted by a number of districts on their SHLAAs but do not have the resources to comment on each individually. Looking to produce some supplementary guidance over the autumn to address specific issues in the region | Comment noted |
| **Turley Associates** | Useful to elaborate on genuine local circumstances to include a windfall allowance | Justification will be provided in draft SHLAA when consultees will have the opportunity to comment |
| **Turley Associates** | Want to ensure that Hooks Lane site is included within the list of sites for consideration | This site is being considered as part of the SHLAA |
| **Turley Associates** | Should show areas where sites are not being sought given their poor accessibility, sustainability or lack of compliance with spatial strategy | Assessment will identify areas where land is not suitable for housing potential. Sites which do not conform to the spatial strategy will not be allocated through the Allocations DPD process; however SHLAAs should identify as much land for housing as possible |
| **Turley Associates** | Impact on the character of the area and residential amenity important consideration in determining yields | Impact on the character of the area is included within the assessment of yields. Residential amenity is considered as part of overall assessment of suitability of sites and in yield assessment |
| **Turley Associates** | Useful to elaborate on how points are apportioned and weighted to ensure consistency and transparency across assessment | This will be elaborated upon in the draft document |
| **Turley Associates** | If information on availability is not available, assume these sites will be discounted | As far as possible, an assessment of the availability of sites will be made. Sites may not be discounted at the draft document stage but may be discounted after this if insufficient information is available |
| **Turley Associates** | Costs section should include reference to s106 costs | Reference will be made to likely s106 costs associated with developing the site but residual valuations will not be carried out for each site |
| **Richard Stubbs** | Concern about reference to Urban Potential Study and yield coming forwards from that study in lieu of comments raised at Local Plan Inquiry | Reference only made to previous urban potential study as a source of finding sites. Yields from the previous urban potential study will not be used in the current assessment |
| **Richard Stubbs** | Concern about how nature designations will apply to sites and query the role of strategic gaps | Land within strategic gaps will be assessed for housing potential. The extent of strategic gaps will be determined through the Allocations DPD not though the SHLAA. Land within areas of nature designations will not be surveyed for housing potential |
| **Richard Stubbs** | Wish to know what will be identified through the discounting process | The discounting process will discount sites which are not suitable for housing development |
| **Pro Vision** | Need to make clear in the methodology statement that it will include a review of all housing allocations | The SHLAA will include a review of reserve housing allocations |
| **Pro Vision** | Capacity and boundaries of reserve sites should be reviewed | The SHLAA will include a review of reserve housing allocations |
| **White Young Green** | Rigid interpretation of SHLAA could lead to over emphasis on development within built up area which may not meet affordable housing and sustainability principles. It could also lead to loss of character and housing choice | The assessment attempts to estimate a realistic yield for each site taking into account the character of the area |
| **White Young Green** | Methodology for estimating housing potential not clear and would be helpful to include a list of criteria intend to use | This will be elaborated upon in the draft document |
| **White Young Green** | Development on greenfield sites will facilitate comprehensive and integrated planning of areas. SHLAA should therefore include reserve sites | The SHLAA will include a review of reserve housing allocations |
| **Home Builders Federation** | Proposal is more akin to an old Urban Capacity study | The assessment will be based on the recent SHLAA Practice Guidance |
| **Home Builders Federation** | Should consider the developability and deliverability of all sites | As far as possible, the assessment will include a deliverability/developability assessment |
| **Home Builders Federation** | SHLAA is a technical exercise to identify all suitable land for development | Comment noted |
| **Home Builders Federation** | Selection method of sites should not form part of SHLAA methodology | Good practice guidance requires an assessment of the suitability of sites but assessment will make it clear that the SHLAA is not designed to allocate sites for development |
| **Home Builders Federation** | Main thrust of good practice guidance is on assessing deliverability of sites | As far as possible, the assessment will include a deliverability/ developability assessment |
| **Home Builders Federation** | Need to continually engage with landowners, developers and estate agents in order to ensure that all relevant considerations are factored in. Not just a case of asking landowners on the likely availability of sites they are promoting for development. Should factor in assessment of deliverability from the point of view of the house building industry | Landowners, developers and stakeholders have been involved in the consultation on the methodology, gathering of sites and market information. They will continue to be involved in the consultation on the draft SHLAA |
| **Home Builders Federation** | No detail of how SHLAA will take views of landowners, house builders and estate agents on board on whether the types of sites are those they are interested in bringing forward or on which there is a demand to live. Or the view of the likely purchasers | Methodology refers to the fact that landowners, developers and estate agents will be invited to submit sites and that they will be involved in the consultation on the draft document which will also provide information on the availability/achievability of sites |
| **Home Builders Federation** | No detail about the costs associated with bringing forward sites, alternative use values or costs imposed on LPAs | Information about the likely s106 requirements will be provided based on the current local plan policy. Where information is available, the possibility of alternative uses will be addressed |
| **Home Builders Federation** | Should say what, why, when and who will be involved in factoring in vital considerations | Methodology included details on who will be involved and at what stage. Information about the consultation stages will also be available on the council’s website |
| **Home Builders Federation** | Require co-operation of local house builders and developers in reaching a view about the housing trajectory | Methodology refers to the fact that stakeholders will be involved in the consultation on the draft document which will also provide information on the availability/achievability of sites |
| **Home Builders Federation** | No estimates of windfalls in first five and ten years supply unless in exceptional circumstances. Approach to this should be explained in the methodology | Assessment will include a justification for including an allowance from unidentified small housing sites |

*Table 10: Methodology (Second Consultation)*

Appendix 2

## Discounted Sites

Discounted sites where there remains notable uncertainty as to the site’s suitability for residential development are listed below. These sites typically have more significant constraints/limitations where there is insufficient evidence or reason to believe that the constraints can be sufficiently overcome whereby the site could be considered developable.

| **Area** | **Site Code** | **Site Name** | **Reason for site being discounted** |
| --- | --- | --- | --- |
| EMSWORTH | EM24 | Maisemore Gardens Green | Limited potential due to layout of existing buildings and character of estate |
| EM1 | Emsworth Victoria Cottage Hospital | Site has commenced development for the GP surgery |
| EM25 | Allotments off Warblington Road | Open Spaces Audit recommends protection and partly within flood zones 2 and 3 |
| EM26 | Land adjacent to South Street Car Park | Limited potential and restricted access |
| EM27 | Palmers Road Car Park | Car park well used |
| EM28 | Car park at Bridge Road | Car park well used |
| EM29 | Land off Bridge Road | Site within flood zone |
| EM30 | Allotments next to Glenwood School | Open Spaces Audit recommends protection |
| EM31 | Land at end of Cold Harbour Road | The trees on the site would significantly limit development potential |
| EM32 | 125 New Brighton Road | No longer available |
| EM33 | Greville Green Open Space | Limited Potential due to layout of existing buildings and character of estate |
| EM34 | Spencer Road Car Park and Open Space | Residential parking area and open space. Limited potential due to layout of existing buildings and character of estate |
| EM35 | Lillywhite Bros, Employment Site | Loss of employment. Site in flood zones 2 and 3 and within Chichester Harbour Area of Outstanding Natural Beauty. |
| EM36 | Land at end of Emsworth House Close | Already developed |
| EM37 | Land at Convent Lane | Already developed |
| EM38 | Emsworth Delivery Office, 12 North Street, Emsworth | Site is unavailable |
| EM39 | Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part) | Site is within the Chichester Harbour Area of Outstanding Natural Beauty and development of this site would have an adverse impact on the landscape |
| EM41 | Land south of Havant Road | Site is within the Chichester Harbour Area of Outstanding Natural Beauty and development of this site would have an adverse impact on the landscape |
| EM5 | Westwood Close | Flood risk |
|  | EM40 | Land East of Westbourne Avenue | Potential flood issues at site and size, shape and stream corridor issues would limit the development opportunity |
| HAVANT AND BEDHAMPTON | HB29 | Land at River Way | Now part of larger site allocated for development |
| HB3 (Ext) | Land at Palk Road – Site extension | Future flooding risk |
| HB30 | Land at the end of Old Copse Road | Forms part of drainage system of Oak Park |
| HB31 | Car park along Waterloo Road | Parking for the train station |
| HB32 | Prince George Street Car Park | Flood zone issues and well used parking area |
| HB33 | Former Petrol Filling Station, Park Road South | Already developed |
| HB34 | Burger King, Park Road South | Still in active use, no market indication of availability and understood to be underground infrastructure providing constraint |
| HB35 | St Andrews House | Flood Zone 3 |
| HB36 | Portsmouth Water Land north of Solent Road | Flood risk issues on site render it unsuitable for residential development (within flood zones 2 and 3). |
| HB37 | Land on east of Brockhampton Road | Loss of employment land. It is recommended to exercise caution in considering the release of any employment allocations for other uses, as most are high or at least of average quality. Their viability will also improve further as market conditions begin to encourage new employment development. |
| HB39 | Former Post Office, East Street, Havant | Unavailable |
| HB40 | Land behind 15 South Street | Loss of employment land and potential yield would be below the study threshold. |
| HB41 | Garage, South Street | Loss of employment land and potential yield would be below the study threshold. |
| HB42 | Bosmere Field | Planning permission in place for commercial use |
| HB43 | Allotments to west of Staunton Road | Currently used for allotments and flood zone issues |
| HB44 | Allotments off James Road /New Road | Open Spaces Audit recommends protection – high quality and high value with high occupancy rate. |
| HB45 | Allotments, North Street | In active use as allotments – not available for development. |
| HB46 | Green at Mitchell Road | Limited Potential due to layout of existing buildings and character of estate |
| HB47 | Allotments, Newbarn Road | Open Spaces Audit recommends protection – high value and high quality. |
| HB48 | Green at Newbarn Road | Limited potential due to layout of existing buildings and character of estate |
| HB49 | Garages, Newbarn Road | Limited potential due to shape of site |
| HB50 | St Faiths Church Car Park | Loss of car parking facilities |
| HB51 | Stonecroft House | Flood issues and site yield would be below study threshold. |
| HB52 | Havant Borough Council Civic Campus (Public Service Plaza) | Some uncertainty over likely yield and availability of site |
| HB53 | Office site adjacent to railway | Already developed |
| HB54 | Scratchface Lane Open Space | Open Space Audit recommends protection – high value, well used open space |
| HB55 | Christchurch Medical Centre | Loss of community use. As at 2016 used for children’s nursery – not available. |
| HB56 | Rowan Road Open Space | Limited potential due to layout of existing buildings and character of estate |
| HB57 | Havant War Memorial Hospital | Not available – site has been redeveloped as care home. |
| HB58 | Portsmouth Water Land | Land required by Portsmouth Water company use |
| HB59 | Town End House | Site is in active employment use and not expected to become available for residential development |
| HB60 | Hooks Lane Recreation Ground | Rugby Club would need to be reprovided for elsewhere to allow development of site. No alternative location identified at present |
| HB62 | Land at Havant Railway Station and Market Parade | Part of site covered by another SHLAA site. No justification that proposal is achievable/developable |
| HB63 | Kingscroft Farm | Flood Zone 3 in 2115 on SFRA |
| HB64 | Langstone Lodge | Site located in Flood Zone 2, predicted Flood Zone 3 in 2115 on SFRA |
| HB65 | Land at Portsdown Hill | Part of the site has been developed and the land remaining cannot be developed due to a S106 agreement and a high pressure gas main. |
| HB66 | Land south of Bidbury Mead | Development would result in the loss of allotments. |
| HB67 | Land south of Wade Lane | Site previously promoted for open space in connection with land at Portsdown Hill reference HB65. Site unsuitable for housing given its inclusion within the Chichester Harbour Area of Outstanding Natural Beauty. Its development would have an adverse impact on the landscape. |
| HB6b | Littlepark Wood | The site is covered by trees which are protected and designated SINC. |
| HB15 | Southmere Field | Gas pipeline and flooding constraints provide a site area that would not be suitable in the context of the built form and landscape. |
| HAYLING ISLAND | HY5 | Land north of Tournerbury Lane | No longer available for development. |
| HY30 | Land at Avenue Road | The SFRA shows the site to be at risk of flooding in 2115. |
| HY31 | 103-105 Station Road, Hayling Island | No longer available |
| HY32 | Land at Elm Close | Limited potential due to layout of existing building and character of estates |
| HY33 | St Marys Road Car Park | Car park of merit to nearby uses. Limited prospect that the site will be developable and therefore removed from the SHLAA at this time |
| HY34 | Allotments (A), Palmerston Road, Hayling Island | Open Spaces Audit recommends protection |
| HY35 | Allotments (B), Palmerston Road, Hayling Island | Open Spaces Audit recommends protection |
| HY36 | Houses at Bound Lane | Residential gardens. No longer available for development. |
| HY37 | Sea Front Estate (A) | Limited potential due to layout of existing buildings and character of estate |
| HY38 | Sea Front Estate (B) | Limited potential due to layout of existing buildings and character of estate |
| HY39 | Sea Front Estate (C) | Limited potential due to layout of existing buildings and character of estate |
| HY40 | Land off Old School Drive | Open space to be retained |
| HY41 | Land at end of St Andrews Road | Open Spaces Audit recommends protection |
| HY42 | North Crescent | Open Spaces Audit recommends protection |
| HY43 | Tennis court at corner of Itchenor Road and Brackesham Road | Site yield likely to be below study threshold |
| HY44 | Land at Southwood Road | Site used for storage and access purposes for flood defence |
| HY45 | Playground/picnic area adj to Creek Road Local Centre | Open space to be retained |
| HY46 | Land at Selsmore Avenue | The SFRA shows the site to be at risk of flooding in 2115. |
| HY47 | Earnley Road Open Space | Open space should be protected |
| HY48 | Kings Road Open Space | Open Space Audit recommends protection – high value open space/play area. The SFRA shows the site to be at risk of flooding in 2115. |
| HY49 | Sandy Point Tennis Court | Open space to be retained |
| HY50 | Mengham Library | Loss of community use |
| HY51 | Open space at Fishery Lane | Mature trees and the SFRA shows the site to be at risk of flooding in 2115. |
| HY52 | Land to the south of Victoria Road | Site located in Flood Zones 2 and 3. |
| HY53 | Land at Croft Lane | Site located in Flood Zone 3 |
| HY54 | Land south of Saltmarsh Lane | Site located in Flood Zone 2 |
| HY55 | Rookery Field, Manor Road (Land at Pound Close) | The SFRA shows the site to be at risk of flooding in 2115. |
| HY56 | Land south of Honeyrings | Site located in Flood Zone 2 |
| HY57 | Land at Mill Rythe | Site located in Flood Zone 3 |
| HY58 | Mengham Field, Tournerbury Lane | Large proportion of the site is in Flood Zone 3. Whole site in AONB |
| HY59 | Land opposite Maypole PH | Site in Flood Zones 2 and 3 |
| HY60 | Land north of 132 Havant Road Hayling Island | Site in Flood Zones 2 and 3 |
| HY61 | Stoke Common (land west of Havant Road), Hayling Island | Significant tree cover and flood risk zone |
| HY62 | Land at Winterlake, Yew Tree Road, Hayling Island | Majority of the site is at risk of flooding and as such is unsuitable for residential development (part of site not in area of flood risk would be below site size threshold) |
| HY63 | Land West of Tounerbury Golf Centre | No longer available |
| HY64 | Land at Avenue Road | No longer available |
| HY65 | 256 Havant Road, Hayling Island | Due to the isolated nature of the site, the scale of the development would constitute isolated homes in the countryside which is contrary to the NPPF. |
| HY66 | Deer View Lodge, Copse Lane | Due to the presence of TPOs as well as the narrow shape and character of surrounding area the potential yield is likely to be below the study threshold |
| HY67 | Land North of Denhill Close | Significant tree cover and flood risk zone. Site designated as a SINC. |
| HY68 | Land East of West Lane | Winter bird surveys show significant Brent Geese sightings in 2012. |
| HY69 | Land West of West Lane | Winter bird surveys show significant Brent Geese sightings in 2013 and 2014. |
| HY70 | Mill Rythe Holiday Village | Site in Flood Zone 3 |
| HY71 | Upper Tye Farm, Copse Lane | Approximately 80% of the site affected by Flood Zones 2 and 3 |
| HY72 | Oven Camp Site | No longer available and impact on tourism industry |
| HY73 | Land North of Billy Road | Site forms part of Brent Geese mitigation land associated with the Oysters development to the south. |
| HY20 | Creek Road open space | Loss of open space |
| HY21 | Land off Wheatlands Avenue | No longer available |
| HY22 | Land North of Selsmore Road | SFRA flood risk shows significant future flood risk |
|  |  |  |
| LEIGH PARK | LP71 | Land fronting Hulbert Road | Majority of the site is wooded. Limited potential for development on the remaining part of site |
| LP72 | Middle Park Way Local Centre Car Park | Car parking for local centre |
| LP73 | Ernest Road/St Christopher's Open Space | Valuable open space and should be protected |
| LP74 | Swan PH | The pub is in active use and is not available for development. |
| LP75 | Land between Charlton Crescent, Ewhurst Road and Hermitage Stream | Site within Flood Zone 3 |
| LP76 | Land at Otterbourne Crescent | Limited Potential due to layout of existing buildings and character of estate |
| LP77 | Parking area off Yaldhurst Court | Parking area well used |
| LP78 | Car park at Billy Lawn Avenue | Car park well used by offices/retail |
| LP79 | Verges at Wilverly Avenue | Limited potential due to layout of existing buildings and character of estate |
| LP80 | Wooded area next to medical centre, Park Lane | Limited potential due to wooded nature of site |
| LP81 | Green at Winterslow Drive | Limited potential due to layout of existing buildings and character of estate |
| LP82 | Open land at Keyhaven Drive | Limited potential due to layout of existing buildings and character of estate |
| LP83 | Grassed area off Hazleholt Drive | Limited potential due to layout of existing buildings and character of estate |
| LP84 | Green at Hursley Road | Site subject to public realm improvements through the council's Liveability Scheme. No longer available. |
| LP85 | Land at Eversley Crescent | Limited potential due to layout of existing buildings and character of estate |
| LP86 | Land at Kingsley Green | Limited potential due to layout of existing buildings and character of estate |
| LP87 | Open space at Rowbury Avenue | Limited potential due to layout of existing buildings and character of estate |
| LP88 | Hooks Row | Valuable wooded open space and part of a sequence of open space |
| LP89 | Land at Millibrook Drive | Limited potential due to layout of existing buildings and character of estate |
| LP90 | Land at Broadmere Avenue | Limited potential due to layout of existing buildings and character of estate |
| LP91 | Land at Bramdean Drive | Site within Flood Zones 2 and 3 |
| LP92 | Land at Winterslow Drive | Limited potential due to layout of existing buildings and character of estate |
| LP93 | Land at Hampage Green | Currently unavailable |
| LP94 | Methodist Church, Botley Drive | Loss of community use |
| LP95 | Park Community School Playing Field, Middle Park Way | Open Spaces Audit recommends protection |
| LP96 | Gas Site, Downley Road | Unsuitable location for residential development as the site is surrounded by employment/industrial uses |
| LP97 | Havant and Waterlooville Football Club | The football club would need to be reprovided for elsewhere to allow development of the site. No alternative location identified at present. |
| LP98 | Play area at St Clare's Open Space | Open Space Audit recommends protection - Key open space for locality and site of recreational facilities. Not suitable for development |
| LP99 | Hawstead Green | Limited potential due to layout of estate and trees on the site |
| LP100 | Parking area at Well Meadow, Leigh Park | No longer available |
| LP101 | Bitterne Close Open Space | Majority of site within Flood Zones 2 and 3. |
| LP102 | Parking area off Kimbridge Crescent | Garages largely leased and parking area to be improved to offset L136 development |
| LP103 | Parking area off Oakshott Drive | Unavailable |
| LP104 | Bartons Green | Open Spaces Audit recommends protection |
| LP105 | Sharps Copse | Limited potential due to need to respect value of open space and protect mature trees |
| LP106 | Land adj Petersfield Road | Amenity space with significant tree cover |
| LP107 | Land adj Sherfield Road | Amenity space with significant tree cover |
| LP108 | Open land, Sherfield Avenue | Majority of land provides amenity space for existing flats |
| LP109 | Football ground, Bartons Triangle | Uncertain prospect of the site becoming available during the plan period |
| LP110 | St Alban's Road Open Space | Open space audit recommends protection |
| LP111 | Battins Copse | Open Spaces Audit recommends protection. Valuable wooded area and part of the identity of the locality |
| LP112 | Sombourne Drive | Has been redeveloped for retail/offices |
| LP113 | Land at Blackdown Crescent | Grassed amenity area and limited potential due to character of area |
| LP114 | Riders Lane Open Space | Majority of site within Flood Zone 3 |
| LP115 | Stockheath Common | Open space important to the locality |
| LP116 | Stockheath Lane Open Land | Open Spaces Audit recommends protection |
| LP117 | Open space at junction of Petersfield Road and Bedhampton Way | Limited potential due to character of area |
| LP118 | Parkhouse Farm Open Space | Open space should be protected. Site has value as part of sequence of open space along stream corridor |
| LP119 | High Lawn Way (former allotment site) | The site is a sensitive strip of land due to location adjacent to mature woodland |
| LP123 | Land north of Leigh Park | Site immediately south of the Thicket Reservoir Strategic Site |
| LP121 | Prospect Lane Open Space | Open space to be protected |
| LP122 | Land at Oakshott Drive | Open space to be protected |
| LP120 | Plaitford Grove, Leigh Park | Open space to be protected. |
| LP127 | Land at Hulbert Road | Site is not suitable for residential development due to its isolated nature. It is better suited for other uses. |
| WATERLOOVILLE | WV69 | Land north of Highbank Avenue (extension) | The proposed extension to UE31 is currently in active use for allotments |
| WV70 | Hazleton Wood | The site is designated as a SINC. This together with a Woodland Protection Order and lack of clear access potential leads to a low prospect of the site being developable |
| WV71 | Land West of A3(M) | Site designated as a SINC with extensive tree cover. Access would need to be across 3rd party land and that has not been agreed at this stage. Also, site is isolated in nature and therefore not a sustainable location for residential development. |
| WV72 | Wooded area at Wecock Recreation Ground | Significant tree cover would present a major constraint to development potential |
| WV73 | Rockville Drive, Waterlooville | Site no longer available |
| WV74 | Garage Court, Crombie Close | Site comprises parking amenity space for flats therefore limited potential |
| WV75 | Boxwood Close Open Space | Much of the site is wooded and not suitable for development |
| WV76 | Chatsworth Manor/Rosina Open Space | Not clear how access to the site could be achieved and open space should be protected. |
| WV78 | Sandy Row | Open space should be protected and significant tree cover over site. |
| WV79 | Borrows Field (not shown on maps) | Outside borough boundary |
| WV80 | Land off Lovedean Lane | Limited potential due to shape of site therefore potential yield is likely to be below study threshold. |
| WV81 | Borrows Field (not shown on maps) | Outside borough boundary |
| WV82 | Land adj Rachel Maddocks School | Site no longer available |
| WV83 | Land at Waterlooville Recreation Ground | Open Spaces Audit recommends protection - Loss of high value open space (Designated Local Green Space) |
| WV84 | Forest End Surgery | Site in active use as community facility (GP surgery) – not available for development. |
| WV85 | Units 1 and 2 Rockville Drive | Loss of retail and other potential uses appropriate to near town centre makes it unsuitable |
| WV86 | Open space, Harcourt Close | Limited potential due to layout of existing buildings and character of estate |
| WV87 | Triangular open space off Passingham Walk | Limited potential due to layout of existing buildings and character of estate |
| WV88 | Idlewood | Site of SINC quality and high level of tree cover |
| WV89 | Land adjacent to 97 Cherry Tree Avenue | Open space audit recommends protection – high quality open space. |
| WV90 | Waterlooville Recreation Ground (Jubilee Park) | Site forms part of W133 |
| WV91 | Waterlooville Recreation Ground (Jubilee Park) | Site forms part of W133 |
| WV92 | Land at rear of Havant Construction | Site awkward shape to develop and in current employment use |
| WV93 | Jewsons | Development completed |
| WV94 | Stirling Avenue Open Space | Site in active use as community facility and cemetery. |
| WV95 | South Africa Lodge | In active use as a nursing home |
| WV96 | Land between 210-212 London Road | In active use |
| WV97 | Land at Beresford Close | Limited potential due to layout of existing buildings and character of estate |
| WV98 | Land at Anne Crescent | Limited potential due to layout of existing buildings and character of estate |
| WV99 | Garages at Anne Crescent | Garages appear well used and limited potential |
| WV100 | Elizabeth Road Allotments | This open space should be protected. Allotments well let and sewers crossing land may limit development |
| WV101 | Grassed area at Cunningham Road | Limited potential due to layout of existing buildings and character of estate |
| WV102 | Land at end of and adjoining 11 Durham Gardens | Limited potential due to shape of site |
| WV103 | Car park to rear of 18 London Road, Purbrook | Car park serves shops |
| WV104 | Allotments adj 106 London Road, Widley | Open Spaces Audit recommends protection |
| WV105 | Land at Apollo Drive | Limited potential due to layout of existing buildings and character of estate |
| WV106 | Green space rear of Perseus Place/Delphi Way | Limited potential due to layout of existing buildings and character of estate |
| WV109 | Land North of Fort Purbrook, Campdown | No longer available. |
| WV107 | Gordon Road Open Space | Public open space to be protected |
|  | WV108 | Land east of Purbrook Distributor Lake | No longer available |
| WV110 | Forest End Garages | Loss of community facilities. Reprovision on site would reduce the capacity below 5 |

*Table 11: Discounted Sites*

Appendix 3

## Maps of Sites

The maps showing both the developable and the discounted housing sites are available in a separate A3 size booklet or as separate download online.

The maps include allocations and proposed allocations.

The identification of a site as ‘developable’ is not the same as the site being allocated for residential development. The Local Plan (Core Strategy and Allocations) identifies and allocates specific sites for residential development.

Appendix 4

## Housing Implementation Strategy

Listed below are some of the potential obstacles/constraints that may affect housing delivery together with potential means of addressing these risks.

**Potential Obstacles and Constraints to Housing Delivery**

| **Potential Obstacles and Constraints to Housing Delivery** | **Potential Management Strategies** |
| --- | --- |
| 1. Wider economic impacts such as recession or crash in the housing market. | a. Consider whether the viability of sites can be improved. For instance, consider other developer requirements and potential flexibility in these to improve viability and deliverability. This approach has already been taken by the council in some instances and relevant adopted Local Plan policies provide for flexibility on viability grounds accordingly. .  b. Work positively in open collaborative conversation with developers to understand their viability issues and offer flexibility and support on variations to schemes when appropriate.  c. Communicate the need for flexibility with elected members to gain their understanding and support in order to minimise delays. |
| 2. Funding for Registered Providers reduced or unavailable. | a. Work and correspond closely with the council’s Housing Team and Registered Providers that operate in the borough to understand the reason why and likely length of time the issue will continue. Consider other ways to deliver affordable housing and if none available consider land set-aside and contributions in lieu to ensure affordable housing can be provided at a later date. |
| 3. Housing delivery falls significantly short of projections with no indication of correction in the short term. | a. Firstly the council will need to understand why the problem has arisen. It could be that these reasons are due to other potential obstacles such as the wider economy (point 1) or plenty of permissions but little delivery (point 4).  b. If insufficient supply is due to lack of permissions, consultation will be undertaken with the Development Management Team to understand if planning applications have been refused and why – where appropriate progress can be sought to address previous reasons for refusal.  c. If there is no indication that the problem will be corrected in the short term, and site availability has become a definite issue, then further sites included in the Strategic Housing Land Availability Assessment (SHLAA) but not allocated for development may need to be considered.  d. If the issues cannot be resolved, consideration may be given to the need for a review or partial review of the Local Plan.  e. In the event that a significant uplift in supply is envisaged in the short/medium term, then the above measures may not be necessary.  f. Continue to develop positive relationships with local and national developers . Promote the borough as a good place to invest and consider how delivery issues could be improved through the Council’s Regeneration Strategy. |
| 4. Plenty of permissions but little implementation/lots of land banking. | a. Engage in direct discussion with landowners to understand the reason(s) for lack of implementation. Help to address these if and where appropriate.  b. Consider the wider housing market. Is the lack of implementation the result of market trends or is it an issue specific to an individual site? Address as appropriate in relation to point (1) or 4(a).  c. Is it suspected that permission has only been sought and kept extant in relation to land values and not a real intention to develop (particularly on greenfield sites)? Then carefully consider any revised proposal or planning application for an extension to the permission.  d. Liaise with landowners and engage with other agencies to see if there is funding available to help unlock development (e.g. Homes England (HE), Local Enterprise Partnership etc). |
| 5. Major landowners of allocated sites uninterested in progressing potential housing sites. | a. Engage in discussion with key landowners to understand the reasons why. If needed, consider alternative sites included in the SHLAA but not allocated for development or address through partial review of the Local Plan.  b. Contact HE or other private developers active in the area and encourage them to look at the development opportunities at such sites. |
| 6. Sites becoming undevelopable due to unforeseen constraints. | a. Gain understanding of constraints, and assist in overcoming such constraints where appropriate.  b. In the event that constraints relate to land acquisition then on appropriate important sites (such as key regeneration projects) consider the potential and feasibility to use Compulsory Purchase powers.  c. Ensure that the flexibility provided in the number of new dwellings allocated in the Local Plan (which effectively meets and exceeds objectively assessed needs in order to allow for changing circumstances and flexibility) is sufficient. This will be considered on a borough-wide basis rather than area by area. If sufficient flexibility exists, then no further action is likely to be required. |
| 7. Infrastructure is not implemented at the appropriate time to ensure delivery of sites. | a. Liaison with infrastructure providers has/will occur at an early stage.  b. If the infrastructure is delayed then this will be reflected in the housing supply data and phasing.  c. Where infrastructure constraints cannot be overcome alternative housing supply will need to be considered. This will only be required when the flexibility built into the Local Plan is not sufficient to accommodate delivery issues with other sites.  (This issue is not anticipated on any of the sites being taken forward for allocation). |
| 8. Sites could deliver less than the predicted yield. | a. The expected yields provided in the SHLAA/Local Plan are considered achievable having regard to the need to make an efficient use of land.  b. Instances where the permitted yield is lower than expected are likely to be offset by instances on other sites when greater capacity has been achieved. This will be looked at further if needed as part of the plan, monitor and manage approach.  c. If monitoring shows yield numbers to be less in a number of instances, and the shortfall has not been met elsewhere, then additional sites may need to be brought into the supply to make up for any shortfall. This may not be required if windfall delivery has exceeded that expected.. |

1. <http://www.havant.gov.uk/localplan/evidence-base> [↑](#footnote-ref-2)
2. <http://www.havant.gov.uk/localplan/evidence-base> [↑](#footnote-ref-3)