



LOCAL INVESTMENT PLAN: a framework for homes and communities

PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE

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Summary

The Local Investment Plan is part of a 'Single Conversation' process being introduced by the Homes and Communities Agency (HCA) aimed at better aligning their policies and resources with the aims and objectives of growth areas and local authorities. PUSH is one of three pilots for this new process in the South East region. The HCA will respond to this Plan with a Local Investment Agreement setting out the resources that they propose to deploy across South Hampshire in the period 2011-14.

PUSH's vision is to build a strong and prosperous future for urban South Hampshire. Our principal aim is to deliver economic growth and this is underpinned by objectives relating to regenerating communities, providing additional homes, delivering new infrastructure and creating sustainable and quality places. The Plan provides more detail of these objectives in chapter 2 drawing largely on existing material updated where appropriate.

The Plan was largely drafted in the first three months of 2010, before the May election but its publication was delayed by the election period. Since then, the Government has published *The Coalition: our programme for government* which includes a commitment to "rapidly abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils". At the time of drafting this document, the South East Plan was still current. The wider policy and financial climate has also changed rapidly as the new Government has re-examined all spending approvals made since 1 January 2010 and announced savings of £6.2bn. A public expenditure review is underway and that there will be an emergency budget on 22 June 2010. It is too early to give an indication as to how this will impact on the Local Investment Plan but it may need to be updated as a result of any developments that emerge from the current spending review and changes in housing policy.

The Local Investment Plan includes an analysis of the housing market in southern Hampshire and notes the performance of PUSH authorities in delivering affordable homes and meeting decent homes standards. A recent trend is that house builders have been completing a preponderance of one or two-bedded dwellings, usually flats, and the Plan identifies a gap in the provision of family homes in the affordable sector. Equally, a recent *Centre for Cities* report undertaken for PUSH has identified a problem with the quality of the stock and the need for more high value market housing in Portsmouth and Southampton.

The Plan sets out PUSH's policy priorities for housing and communities in South Hampshire. The headlines are:

- regeneration and estates renewal principally in Portsmouth and Southampton but in other existing urban communities. This complements PUSH's 'cities first' policy;
- creation of sustainable urban extensions;
- proposed development of an eco-town at Fareham and a new community in the vicinity of Hedge End.

The HCA advises that the Plan should contain 'robust forecasts' for a three year period (2010-13), 'indications' for a longer period up to 2015 and 'high level' for up to 15 years (to 2026). The Plan is essentially a snapshot of the current position in South Hampshire against a policy background pertaining in the period to May 2010. It demonstrates that much of the housing likely to be delivered in the short and medium term is largely already in the pipeline. It also shows the extent to which delivery in the period to 2015 involves smaller sites, including windfall developments of fewer than 10 dwellings. There is an expectation that windfalls will continue to arise in the longer term but, by definition, they are unplanned.

PUSH's housing and communities' objectives are dependent on the economic strategy for South Hampshire. This is under active review in the light of the recession and a revision is likely to be published in the summer. Although changes to the economic strategy may not fundamentally alter the communities' strategy, targets that have previously been agreed based on the pre-recession growth potential of PUSH may be subject to further consideration.

The number of housing completions has remained high in South Hampshire during the recession but is expected now to dip sharply although there is uncertainty about how long that dip will last. Annex A includes a programme of residential projects that housing and planning authorities expect to be undertaken in the PUSH area in the period to 2015. The annex provides information about planned phasing and deliverability against the background of a view of market conditions and the availability of funding in the period to May 2010. It is potentially a live document and open to revision.

Although the PUSH programme is not costed, housing authorities and housing providers have made assumptions that sufficient funding will be available to support the planned delivery of affordable housing. The Plan has anticipated in chapter 5 that the future funding regime for housing and communities may be substantially tighter than hitherto and since the Plan was drafted, the Government has announced in-year spending reductions of £6.2bn and its intention to publish a Budget in June 2010.

One of the tensions revealed in this Plan is between the need for short-term flexibility of funding from the HCA and longer term commitment. On the one hand, housing authorities and housing providers are looking for the resources necessary to deliver their programmes over the next few years and to be able to react to opportunities to provide affordable housing when they arise. Equally, PUSH is seeking longer term continuity of funding to prepare and deliver major projects. This is especially true of regeneration projects: PUSH and the HCA have worked together very effectively on the Rowner estate renewal project and we have started on similarly complex programmes to improve and renew the stock in Southampton and Portsmouth that will extend over many years. Proposals to develop urban extensions and new communities will also require long term support and investment.

The Plan also contains a significant bid for non-financial support – to the HCA's major projects planning team ATLAS, to its consultancy team, for master planning expertise, help in respect of energy efficiency initiatives, and for assistance in designing and setting up complex financial mechanisms such as special purpose vehicles.

PUSH is very conscious that potential resource constraints will affect our ability to achieve our objectives in coming years. There are three key risk areas:

- the cost of non-transport infrastructure to support additional developments. Hampshire County Council has estimated the cost of providing essential new social infrastructure at around £400m, excluding major health investment or investment required from the utilities. This excludes the costs of addressing the backlog of infrastructure investment that already exists in South Hampshire;
- the cost of transport infrastructure, which is estimated by Transport for South Hampshire (TfSH) to be in the region of £2.5bn. There are concerns about the ability of the strategic road network to accommodate the growth envisaged. This Plan has been used to inform the DaSTS study (Delivering a Sustainable Transport System) prepared by TfSH for South Hampshire;
- the ability to finance sufficient affordable housing and deliver well-served communities and quality places.

The HCA estimates that its expenditure in South Hampshire in the period 2008-11 will be around £230m of which about £86.5m has been committed in 2009-10. Around 70% of this was for affordable housing. PUSH is concerned that demand for affordable housing will grow at a time when funding could be under pressure – not only that obtained from the HCA’s National Affordable Housing Programme but also from s106 contributions and other sources such as contributions by local authorities and shared ownership programmes. The Plan therefore proposes a number of areas in which future joint working between PUSH and the HCA might be helpful. These include:

- promoting more flexible tenures and the provision of housing at market rents by the private sector and housing associations;
- using HCA funding to provide up-front investment in infrastructure as a way of unlocking both employment and residential developments that would otherwise be stalled in the absence of funding;
- in the longer term, promote a public land initiative if significant Defence Estate is released in South Hampshire;
- deliver improved energy and water efficiency in the existing local authority housing stock, building on measures in *Warm Homes, Greener Homes*;
- address under-occupation in the existing affordable stock as a cost-effective means of making more family-sized dwellings available by providing homes matched to the needs of older people;
- work with housing associations and lenders to resolve issues of lending to potential purchasers of shared ownership homes. The Government has since issued a commitment to “promote shared ownership schemes and help social tenants and others to own or part-own their home”;
- access new development resources possibly using tax incremental finance, a development tariff and local authority borrowing.

The Plan is principally about *urban* South Hampshire. Those parts of the districts of Winchester, East Hampshire and Test Valley that fall within the PUSH boundary are included in this Plan: the remaining areas will be included in the forthcoming North

Hampshire Local Investment Plan. Exceptionally, the New Forest District Council is wholly included in this Plan although only the eastern part of the District Council's area falls within the PUSH boundary. NFDC's housing and community priorities needs are therefore summarised in chapter 4 and included in a separate section at annex B.

1 Introduction

The Partnership for Urban South Hampshire, PUSH, comprises eleven local authorities that have come together to promote the economic regeneration and sustainable growth of the sub-region. PUSH works with a sister organisation, Transport for South Hampshire, that is responsible for the planning and delivery of sub-regional transport plans, policies and programmes.

The geographic area of South Hampshire is defined in the Plan for the South East (which is still current at the time of publication of this document) and includes around 1 million people. It covers Southampton and Portsmouth, the whole of the boroughs of Havant, Fareham, Gosport and Eastleigh and parts of East Hampshire, Winchester City, New Forest and Test Valley. Each of these local authorities, together with Hampshire County Council, is a member of a Joint Committee set up under the Local Government Acts, which is the decision-making body of the Partnership. PUSH's partner agencies also sit on the Joint Committee (or within its delivery structure), including the Homes and Communities Agency (HCA), JobCentre Plus, the Skills Funding Agency, Business Link, SEEDA, and the Government Office for the South East.

This Local investment Plan relates to the defined South Hampshire sub-region (see map). Exceptionally, the whole of the New Forest district is included in the Plan.

The PUSH vision

The PUSH vision is to secure a strong and prosperous future for urban South Hampshire. At its heart is economic growth, building on the character and strengths of the cities of Southampton and Portsmouth and their associated travel to work areas, as drivers of the sub-regional economy.

PUSH's emphasis on a 'cities first' approach in practice extends to tackling social and economic disadvantage throughout urban South Hampshire. It involves physical regeneration, tackling worklessness and creating employment opportunities, improving skills and delivering improved social infrastructure. PUSH seeks to break down the pockets of disadvantage still present in some of our communities to enable all residents to share the benefits of growth.

The economic growth of South Hampshire is underpinned by the provision of additional housing. For the most part, this is required to meet the needs of the existing South Hampshire population and respond to demographic trends affecting the rate of household formation - such as people living longer and family breakdown. Where possible, PUSH will develop brownfields and use housing investment to reinforce the regeneration of existing communities but our vision also requires the development of sustainable extensions to existing communities and the proposed creation of two Strategic Development Areas in greenfield locations.

The purpose of the Local Investment Plan

The aim of this Plan is to provide a framework, agreed between PUSH and the HCA, to improve communities and deliver the additional homes required to support economic growth in South Hampshire. It sets out the objectives of PUSH, summarises housing needs and the current state of the housing market, and

describes PUSH policy priorities. The Plan explores potential resource requirements and suggests some options for addressing possible funding shortfalls. It identifies specific housing projects and focuses on delivery.

The PUSH approach is to secure managed, balanced and *conditional* growth which means bringing together all the factors that are necessary to create well-rounded communities – the right hard and soft infrastructure, conserving and enhancing the natural, historic and cultural environments and using good design to create a sense of place. In order that PUSH can deliver its vision and objectives, we have engaged with a range of partners dealing with jobs, skills, education, healthcare, transport, the environment and all the aspects that contribute to ‘total place’ and sought to align PUSH local authorities’ programmes with those of partner organisations. Each of our partners has their own objectives and priorities but we share a common vision of what we are seeking to achieve. This coordinated approach is at the heart of PUSH’s policies and practice.

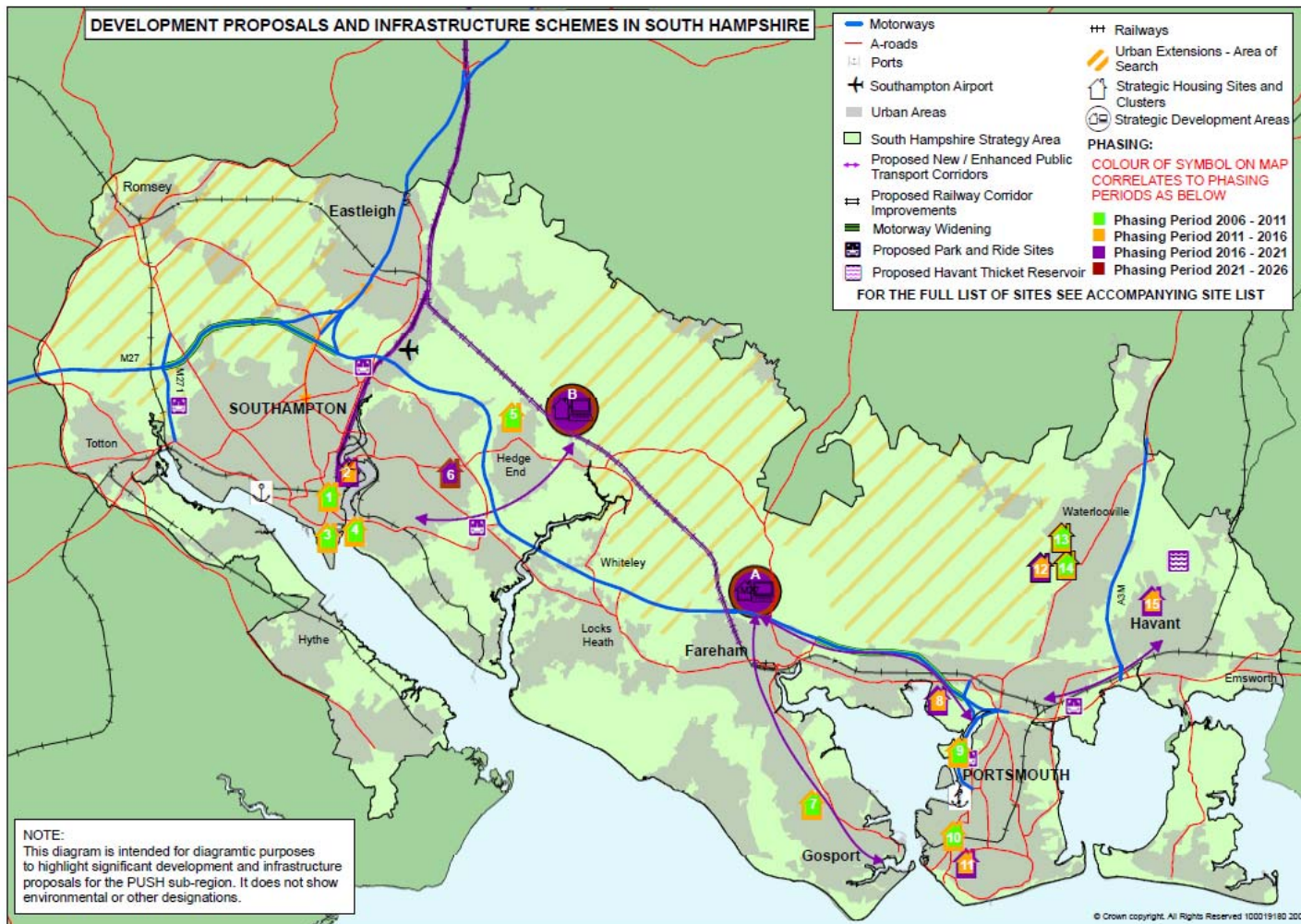
The Single Conversation process provides that a Local Investment Agreement will be drawn up to seek to implement this Plan. This will set out what the HCA will provide in support of the strategy. The focus will be on funding, especially in relation to affordable housing but it might also encompass development of new initiatives such as in relation to assisting with the planning and master planning of major projects, consultancy and support for the provision of infrastructure.

Timescale

This Plan has two main time horizons:

- the short/medium term which relates to funding priorities in the period 2011-12 to 2014-15. The HCA’s main focus is the next three years but PUSH has chosen to illustrate the slightly longer horizon because of the relationship with land availability studies;
- the longer term – up to 2026 - in relation to PUSH’s strategy for delivering major urban renewal projects and new communities. The longer the time horizon, the greater the uncertainties and consequently the less detail presented.

The PUSH Joint Committee has agreed this Local Investment Plan having consulted relevant partners. The PUSH Programme Board and Delivery Panels have delegated responsibility for its delivery. The PUSH Overview and Scrutiny Committee reviews their performance in relation to both the Plan and the Agreement. The Local Investment Agreement will be drafted by the HCA in conjunction with PUSH once the Agency’s own future funding position is known.




Strategic Housing Sites and Clusters
Numbers relate to locations on the map

1. Southampton City Centre cluster - north 
2. Drivers Wharf/Meridian
3. Southampton City Centre cluster - south
4. Vosper Thorneycroft/Woolston
5. Dowds Farm
6. Southampton Estates renewal
7. Rowner
8. Port Solent
9. Tipner
10. Portsmouth City Centre
11. Somerstown
15. Leigh Park

Urban Extensions

12. West of Waterlooville (extension)
13. West of Waterlooville (Winchester)
14. West of Waterlooville (Havant)

Strategic Development Areas

- A North of Fareham and possible Eco town 
- B North/northeast of Hedge End

2 Aims and objectives: an integrated approach

The aims of PUSH have been set out in the business plan and in the South Hampshire Agreement, a multi-area agreement (MAA) published in June 2008 and recently reviewed. The business plan covers the period 2008-11 but PUSH's vision and the MAA relate to the current South East planning period ending in 2026. Together, these documents set out both a short and longer term strategy for the sub-region.

PUSH's overall objectives are summarised in the business plan as:

- promoting economic success by seeking to create a diverse economy where business, enterprise and individuals can flourish, underpinned by modern skills;
- providing the homes we need in sustainable communities;
- building more cohesive communities and reducing inequalities, closing the gap between deprived areas and the economic performance of the PUSH sub-region;
- investing in infrastructure and sustainable solutions;
- promoting a better quality of life by safeguarding and promoting social and environmental well-being across the sub-region; and
- tackling climate change by reducing carbon emissions and securing an increased renewable and low carbon energy supply.

The headline targets set out in the South East Plan are to create 59,000 additional jobs by 2026 (estimated to require up to 2 million sq metres in new employment floorspace) and to provide an additional 80,000 homes, of which 28,500 should be affordable. These headline targets were formulated before the recession in a different economic climate and before the Government confirmed its commitment to "rapidly abolish Regional Spatial Strategies". They are consequently under review.

Promoting economic success

PUSH's economic strategy is to support the sub-regional economy during the current recession and to seek to strengthen and enhance it in the future by:

- improving our skills base and tackling barriers to employment and enterprise;
- promoting business sectors with the potential to perform well and address under performance in others;
- promoting inward investment; and
- ensuring that there is an adequate supply of suitable development sites to facilitate employment growth and business expansion.

The key driver of PUSH is the need to address South Hampshire’s economic under-performance in comparison to the South East as a whole and to the national economy. Prior to the recession, South Hampshire was growing at around 2.75% a year compared to 3.1% for the South East: PUSH’s principal aim was to close that gap over the longer term.

PUSH remains committed to improved productivity and growth but has commissioned a review of the evidence base and is updating its economic strategy. The review provisionally suggests that a projected loss of 28,000 jobs has occurred between 2008-11 and that there has been an overall increase of 18,700 in the number of people unemployed in the same period. Despite this, South Hampshire has weathered the recession better than the regional average and unemployment rates currently remain comparatively low.

The economic outputs currently sought by PUSH and aligned with the refresh of the South Hampshire Agreement (the MAA) are set out in the table below.

Economic outcomes as set out in SHSRS
• Over the period 2006-26, raise Gross Value Added (GVA) from 2.75% per annum to up to 3.5%. This target is very likely to change
• Improve the relative employment rate and narrow the gap between the South East and PUSH by the creation of new jobs
• Provide new employment space fit for modern business needs including more space for expansion and new high-grade sites for commercial and industrial development
• Promote innovation and business start ups, improved productivity and effective support to growing companies, building on sectors where we excel, especially in higher value-added knowledge-based businesses. Targets include increasing VAT stock per 1,000 inhabitants from 25 to 40 by 2026
• Focus public interventions to engineer a further step change in the skills of the resident workforce, particularly in those sectors where skills deficits are most acute, increasing the percentage of the working age population with skills and narrowing the gap between South East skill levels and PUSH skill levels
• Improve the relative claimant count and narrow the gap between South East and PUSH percentage rates of those claiming out of work benefits
• Increase inward investment from both domestic and international companies
• A stronger support sector, for example retail and commercial services, to underpin the attractiveness of the sub-region to new and expanding businesses
• Close the gap in those areas which are lagging behind the sub-regional average and holding back the performance of the sub-region as a whole

Productivity and skills remain the critical issues. Nearly 10% of the current workforce has had no skills training. The table below shows the skills profile for South Hampshire’s working age population in 2006 in comparison with the regional and national positions. PUSH and its partner organisations have therefore targeted improvement of the skills base and have set up an Employment and Skills Board comprised of local authorities, businesses and relevant national and regional business and skills agencies to coordinate a multi-agency approach to skills and training provision in the sub-region.

The South Hampshire economy has strengths in the marine, aerospace and defence, and environmental technologies sectors and in advanced manufacturing. We are

working with partners to promote small businesses especially those that have growth potential in applied technologies. Leading-edge support and infrastructure (including ICT connectivity) is essential to ensure that South Hampshire industry can grow and compete effectively in global markets, and discussions are underway with BT Openreach to secure super-fast broadband provision throughout the sub-region.

		PUSH	South East	England
% of working age people qualified to at least:	Level 2	67.8%	72.2%	68.1%
	Level 3	47.7%	52.3%	47.8%
	Level 4	27.5%	32.5%	28.9%

We are also currently reviewing our *strategic* employment sites in South Hampshire to provide for future economic growth and business expansion. The review will identify not only large sites but smaller development opportunities that have a strategic role in supporting growth industries. This work has relevance to this Plan in that PUSH is seeking to align the development of employment opportunity, housing and transport in order to regenerate existing, or create new communities.

In terms of progress against objectives:

- in 2008-09 an additional 470 apprenticeship and 98 advanced apprenticeship starts were recorded, with key sectors showing notable increases. An Apprenticeship Expansion Pilot in the key marine sector, which commenced in July 2009, has created 60 additional 16-18 apprenticeship places;
- Train to Gain provision. An additional 6,740 starts were recorded in 2008-09. An additional 1,883, level 2, 517 level 3 and 120 level 4 completions were also recorded, an increase of 216%;
- a new Business Group has been set up to improve engagement with local businesses and an Employment and Skills Board has been created to bring a coordinated approach to skills and training provision;
- a new framework for delivery of inward investment has been agreed and will be implemented in April 2010.

Community infrastructure and sustainability

Infrastructure investment in South Hampshire has generally fallen behind the pace of development. PUSH is conscious of the need to manage the *cumulative* effect of development across South Hampshire. Getting the right infrastructure in place is critical both to the regeneration of existing communities and to support the creation of new ones. An important issue for this Local Investment Plan is how to create sustainable places that improve the quality of life.

Sustainability and community infrastructure outcomes 2006-26

- Sustainability will be at the heart of our agenda. We will develop a strategy to mitigate and adapt to the potential effects of climate change.
- Community infrastructure – schools, healthcare, law and order etc – that meets the needs of the community and enhances quality of life and opportunity.
- Green infrastructure that is accessible to users and enhances biodiversity.
- Reduced abstraction and consumption of water and a water management infrastructure operating to European standards.
- Improved flood defences to the appropriate standards that will provide better protection to existing, growing communities.
- 100MW of energy to be provided from renewable resources by 2016.
- Waste recycling and recovery facilities to minimise impact on the environment.
- Regeneration of brownfield sites, many a legacy of past industrial activity.

The **progress achieved** resonates very closely with PUSH's objectives to create new and regenerated communities:

- a Memorandum of Understanding has been agreed with the Environment Agency, Natural England and GOSE relating to joint working, which will be underpinned by an action plan;
- a Strategic Flood Risk Assessment for South Hampshire has been completed to identify areas at risk. PUSH is working with the Environment Agency on ways of improving flood protection;
- an Integrated Water Management Strategy has been completed on a sub-regional basis relating to water supply, quality, drainage and disposal. Asset management planning by the water companies is underway;
- a Green Infrastructure Strategy is now being finalised in consultation with partners and work has commenced to develop an implementation plan to inform Local Development Frameworks;
- a proposal has been submitted to Government for the PUSH area to be designated a Low Carbon Economic Area.

Providing homes to support economic growth

PUSH has published a *Sub Regional Housing Strategy (2007-11)* that sets the key objectives for housing across the housing market area of southern Hampshire:

- support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes;
- improve the condition and management and make better use of the existing housing stock;
- drive long-term economic prosperity through the principles of sustainable development
- meet the needs of everyone including homeless and vulnerable groups.

Housing and planning outcomes

A *balanced* housing supply with the right kinds of homes in the right numbers in the right places.

Greater opportunity for people to buy their own homes.

Deliver on average 4,000 new homes each year subject to the ability of the market to deliver, with the intention that 40% of these should be affordable of which 65% to be for rent. This target derives specifically from the South East Plan

Renewal of major estates, notably in Southampton, Portsmouth and Gosport, to improve and diversify the stock, provide additional dwellings and help reduce concentrations of deprivation.

Two new mixed communities of sustainable homes in our Strategic Development Areas

Delivery of major housing and mixed development schemes including urban extensions that will start to deliver new homes in the medium term

All existing housing stock to be decent and fit for purpose, including all social housing to meet the decent homes standard; and reducing numbers in temporary accommodation

New homes to be built sustainably, initially to at least level 3 of the Code for Sustainable Homes.

A coherent set of up-to-date Local Development Frameworks to enable PUSH to be planned in an integrated way.

The South East Plan, which is the regional policy context in which the Local Investment Plan has been drafted, provides that 80,000 additional homes should be built to meet the growth aspirations of South Hampshire over the longer term, which equates to 4,000 dwellings a year on average. The proposed additional housing represents an increase of 13.5% on the existing stock. This demonstrates the need to get the most out of the *existing* stock and ensure that it is well-managed and in good condition, themes that are pursued later in this Plan. In respect of the existing stock, PUSH is therefore seeking to:

- align housing delivery with the urban renewal strategies of Southampton and Portsmouth, and estate renewal in specific areas of housing need and deprivation, such as Gosport's Rowner Estate;
- deliver a target, set out in the South Hampshire Housing Strategy, that 100% of the social stock should be decent by 2010;
- reduce the numbers of households in temporary accommodation by 50% by 2010 against a baseline of 2,150 households in temporary accommodation in 2004;
- improve the condition of existing homes and retrofit energy and water efficiency measures to the existing stock as a contribution to climate change objectives and to assist with tackling fuel poverty.

In terms of **progress against objectives**:

- despite the recession, development of employment floorspace and housebuilding in 2008-09 were both slightly higher than in the previous year, and the number of homes built in South Hampshire since 2006 is slightly ahead of that required by the South East Plan;
- the Rowner estate regeneration project, a joint public-private venture involving the HCA, is underway which addresses one of the South's severest

pockets of deprivation;

- approval has been given by the HCA for the preparation of an outline business case for £125m of PFI credits for the Somerstown estate renewal project in Portsmouth;
- land acquisition for the major Tipner urban regeneration site in Portsmouth is complete. Regional Transport Board funding of £25m is being sought towards the cost of creating access to the M275;
- estate regeneration has been piloted at Hinkler Parade in Southampton and it is now being rolled out on four further sites. This will lead to further projects to regenerate the city's housing stock which, it is envisaged, will deliver 3,000 homes;
- a common framework for affordable housing across the sub-region has been agreed;
- using funding from the Regional Housing and Regeneration Board two strong private sector renewal partnerships have been put in place to improve the condition of homes in the private sector in the PUSH area;
- work has commenced on master planning the Fareham SDA, a proposed eco-town, and feasibility work is in progress in respect of the other proposed SDA near Hedge End;
- two core strategies have been put in place and the remaining eight are expected to be adopted by end 2011.

Creating quality places

A key issue for this Plan is to ensure that PUSH's economic development objectives for South Hampshire are aligned with those relating to the quality of living. The 'cities first' policy means that we will support the economies of Southampton and Portsmouth as the anchors of the sub-region with regeneration projects (together with those of the other principal urban areas of South Hampshire) and initiatives that improve the quality of place. One of the challenges for PUSH is to ensure that the housing and employment developments proposed for greenfield locations – and in particular the two proposed new settlements - complements rather than competes with existing urban areas.

South Hampshire's future economic success will be enhanced by its ability to attract and retain talented, creative people and nurture innovative businesses. Making the most of the sub-region's assets such as our coast and countryside, history and heritage, will be important to help establish our position as a desirable location. Quality Places help drive perceptions of South Hampshire and are therefore central to this Local Investment Plan.

Our objective is to enable all communities to have a distinct identity, recognisable by the facilities and services they offer, by their local character, culture, heritage and environment. New and existing residents should feel part of their communities, help to shape them, feel safe and have adequate social and recreational provision. We want to plan for the sub-region in a way that recognises the relationships between the urban fabric and the natural environment.

There are specific proposals in this Plan that relate to Quality Places. We should like the HCA to share our perception of the identity of South Hampshire and support it in master planning future developments. We should welcome practical support from the HCA's ATLAS team to embed cultural, sporting and green space initiatives both in new and existing urban areas.

Creating Quality Places Outcomes

- Enhance what is already excellent and resonates with residents and visitors: South Hampshire's coast and countryside, its maritime tradition and enthusiasm for sport.
- Good design. This will be at the top of our agenda to create a sense of place in every new development and regenerated community and will also be important in protecting and enhancing places people already value
- An enhanced and thriving natural environment that maintains the integrity of important sites and habitats, provides an accessible network of green spaces, and maintains separation between settlements and the distinctiveness of communities.
- Enhanced quality of life through a diverse and vibrant cultural offer, using culture and heritage to create a sense of identity and distinctiveness.
- A thriving creative businesses sector and a healthy visitor economy.

In terms of **progress against objectives:**

- PUSH has been identified as a priority place by the National Living Places Partnership led by CLG and DCMS in order to maximise the contribution of culture within growth areas and growth points;
- a CABE diagnostic workshop has been undertaken to understand the things that resonate with South Hampshire residents so that these can be enhanced through the growth process;
- a consultancy has been commissioned to undertake a South Hampshire Identity project.

Transport

Effective transport is one of the preconditions for economic growth in South Hampshire and is coordinated by Transport for South Hampshire. TfSH's strategy seeks to:

- *reduce* the demand for travel;
- *manage* existing transport provision better; and
- *invest* in a targeted way in those projects that deliver most in support of PUSH's economic objectives and priorities.

Transport outcomes 2006-26

- Reduced travel demand and dependence on the car.
- Improved management of the road network to optimise its effectiveness.
- New and improved junction capacity on strategic highways to access major housing, employment and mixed use development and regeneration sites.
- New and improved public transport networks, including a bus rapid transit system, to link new and existing communities.
- Better rail links within the sub-region and increased use of rail to deliver fast and efficient services both for passengers and commercial traffic.
- Better information systems to allow travellers to make more informed choices.
- Greater inter-modal transport integration to provide more efficient transport networks and greater travel choice
- A freight strategy to support economic development in a sustainable manner.

The key issue is for TfSH to work with the Highways Agency, Network Rail and others to support development in the sub-region and overcome transport constraints to economic growth. Further details of TfSH's programme are set out in its own strategic plan *Towards Delivery* and the PUSH business plan.

Against these priorities, **progress includes:**

- works by TfSH to upgrade junction 5 of the M27 (the junction serving Southampton Airport and northern Southampton) are underway;
- access studies for the two SDAs and a project to consider traffic flows on the M27 have commenced, specifically examining motorway junction capacities;
- planning for the bus rapid transit (BRT) project is well-advanced, although progress has been delayed by a judicial review. The first phase, funded by the HCA's Community Infrastructure Fund, will link Gosport and Fareham and help open up employment opportunities at Gosport. Ultimately the network will serve Portsmouth and the Fareham SDA;
- a new access from the M275 to the Tipner site at Portsmouth has been proposed to enable regeneration of this major regeneration site;
- phase 1 of the DaSTs study (*Delivering a Sustainable Transport System*) has been submitted to the Regional Transport Board proposing a range of compliant transport options from 2014 onwards. The Local Investment Plan has informed preparation of this study;
- a memorandum of understanding was signed with the Highways Agency in 2008 as an output of the MAA and has been followed by engagement on preparation of a joint evidence base.

Changing assumptions

Like any other area, South Hampshire has been affected by the recession. Nonetheless, PUSH's overall strategy remains consistent with that set out in our business plans and the South Hampshire Agreement. However, the recession and the current economic climate have undoubtedly changed the pace of economic growth and with it the levels of investment in business, housing, property and infrastructure. The consequences are that:

- the outcomes and delivery targets set out in this chapter are being revisited;
- we expect the available resources to constrain heavily the pace of future delivery so that what was expected to be achievable before the recession will no longer be feasible in the short and medium term;
- the evidence base which forms the basis of PUSH's economic objectives and the other objectives that flow from these, is being updated;
- there could be specific areas in which aspects of PUSH's strategy will need to be revisited in the light of a refreshed evidence base. This might, for example, include assumptions about which industries will lead South Hampshire's future economic growth or the ability to deliver key infrastructure improvements necessary to support planned growth.

PUSH has undertaken a stocktake of the South Hampshire Agreement (MAA) and is in process of agreeing a short update with Government and other interested parties. PUSH has commissioned consultants DTZ and Oxford Economics to update the evidence base underlying the PUSH Economic Development Strategy published in 2008. To complement the work of the consultants, the Centre for Cities was invited to conduct an independent review of the steps needed for PUSH to achieve transformational change in the economy of South Hampshire. Their report *Charting the course: Growing South Hampshire's economy* was published in March 2010 (see www.centreforcities.org).

PUSH will also wish to consider the implications of the Government's commitment to abolish Regional Spatial Strategies. It welcomes the intention to "return decision-making powers on housing and planning to local councils" which will enable PUSH better to deliver its objective on balanced growth.

3 The housing market in southern Hampshire

PUSH undertook a Strategic Housing Market Assessment (SHMA) in 2005 which was updated in 2006. Housing Market Monitoring Reports (HMMR) are now commissioned annually and PUSH also seeks to establish a comprehensive picture of housing need through the analysis of Housing Strategy Statistical Appendices (HSSA) of our constituent local authorities. The evidence from these sources was used to shape priorities in the PUSH sub-regional Housing Strategy completed in 2007.

This chapter presents an up-to-date picture of the housing market in South Hampshire, and describes key factors influencing affordable housing demand and supply and the issues that will need to be addressed if housing needs are to be met and communities supported in deprived areas. It draws on evidence from:

- current HSSAs
- the 2009 HMMR
- Hampshire County Council Annual Monitoring Report 2009
- the Index of Multiple Deprivation, 2007
- a survey of development plans and priorities of housing associations operating within southern Hampshire
- Hampshire County Council annual monitoring for the South East England Partnership Board
- English House Condition Survey Annual Report 2007
- local authority stock condition surveys
- Business Plan Statistical Appendices of stock-holding local authorities.

Geographic areas

Wherever possible the evidence base used in this chapter is based on the South Hampshire sub-regional boundary defined in the South East Plan which corresponds to the area covered by PUSH. In some cases (eg HSSA returns), data is only available for complete local authority areas. In these cases, data for all ten PUSH housing authorities is used and the phrase used to denote this in this chapter is 'southern Hampshire'. The total figures for all ten authorities will exceed those of the sub-region.

New housing supply

Between 2006 and 2009, housing completions in South Hampshire slightly exceeded (by 3%) the level proposed in the South East Plan of 4,000 homes a year on average. In 2008-09, 3,990 net new homes were completed despite challenging market conditions.

The outlook over the next few years is for a lower level of completions. Dwellings under construction, new starts and planning approvals have fallen by up to a half (excluding the distorting effect of approvals for two very large sites) signalling reduced building rates over coming years. Nonetheless, averaging over the longer term, market housing has been successfully delivered in South Hampshire.

Family housing

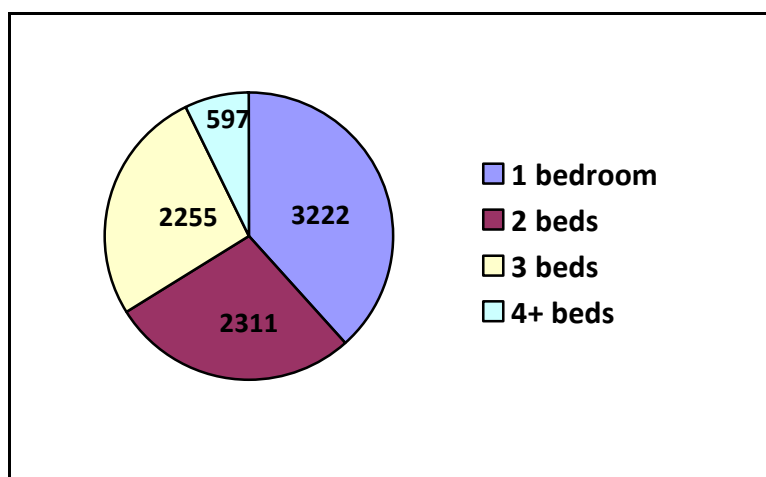
PUSH's ambitions for sustainable economic growth and regeneration require the provision of the right mix of housing to meet existing and future needs including homes that will attract higher income households and skilled workers.

Family housing has a key role to play but the trend recently has been towards the development of smaller homes across all tenures at the expense of larger family homes. In 2008-09, 81% of completions were one and two bedroom properties – mainly flats - compared with the SHMA estimated need for 53% of new homes to be of this type. In the affordable sector, only 12% of net completions (148 homes) in 2008-09 had three or more bedrooms. The latest housing monitoring highlights this as a continuing issue in South Hampshire.

In practice, demand for affordable homes is increasing across the whole range of dwelling sizes. In 2006 however, 16% of applicants were registered for three or more bedrooms: the percentage in 2009 remained unchanged but the number of applicants for larger homes across the ten housing authorities rose from 5,544 to 6,934. The need for larger affordable houses is especially pronounced among *existing* social tenants. From a total of 8,385 transfer applicants, over 2,200 applicants are waiting for a three-bedroom home and almost 600 for four or more bedrooms.

The conclusion for PUSH and the HCA is therefore that a more sustainable mix of new houses and flats is required in both the affordable and market sectors.

Bedroom requirements - South Hampshire transfer applicants

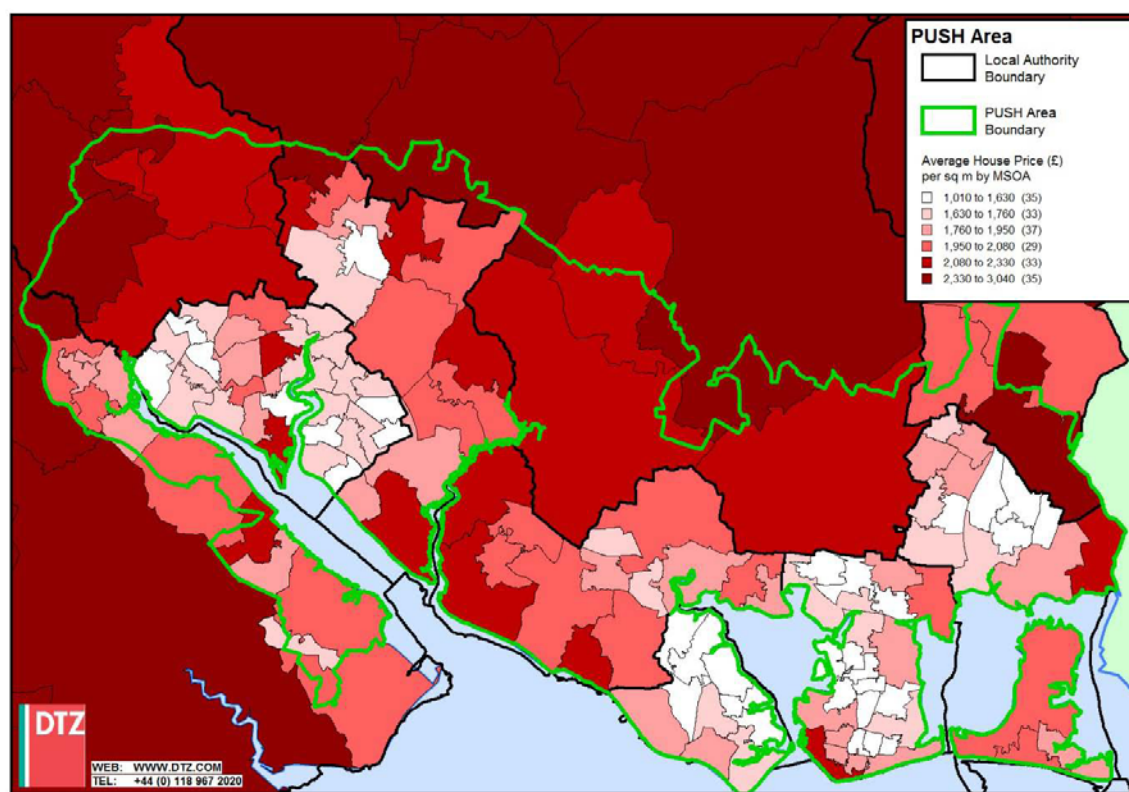


House prices

The average cost of a property within the sub-region in 2009 was £186,900, compared to £206,000 a year earlier. As illustrated below, average prices tend to be higher in the west of the sub-region than the east.

The average affordability ratio for market housing in southern Hampshire is 8, ranging from 6.92 (in Southampton) to 10.67 (in Winchester, outside the PUSH area). The affordability ratios in five out of ten local housing authority areas were higher in June 2009 than a year earlier. These ratios indicate that nowhere in southern Hampshire is market housing readily accessible to first time purchasers.

Variability in house prices across South Hampshire



Source: Hometrack & DTZ Mean Average House Prices Per Square Metre September 2009 (MSOA = Middle Super Output Area; Numbers in Brackets Refer to the Number of MSOAs which fall into that Price Band)

Impact of the economic downturn

The recession has introduced additional affordability pressures on would-be house purchasers in that mortgage eligibility tests have become more stringent and larger deposits are required from home buyers - the average deposit for first time buyers in September 2009 was 25%;

Access to intermediate housing, that is, homes provided at below open market prices or rents above social rents, has been affected by the same pressures as outright market purchase. More than 4,000 households registered for shared ownership with *Homes in Hants* have been actively looking for intermediate housing over the last two years but the numbers gaining access to the sector have fallen. Just five lenders were offering shared ownership mortgages at the end of 2009, all of whom required a deposit of 10% or more.

Further evidence of pressures brought about by the recession is:

- a low volume of sales has restricted mobility within the market and restricted the release of smaller homes;
- housing benefit claims increased in 2009;
- the number applications for social rented housing has increased - nearly 35,000 households with a reasonable preference category (ie a recognised degree of priority for housing) appear on local authority

housing registers in southern Hampshire and over 8,000 social housing tenants are registered for transfer¹.

The key messages for this Plan are therefore that the housing market downturn has not made home ownership more affordable or accessible in southern Hampshire and that the indicators, including increased housing benefit uptake, suggest that the demand for affordable housing will continue to increase in the foreseeable future.

Homelessness

Homelessness across the ten PUSH local authorities has been reduced by over 50% since 2005-06 (see table below): 946 households were accepted as homeless by PUSH authorities during the year to 31 March 2009, compared to 941 in the previous year. This represents a considerable achievement given increases in unemployment and home repossessions during the recession but reflects high revenue expenditure in the costs of homeless prevention work. As at 31 December 2008, most authorities had met or exceeded the PUSH target for reduction in the proportion of households in temporary accommodation.

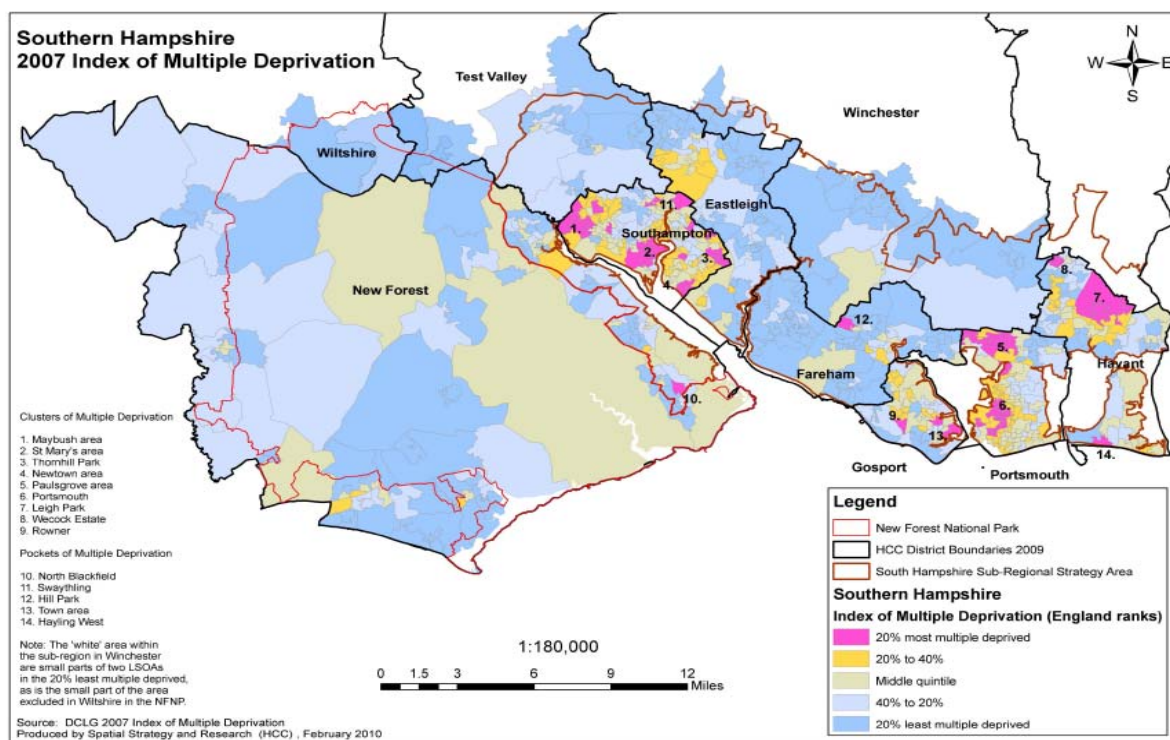
Homeless acceptances 2005 – 2009				
	2005/06	2006/7	2007/8	2008/9
	89	82	35	55
Eastleigh	70	57	63	33
Fareham	110	44	31	32
Gosport	218	173	89	94
Portsmouth	529	298	302	330
Havant	152	99	100	95
New Forest	86	91	80	74
Southampton	475	285	184	188
Test Valley	69	21	17	13
Winchester	..	35	40	32
Total	1798	1185	941	946

Housing authorities in southern Hampshire: whole authority basis

Estates renewal

The map below illustrates levels of deprivation in South Hampshire: Portsmouth and Southampton are the PUSH authorities with the highest levels of deprivation, followed by Havant and Gosport. Nine significant clusters of deprivation have been identified in the PUSH area, together with five smaller pockets. The majority of these areas align strongly with concentrations of local authority owned housing. Four are in Southampton, two in Portsmouth; two in neighbouring Havant, and one, the Rowner Estate in Gosport. Of these, two clusters are ranked in the 10% most income-deprived areas in England: Somerstown in Portsmouth and Warren Park ward, part of Leigh Park, Havant.

¹ These figures should not be aggregated together as some duplication may occur



Income and employment deprivation scores illustrate the broad range of economic conditions in southern Hampshire. Income deprivation ranges from 48% (Charles Dickens Ward, Portsmouth) to 1% (Clanfield and Finchdean, East Hampshire), and employment deprivation from 24% (Charles Dickens Ward, Portsmouth) to 1% (Valley Park, Test Valley). Health and educational deprivation also tend to be higher in areas of greater multiple deprivation.

More detail of the estates renewal strategy is set out in chapter 4 of this Plan. There are significant pockets of deprivation that can be addressed by the regeneration of local communities and diversification of housing tenure. The key issue for PUSH and the HCA is to ensure that these projects are prioritised and that they attract continuity of funding over the longer term.

Affordable housing provision

PUSH aims to provide 28,500 affordable homes over the period 2006-2026, an average of 1,425 a year. Although recent housing completion rates for all tenures have averaged in excess of 4,000 homes a year, affordable housing completions have remained below the intended level.

The Hampshire County Council Annual Monitoring Report identifies net completions of 1,265 new affordable homes in 2006-07, 921 in 2007-08 and 1,239 in 2008-09. These figures exclude households assisted through Open Market Homebuy. The 2008-09 figure was however, boosted by affordable housing completed earlier than planned on s106 sites due to the availability of funding provided by the HCA.

The Kick Start programme, designed to enable house building to resume on stalled sites, will enable 311 homes to be completed on sites within PUSH authorities by 31 March 2011 of which 174 will be affordable.

Delivery of 1,425 affordable homes a year will be challenging in a housing market which has changed so dramatically. Local authority and housing association projections are positive but appear to assume that grant funding will continue at the level seen in recent years. More details of future plans are set out in chapter 6 and annex A but whether the intended level of completions will actually be achieved remains uncertain.

The role of the private rented sector

The size and affordability of the private rented sector in PUSH appears to have been relatively unaffected by the recession. The sector continues to provide relatively affordable accommodation and landlords are retaining their properties. Nationally, landlords re-entering the market are tending to buy houses rather than flats, suggesting that they expect to remain in the market for the longer term.

PUSH sees scope to work with the HCA to develop a joint initiative exploiting the contribution that privately rented housing might make to meeting housing need and this is developed later in the Plan.

The existing housing stock

One of the four PUSH strategic housing priorities is to *improve the condition and management and make better use of the existing housing stock*.

Six housing authorities in PUSH own a significant proportion of their housing stock.

	LA-owned stock	Total Housing Stock	Council owned as % of total stock
Portsmouth ²	15,600	85,200	18%
Southampton	17,270	99,175	17%
Winchester	5,069	47,282	11%
New Forest	5,029	79,203	6%
Gosport	3,250	32,269	10%
Fareham	2,376	47,044	5%

To date, work relating to the existing stock has largely focused on achieving the Decent Homes standard in the local authority social rented stock. All six stock-holding authorities are on track to deliver the Decent Home standard by the Government's 2010 deadline. Some homes (in Portsmouth and Southampton) will potentially be non-decent due to tenants opting out of improvement work but will be improved as they become vacant.

The table below sets out the number of non-decent homes owned by each PUSH authority at 1 April 2009, reasons for failing the Decent Home standard, the estimated cost of making all council-owned homes decent and the financial contribution made by Government.

² Portsmouth figures include 6,000 dwellings located in borough of Havant. These are expressed as percentage of PCC total stock. Havant BC transferred its own stock by LSVT to Hermitage Housing Association, now part of the Guinness Trust Group, in 1994.

Number of non-decent local authority owned homes April 2009 - reasons for failure and cost of improvement

	Reason for non-decency				Cost of rectification £000s	Regional Housing Pot allocations to Decent Homes 2009/10 £000s
	Fail statutory minimum standard	State of repair	Modern amenities & services	Thermal comfort		
Fareham	0	0	83	0	200	123
Gosport	0	0	147	211	1520	0
New Forest	0	0	227	0	995	0
Portsmouth	0	0	4561	0	24246	1,913
Southampton	0	1469	89	728	13842	1496
Winchester	0	0	15	0	75	0
PUSH totals	0	1469	5122	939	40878	3532

The prospects for PUSH local authority's continuing to meet the Decent Homes standard in their stock are good, as indicated below.

Number of non decent homes at 1 April 2009 and forecast to 2014

Authority	2009	2010	2011	2012	2013	2014
Fareham	83	0	0	0	0	0
Gosport	358	127	0	0	0	0
New Forest	227	276	214	150	50	0
Portsmouth	4561	2124	1584
Southampton	2044	900	0	0	0	0
Winchester	15	0	200	400	600	800
PUSH totals	7288	3427	1998	550	650	800

Decent Homes is recognised as a relatively low standard which does not take into account common areas, the external appearance of council homes and the surrounding neighbourhood. Resources to ensure social homes continue to be maintained and improved is important for PUSH. For the most deprived estates, additional funding for estate renewal will be essential to create attractive neighbourhoods.

The PUSH Housing Strategy also recognised that, in 2006, the number of owner-occupied unfit homes in four South Hampshire authorities was higher than the average for the South East region.

Since completion of the Housing Strategy, methods for assessing the condition of owner-occupied homes have been changed from unfitness to Housing, Health and Safety Rating System (HHSRS), identifying hazards that focus on the needs of the occupier rather than solely on the condition of the building. The HHSRS definition is wider than the old fitness standard and so takes in more homes. However, only hazards designated as Category 1 require mandatory action.

In 2009, PUSH authorities reported that 38,107 private sector (non-housing association) dwellings had Category 1 hazards. The estimated cost of removing

these exceeds £123m (£3,240 per property).

Since publication of the Housing Strategy, all PUSH authorities have successfully bid for regional funding to improve private sector homes. Allocations for the three years 2008-11 (provisional for 2010-11) to the PUSH 4 Safer Homes partnership (comprising East Hants, Fareham, Havant, New Forest, Southampton, Test Valley and Winchester) and to the Southern Home Loans Partnership core group (the remaining PUSH authorities, (Eastleigh, Gosport and Portsmouth plus Chichester DC) total £18.5m.

Energy efficiency

SAP ratings are based on estimated annual heating and hot water costs per square metre of a property. The SAP scale runs from 1 (poor) to 120 (excellent): new build homes achieve a rating of between 75 and 100. The average SAP rating for the privately owned housing stock in PUSH authorities is 57.9, higher than the national average for all stock of 50.

The key message for this Plan in relation to the existing housing stock is that although PUSH stock-holding local authorities are on track to meet the Decent Homes standard, there is an opportunity to improve the energy efficiency of the social housing stock and improve the quality of life for tenants. Tackling energy efficiency in the affordable sector is important to PUSH not only because of it addresses the sustainability of properties but because it can have significant implications on the outgoings of tenants. A new 'Warm Homes' standard for social housing will see all social tenants receive free energy upgrades for their homes from energy companies, including fitted smart meters, leading to savings of up to £300 a year on bills. PUSH is keen to take full advantage of this initiative.

PUSH should like to work with the HCA to unlock resources as part of national programmes to invest in improving the energy efficiency of *all* homes, taking advantage of the measures announced in the *Warm Homes, Greener Homes* strategy (March 2010) or whatever initiative might be pursued by the new Government.

Empty homes

The PUSH Housing Strategy recognises that bringing empty homes back into use can have an impact on meeting housing need and, if they fall into disrepair can have a negative impact on the well-being of local residents. The Government has committed to "explore a range of measures to bring empty homes into use".

Vacancy rates are currently at historically very low levels: 2% of all homes in southern Hampshire were empty at 31 March 2009 compared to the South East average of 2.3% and 2.87% for England. The number of local authority-owned empty homes is extremely low: at the same date only 81 homes had been vacant for six months or more and the majority of these were in Gosport awaiting demolition.

PUSH authorities also compare well with the regional and national averages in respect of private sector dwellings that have been empty for six months or longer: 39% of all empty homes were vacant long term, compared to 43% in the South East and 47% for England. After deducting properties identified for regeneration or development, there were 4,897 long term empty homes within PUSH authority areas.

4 Policy priorities for housing and communities in South Hampshire

PUSH's economic strategy recognises that an adequate provision of housing is essential to underpin the economic growth of the sub-region. PUSH's housing delivery objectives set out in this Plan were aligned with those of the South East Plan but fundamental changes in the economic and political climate, which will be reflected in the update to the PUSH economic strategy, will lead to a review of the assumptions underlying the assessed housing requirement. This includes responding to the planned abolition of the Regional Spatial Strategy and the return of decision-making powers on housing and planning to local councils.

Phased delivery

PUSH's housing delivery strategy is phased over time:

- in the short term (effectively the next 3-5 years), new housing will be delivered by existing planning permissions and local plan allocations, supplemented by windfall sites. There is a particular emphasis on brownfield sites;
- in the medium term to 2015-16 and beyond, the current strategy is to develop major urban extensions as the most sustainable greenfield development option, together with urban brownfield sites and city regeneration projects;
- post 2016, the strategy envisages the continued delivery of brownfield urban renewal projects but with an additional focus on Strategic Development Areas (SDAs);
- The challenge to PUSH and its delivery partners in the public and private sectors, is to achieve the right balance between the short term funding requirement to develop smaller sites and the need for planned support from the HCA over the long term to secure continuity of delivery for the large regeneration and greenfield projects.

PUSH POLICY PRIORITIES

PUSH's first strategic housing priority is

to provide a balanced housing supply with the right kinds of houses in the right number and in the right places

PUSH will be seeking a geographic spread of housing developments across South Hampshire to help accommodate local demand. In practice, PUSH straddles two housing markets – Southampton and Portsmouth and their environs – and both need a supply of the right sort of dwellings in order that PUSH can implement its strategy of city-led economic growth.

We will seek a range of housing types and sizes across local housing markets within the sub-region. One of the findings of the Housing Monitoring Report of December 2009 described in chapter 3 was the mismatch between the type and size of dwelling being delivered and the demand for family accommodation. In the affordable sector

the shortage of new family housing could reduce mobility within the stock.

The Core Strategies of Portsmouth and Southampton have already recognised this challenge and have included family housing policies. Portsmouth's states, for example

In order to secure adequate accommodation for families and larger households in the city, sites delivering 10 or more dwellings, will provide a minimum of 40% of dwellings with 3 or more bedrooms. The council's preference is for 3+ bedroom properties to be provided as houses...

PUSH is also concerned to provide housing of the type that will attract higher income and skilled households to South Hampshire to drive economic growth. Work undertaken for PUSH by the Centre for Cities recommends that new housing supply should match the needs of higher skilled purchasers. They point to a problem in the *quality* of the stock, especially within Portsmouth and Southampton, and to the currently low level of high value housing within the two cities. This is an important finding for PUSH because it has immediate resonance with our economic strategy.

PUSH will therefore encourage delivery of new housing more in keeping with the profile of need: specifically an increased emphasis on family accommodation and provision of new housing suitable for potential high earners. The challenge in the affordable sector is, however, in relation to funding: we recognise the trade-off between size of dwelling, the cost of provision and the numbers of homes completed and that this has implications for the potential grant requirement for affordable housing. With that in mind, a proposal is made below to improve management of the affordable housing stock in order to free up more family sized dwellings.

Developments in the pipeline

The immediate priority for PUSH over the next three years is to deliver housing developments in the pipeline. These sites are listed in annex A. Small sites and windfalls are particularly important for housing delivery and our monitoring reveals that around 900 homes a year (around 20-25% of total completions) arise from sites of fewer than 10 dwellings.

In terms of affordable housing, PUSH planning authorities currently have thresholds under which an affordable housing contribution is not required: the consequence is that social housing tends not to come forward as a result of s106 agreements on these sites. In practice however, almost 1300 affordable homes in 2008-09 were provided as a result of s106 agreements, which are therefore critical to maintaining a supply of new affordable units in South Hampshire.

Renewal of major estates

PUSH's objective is progressively to renew estates in Southampton, Portsmouth and other urban areas, as part of a long-term programme. The programme has multiple objectives: to modernise the stock, increase the number of dwellings provided, utilise brownfield land before greenfield, and help to diversify tenure in areas currently dominated by social housing.

Additionally, it is a PUSH priority to regenerate estates in other urban areas. The HCA is already involved in the Rowner project in Gosport. Over 500 dwellings will be demolished and 700 built, of which 37% will be affordable. During the construction

phase the developer has agreed to provide at least 5 apprentice posts demonstrating the linkages that PUSH wishes to encourage between employment and construction initiatives. PUSH is also concerned about large estates such as Leigh Park in Havant that have high levels of worklessness and poor local service provision and where the stock (predominantly 1950's and 60's) is nearing the end of its design life.

In order to deliver estates renewal objectives, PUSH needs support to a long term programme to the creation of local housing companies and access to PFI. PUSH would welcome the funding commitment of the HCA to this programme and access to their consultancy and expertise. Estate renewal in Southampton has been piloted at Hinkler Parade and is being rolled out across the city's housing stock over the long term to provide up to 3000 additional homes.

A new company, Portsmouth Social Housing Ltd, is being used as a vehicle for future city housing development in Portsmouth which is also working up plans to use the PFI process to deliver regeneration. The new company and the PFI proposals will initially concentrate on the major regeneration of Somerstown and Strouden Court in Leigh Park Havant.

Strategic Development Areas

Two Strategic Development Areas have been identified to help deliver growth in the longer term. PUSH has sought to minimise greenfield development but some will be inevitable and the most sustainable option is to concentrate growth into a few locations. The proposed locations are:

- the proposed eco-town north of Fareham;
- north and north east of Hedge End.

For the most part, the two proposed SDAs are unlikely to deliver a significant number of new dwellings in the Plan period. The estimated capacity of the SDA north/north east Hedge End is up to 6,000 dwellings and 74,000sqm of employment; for Fareham it is 7-8,000 dwellings. Although the first housing completions at the proposed Fareham eco-town are projected for 2014-15, there will be a resource requirement before then. An infrastructure delivery strategy will set out the extent and timing of the physical and social infrastructure required to support the new community but it is already clear that significant new investment will be required to enable the new community to operate.

Specifically, both of the SDAs will require transport measures. Whilst additional roads infrastructure will be required, the emphasis for the Fareham proposed eco-town will be placed upon Smarter Choices and demand management. Currently the eco-town is scheduled to be 55% complete by 2026 but given market conditions, the pace of delivery could slow. No completions are forecast for the proposed SDA in the north/north east of Hedge End in the Plan period.

A key priority for PUSH is that the HCA and other partners should help to deliver our vision for these settlements. For the Fareham SDA, this has been developed with local community groups and the statutory agencies and involves the Bus Rapid Transit system, green infrastructure, sustainable drainage, new schools, a district and local centres and other infrastructure. Successful delivery in the two SDAs will require:

- significant input of specialised major project expertise and master planning. PUSH will wish to continue to benefit from ATLAS advisory services and HCA design expertise;
- assistance with land assembly;
- large scale investment in infrastructure to access and service the two greenfield sites. PUSH will wish these to be recognised by the HCA as a priority call on resources;
- a significant demand for grant for affordable dwellings and support to a range of tenures, including shared ownership housing.

Delivery of major housing and mixed development schemes in urban extensions

The table below indicates the larger projects that are expected to deliver at least some additional housing in the Plan period: the list represents PUSH’s main delivery priorities.

In both Portsmouth and Southampton, there are a number of city centre sites that for convenience have been aggregated into development programmes. The urban regeneration projects are high priority for PUSH, including the completion of Rowner, the estate renewal projects in Southampton (commencing with Hinkler), in Portsmouth (Somersetown) and Leigh Park. Southampton is undertaking master planning for the city centre that will delivery 5,500 new homes in sustainable central locations. Tipner and the Southampton wharves are also a major regeneration projects. Some of the projects listed require significant infrastructure investment and are potentially mixed use schemes.

As indicated by the framework at annex A, the urban extensions are expected to deliver new housing within the period covered by this Plan. This is subject to market conditions however and the developers are concerned that sufficient funding is available to cover both development costs and that of affordable housing. PUSH would welcome further discussion with the HCA specifically about this issue.

Fareham eco-town
SDA N/NE of Hedge End
Southampton City Centre master plan
Drivers Wharf/ Meridian, Southampton
Southampton Estates Renewal 1st phase
Centenary Quay (Vosper Thorneycroft) Southampton
Dowds Farm, Hedge End, Eastleigh
Rowner regeneration project, Gosport
Gosport Waterfront
Port Solent, Portsmouth
Tipner, Portsmouth
Portsmouth City Centre
Somersetown, Portsmouth
West of Waterlooville (extension)
West of Waterlooville (Winchester)
West of Waterlooville (Havant)
Leigh Park estate regeneration, Havant
Urban extensions in Winchester CC area (including Whiteley)
Urban extensions in Test Valley BC

Intermediate housing/shared ownership

As revealed by the housing monitoring data, there is a continuing demand for shared ownership products – about 4,000 households - and the expectation is that this could increase as a way for householders to acquire a foot on the housing ladder. PUSH has been unable to prioritise this type of development while funders effectively restrict access to mortgage lending. PUSH therefore strongly welcomes the new Government's commitment to "promote shared ownership schemes and help social tenants and others to own or part-own their home". PUSH would welcome the opportunity to work with the HCA and housing providers to implement this objective.

The private rented sector

The private rented sector remains buoyant in PUSH. Our housing monitoring has highlighted the potential for the gap in housing supply to be partially filled by an improved and expanded private rented sector. Comparing rental costs and earnings, individual and household incomes appear to be high enough to afford market rents, making this a viable alternative to other tenures. A supply of good quality private rented housing could provide for those waiting for affordable homes.

PUSH therefore sees scope for further expansion of the private rented sector and is keen to pursue opportunities which may arise from the HCA's Private Rented Sector Initiative to see a 'professionalised' private rented sector and to test new models of funding for the provision of privately rented homes. This includes developing market rented products with housing associations who are significant landlords locally and who wish to explore the option of more flexible forms of tenure. Housing associations have, however, drawn attention to the constraint that planning policies seem to place on the delivery of more flexible housing tenure and the further development of market rented housing and the private rented sector. We propose that there should be further consideration of this with the HCA.

Local authority new build programme and public sector land

A number of local authorities in South Hampshire make land available to housing associations to deliver social housing. PUSH will want to prioritise such sites for HCA funding in the short term.

Grant has been allocated to four PUSH local authorities to deliver 108 additional affordable homes in Portsmouth, Southampton, New Forest and Fareham through the Local Authority New Build programme.

In the longer term New Forest District Council intends to develop sites directly - there could be up to 300 units on 23 sites over the next 10 years and they will be bidding for HCA funding through the NAHP.

In the longer term, the re-use of surplus public sector land is a major issue for South Hampshire because of the scale of Defence Estates holdings, which tend to be concentrated in particular locations. Some of this land is already available for mixed or employment development and a significant further amount is likely to become available in the longer term as a result of reviews of Defence requirements.

Proposals have been put forward for dismantling the current Housing Revenue Account subsidy system and replacing it with a devolved system of financing and accountability, termed self-financing. Under self-financing, council landlords would

keep all their rental income and use it to finance their own stock, ending the annual subsidy relationship with Government. This would provide the funding capacity to build new council homes. PUSH authorities would like to pursue this initiative.

PUSH sees a major opportunity to work with the HCA, the RDA and the MOD to utilise public sector land releases to meet the housing and employment needs of South Hampshire. We propose this as a priority for the HCA's Public Land Initiative. PUSH is already working with SEEDA and the HCA on the proposed joint employment land initiative.

All existing housing stock to be decent and fit for purpose

The record of PUSH housing authorities in achieving the Decent Homes standard is set out in chapter 3. New build represents only a small increment to the existing housing stock and the greatest gains in terms of water and energy efficiency can be achieved by focusing on improving the existing stock across all tenures. A priority for PUSH is to use HCA expertise and funding to retrofit the affordable stock: we should like to develop a programme to improve water efficiency and to promote greater energy efficiency as a contribution to tackling fuel poverty in both the private and social housing sectors.

Supported Housing

Supported housing is for people who are disabled or vulnerable and who need care and support available to people with a wide range of care and/or support needs, for example:

- people with physical disabilities;
- gypsies and travellers;
- older people;
- people with mental health needs;
- people with learning disabilities;
- young people leaving care and those setting up home for the first time;
- people with alcohol and/or substance misuse problems;
- people fleeing domestic violence;
- homeless people in temporary accommodation;
- other people who need support to live independently.

PUSH will continue to work with the three Supporting People programmes in South Hampshire (Portsmouth, Hants CC and Southampton) to help vulnerable people live as independently as possible in the community. New projects are commissioned according to local needs.

Homes for older people and freeing up the stock

South Hampshire has an aging population: the majority of household growth likely to occur will be in single person households of whom 50% will be pensioners. Many of this group will continue to live in their family home leading to inefficient use of the housing stock and specifically, the larger dwellings in the affordable sector that are in short supply in the PUSH area – 75% of people over retirement age are currently under-occupying.

The need to improve the management of the affordable stock and use it more efficiently is an area of work identified by housing officers and housing associations

as part of the consultation process on this Plan. They have pointed to the importance of freeing up the use of existing larger family homes as a more cost-effective solution than seeking to build new, expensive affordable family units. They should welcome the opportunity to develop an initiative with the HCA.

Quality, sustainability and efficient use of energy

Addressing the national target of an 80% reduction in CO₂ emissions by 2050 will require a step change in the performance of housing, both new and existing. Developing sustainable and secure sources of energy for new developments, through the inclusion of local decentralised heat and energy networks as part of development planning process is a key area where HCA support will be required.

PUSH would like to work with the HCA to unlock resources from national programmes and in combination with private sector partnerships, to retrofit the affordable stock in order to help householders manage their energy use more efficiently.

PUSH is working on a climate change strategy and, as described in chapter 2, has agreed a Memorandum of Understanding with the Environment Agency and Natural England. A Strategic Flood Risk Assessment for South Hampshire has been completed to identify areas at risk. A PUSH priority is to ensure that we work with our partners to deliver new housing in agreed locations.

PUSH's policy is to deliver new housing to at least level 3 of the Code for Sustainable Homes and this will be achieved by appropriate planning policies in Local Development Frameworks. The proposed Fareham SDA has applied for eco-town status and we should like to work with the HCA to tap into their expertise to master plan and develop this new sustainable community. We invite ATLAS and the HCA's consultancy team to help us embed a strong concept of quality of place within new developments.

Priorities for New Forest District Council – housing in a rural area

By definition, PUSH represents *urban* South Hampshire. New Forest District Council (NFDC), which predominantly covers a rural area and includes much of the New Forest National Park, is one of PUSH's eleven partner authorities although only the eastern part of the district falls within the PUSH boundary. Exceptionally, the housing and community-development needs of the whole New Forest district has been included in this Plan. These are set out in full at annex B but the key issues are summarised below.

Recent planning strategies for the area recognise that in order to protect the New Forest National Park, pressures for growth need to be strictly controlled. This has meant limiting the number of new homes being built within the District, particularly on greenfield sites.

The key issues are

- **affordability.** The average house price in 2008 was 15.3 times average earnings in the area. This makes owning a property unachievable for many local people and presents difficulties in attracting workers into the area. Investment in the affordable housing sector is therefore a key priority for NFDC and NFDC targets 100 affordable completions annually. In 2008-09,

171 completions were achieved but only 66 in 2009-10, reflecting the impact of the recession. The key issue therefore is the continued need for investment by the HCA ;

- **council new build programme.** In order to maintain delivery of affordable homes, NFDC is currently entering into its own new build programme and will complete 9 new family homes in 2010-11 with plans to deliver around 300 new council houses over the next few years. This can only be achieved if HCA funding for Local Authority New Build is maintained;
- **costs.** The cost to housing associations of developing small rural sites is higher than urban equivalents and NFDC would urge the HCA to recognise this in its grants for rural schemes;
- **sustainability** Because the New Forest is an environmentally sensitive area, NFDC expects new homes to meet Code level 4. The additional construction costs are not reflected in HCA grant rates;
- **fuel poverty** There are significant issues of fuel poverty across the District in social and private sector housing linked to the age and state of repair of existing properties. An increase in the funding for home improvement grants to owners would be welcomed as a step towards addressing this;
- **the private sector** is a key provider of housing in the New Forest. NFDC, with a housing association partner, runs a private sector letting scheme to provide temporary accommodation for households in housing need. The private rented sector is a credible alternative to home ownership in the area and NFDC wishes to encourage investment to improve conditions, bring empty properties back into use and improve security of tenure;
- **ageing population** The New Forest is an area of significant in-migration of people of retirement age and older. There is therefore a requirement for housing which is built to lifetime homes standard.

5 Infrastructure investment and current funding

This chapter summarises the potentially high costs of delivery in terms of infrastructure costs, drawing on published material and provides details of the current commitment of the HCA to South Hampshire.

Infrastructure costs

Evidence of total potential infrastructure requirements to support growth in South Hampshire was given to the South East Plan Panel. A more up to date estimate of the cost of social infrastructure in the County required to support *additional* growth – that is, excluding replacement infrastructure - has been compiled by Hampshire County Council, which is tabulated for South Hampshire below. The published document includes a fuller assessment of requirements and details of the estimation methodology.

Infrastructure		South Hampshire
Education	Primary Schools	£146m
	Secondary Schools	£115m-129m
	Nursery -Public	£6.2m
	Nursery -Private	£8.3m
Public Services	Libraries	£19.4m
	RSL finance	£1.43bn
Affordable Housing	Land value	£998m
	Additional funding	£370m
Social Infrastructure	Social and community facilities	£5.6m
	Sports Centres and swimming pools	£20.8m
	Open spaces, parks and play space	£46.5m
Utility Services	Water supply, waste water treatment	£168m-£208m
Health	Health Centres and GP Surgeries (part)	£13.8m
Flood Defences		£250m+

(Hampshire Community Infrastructure Study Nov 2009)

Transport infrastructure

Transport for South Hampshire, has set out its aspirations for the improvement of the full range of transport infrastructure in South Hampshire in its policy statement *Towards Delivery* (April 2008). The table below shows that the full programme would cost in the region of £2.5bn.

Access to S Hants	1,000
Eastern access (Hedge End SDA)	183
Access to SE Hants (Fareham SDA)	344
Eastleigh River Side	298
Tipner	66
Strategic traffic management	70
Transport modelling	5
LDF schemes	10
Other	473
Total	2,469

Other transport projects are being delivered by the highways authorities independently of TfSH, some of which have attracted RTB funding, for example, Trafalgar Gate Link Road and Northern Road Bridge in Portsmouth.

The key transport issue for South Hampshire is the capacity of M27 junctions to handle the projected traffic being generated from new employment and residential locations, particularly the two SDAs and the urban extensions. A number of studies are underway, including a DaSTS assessment for the DfT. The emphasis is on traffic management, increased containment within the developments and improved public transport. The Highways Agency is a partner in these studies and in the planning of South Hampshire and has concerns about the impact of proposed developments on the Strategic Road Network in South Hampshire. For that reason, a considerable amount of work is being done and will be further required, to mitigate the potential cumulative impact of residential and employment growth in South Hampshire on the Network.

Funding infrastructure requirements

Against the background of these potential infrastructure costs, one of the challenges for PUSH is to seek to ensure that the funding is in place to deliver the investment necessary to support our economic development objectives. This means addressing the need for:

strategic infrastructure - such as flood protection, water supply and waste treatment, a sustainable energy supply, strategic transport and major health and education provision; and

local infrastructure – including place-making, green spaces, community facilities and local roads and transport, all of which is required to improve the quality of expanding communities or support the creation of new ones.

In practice, the two categories may not be quite so distinct but broadly, strategic infrastructure has tended to be reliant on funding from the public sector, by the utility companies and from the proceeds of development. Local infrastructure is likely to be a cost charged to the development.

PUSH is considering what potential sources of funding exist to support development in a period of economic restraint. The options are listed below and further details of PUSH's thinking are set out in chapter 10 of the updated South Hampshire Agreement (the MAA). PUSH believes that Tax Incremental Finance is likely to be the most promising way forward.

Community Infrastructure Levy (CIL)/strategic tariff
Regional Infrastructure Fund
Prudential borrowing
LABGI (business growth incentives)
tolls
Tax Incremental Finance
PFI
Special Purpose Vehicles/Local Asset Backed Vehicles
Bonds
European funding

There are specific areas in which PUSH and the HCA might work together to address infrastructure funding requirements:

- there are residential and employment sites – including those in the SEEDA/HCA employment sites initiative - where PUSH believes that relatively modest up-front infrastructure funding can kick start development. Development proceeds can then be ploughed back into the project to secure, for example, affordable housing or used to replenish a development fund. This requires a more flexible approach to funding by the HCA than is currently permitted;
- PUSH has already bid for two Accelerated Development Zones in response to the Government's invitation last year to designate pilot projects. We should welcome support from the HCA to develop successful initiatives;
- The HCA has experience (from English Partnerships) of creating development tariffs. PUSH would welcome transfer of that experience to South Hampshire;
- we are concerned that the relevant Regulators may not have recognised the scale of investment needed to upgrade inadequate infrastructure and provide for sufficient new capacity to support South Hampshire's economic and population growth and we therefore propose that the HCA should help PUSH make the case to the relevant regulatory authorities;

Affordable housing investment

Over the period 2008-11, Homes and Communities Agency funding for South Hampshire will total around £230m. Provisional figures for 2009-10 are tabulated below.

HCA/NAHP grant in PUSH authorities (excluding Winchester, Test Valley and East Hampshire) in 2008-09 averaged £68,978 per social rented home and £30,658 per low cost homeownership (LCHO) property. This equates to grant per person of £20,580 for rent and £10,511 for LCHO.

HCA Funding in South Hampshire 2009-10	£ provisional
Property and Regeneration	4,652,632
National Affordable Housing Programme	62,639,044
Kickstart 1	7,453,398
Kickstart 2	N/A
Low Carbon Infrastructure Fund	3,150,000
Community Infrastructure Fund	8,598,161
Local Authority New Build	N/A
Total	86,493,235

In addition to HCA grant, affordable housing provision has relied on investment from a range of other sources: planning gain from private developers, local authority financial contributions, housing association borrowing, recycled capital grant from housing association property sales or a combination of all these.

The extent of reliance on public funding is illustrated in the table below. In 2008-09 78% of affordable homes (1,002 out of 1,271) provided through s106 agreements were funded by a combination of developer contributions and affordable housing grant: 222 homes were funded in the same way but with additional local authority support. A further 47 homes received 'mixed funding' that is, funding from additional sources or for specific purposes such as the CLG Places of Change programme to replace and update hostels or Single Regeneration Budget allocations.

Developer provision through planning gain and funding sources 2008-09				
		Funding sources		
Authority	Number of homes	Developer and NAHP	Developer contribution NAHP & LA Support	Mixed funding
East Hampshire	72	72	0	0
Eastleigh	198	85	103	10
Fareham	54	51	3	0
Gosport	99	99	0	0
Havant	88	88	0	0
New Forest	171	90	81	0
Portsmouth	445	420	3	22
Southampton	52	36	4	12
Test Valley	25	22	0	3
Winchester	67	39	28	0
PUSH authority totals	1271	1002	222	47

Housing associations in PUSH authority areas built or acquired a further 302 affordable homes in 2008-09 with local authority financial support of £4.4m.

Future funding for affordable housing

Most of PUSH's housing developments will be delivered by the private sector with smaller development programmes being undertaken by housing associations and the four developing local housing authorities. At the moment, only New Forest DC proposes to undertake own-account development.

PUSH's housing strategy depends upon a number of factors, including:

- the provision of adequate land in the planning system underpinned by an up-to-date framework of local development documents;
- sufficient funding to maintain a supply of housing starts, principally to support the cost of investment in on-site and off-site infrastructure and to contribute to the cost of affordable dwellings;
- forward planning for major initiatives such as local housing companies, PFI projects and master planning for the SDAs or urban extensions.

In recent years there has been a move by the Housing Corporation/HCA to fund projects capable of rapid delivery. This approach, while providing flexibility and greater assurance that funds will be fully utilised, is less supportive of major projects such as public sector stock regeneration which requires a long term funding commitment in order to provide development partners with sufficient certainty to proceed with schemes. A funding solution is therefore required that will reconcile the objectives of creating strategic funding packages that offer continuity of funding and the reactive approach to deliverable schemes.

PUSH therefore looks for three main forms of support to its affordable housing objectives from the HCA:

- **a small-projects allocation to southern Hampshire** that will enable PUSH authorities and our partner housing providers to access flexible resources to invest in small projects some of which will be windfalls and unplanned;
- **a longer term funding programme for major projects.** This relates mainly to post-2015, when new or expanded communities in the proposed SDAs and urban extensions will start to come on stream. Developers need the assurance of future funding for affordable housing in order to progress their plans;
- **longer term funding programme for regeneration schemes.** Because of the rolling nature of estates renewal projects, especially in Southampton and Portsmouth, PUSH will be looking for continuity of funding over a period of a decade or more to enable the affordable stock to be upgraded and redeveloped at higher densities. PUSH therefore proposes that the Local Investment Agreement should provide a longer term planning framework for investing in PUSH renewal and regeneration projects.

Additionally, PUSH would wish to consider with the HCA and public partners an initiative relating to **defence land holdings**. Post-2015, Defence Estates land may become available in South Hampshire and some of these sites could be used in a cost-effective way to help meet South Hampshire's future growth requirements. The HCA is involved in similar initiatives elsewhere and PUSH would welcome access to that expertise.

Funding sources for housing provision

There is evidence that conventional sources of development funding for both housing and employment have reduced as a consequence of the recession. The write down of property portfolios and the difficulty of obtaining loan finance has significantly affected the ability of house builders to finance development and on-site infrastructure.

Planning obligations are also under pressure. There are clear indications from PUSH authorities and housing associations that house builders are less willing to provide the same number of s106 housing units as they have in the past.

As a result of the policies of most lenders the ability of housing associations to cross-subsidise affordable homes from shared ownership has also significantly reduced. Additionally, recent and planned average local authority funding of affordable homes, averaging just over £20,000 per dwelling in 2009-10, is uncertain given pressure on local authorities' capital receipts and other resources.

The combined effect of these factors has been mitigated in South Hampshire by the HCA's intervention in the market, enabling housing built for purchase to be converted to affordable dwellings. Unsold shared ownership housing developed by housing associations has also been added to the affordable stock. We are assuming that these approaches will not continue.

PUSH has not tried to quantify the overall effect of changes in the financing environment for affordable housing and we are awaiting information about the affordable housing policies of the new Government but we are concerned that rising demand for affordable homes (of all types) could be met by a reduced supply. That points strongly to the need to work with the HCA to consider future funding options. These might include:

- use of financial contributions made by developers in lieu of on-site provision of affordable housing. Contributions are already being used to fund affordable housing according to individual authorities' circumstances and policies. Contributions of over £7.3m were held by PUSH authorities at 31 March 2009. This approach relies on sites being available where commuted sums can be invested;
- resolving issues relating to the financing of shared ownership housing, working with the lenders to create more favourable terms for borrowers. We see this as entirely in line with the new Government's policies;
- creating more flexible forms of tenure and utilising the private rented sector including attracting institutional investors and other housing providers;
- better management of the housing stock to create greater access to larger dwellings.

Public land

The HCA is not a major landowner in South Hampshire but may have an interest in a portfolio of mainly employment sites if a potential joint venture with SEEDA goes ahead. PUSH has already said that it wishes to take an active role in the development of SEEDA sites given their strategic significance. Some might be suited to mixed employment and residential development.

PUSH local authorities are significant land owners in their own right and six authorities own affordable housing stock. Some, like Winchester, have an active programme of land disposal to housing associations for the development of affordable homes. In practice, much of the stock of these authorities has already been subject to review and suitable regeneration and renewal projects will be coming forward as part of PUSH's housing programme over the medium and long term.

6 Securing delivery

Current performance

There were 4,547 completions in the PUSH area in 2006-07 and 3,839 and 3,986 in the two successive years. Projected completions in 2009-10 have dipped to around 2,700 as a result of the recession although housing authorities have been predicting a subsequent recovery over the coming years with building rates from 2013 onwards at pre-recession levels. However, the speed of recovery in house building rates is uncertain and the optimistic scenario is not entirely consistent with work on the economic development strategy currently being undertaken for PUSH.

Delivery framework

Annex A is a snapshot of housing development sites compiled in Spring 2010 using a common framework. Because the development programme is susceptible to changes in market conditions and to the availability of funding – especially funding for affordable housing – the annex is likely to be much more fluid than the main Plan.

In summary the framework indicates:

- the **number of dwellings** in the short/medium term programme of each PUSH authority;
- the **delivery profile** over the period mainly addressed by this Plan;
- **deliverability**. While all sites listed will be in local plans or have received consent, they will vary in the extent of preparedness to develop on site;
- **outputs** of affordable homes with some detail, if known, of the size and type of dwellings;
- **funding requirements** if known. In practice, many authorities have made an approximation of grant requirements based on their current average cost per unit;
- **policy fit**, which relates to PUSH's emphasis on brownfield development and regeneration or urban extension projects.

The sites list is based on information provided by the housing and planning teams of PUSH local authorities and therefore cross checks sites that have a planning status with the expectations of housing officers about what is likely to be delivered. It has been subject to a reality test and represents a reliable appraisal of developments *in the pipeline*. PUSH authorities have limited information about development costs and that is exposed by the matrix.

PUSH has not sought to create a ranking of development sites in relation to the policy priorities set out in chapter 4 but intends that the framework should give an indication of deliverability and the fit with PUSH's objectives.

The framework has commonality with that being used to identify strategic employment sites in PUSH to enable a consistent approach to be taken to the evaluation of potential developments.

Boundaries

The annex relates to residential development sites in the PUSH area of South Hampshire. The remaining areas of East Hampshire, Winchester and Test Valley will be included in the forthcoming North Hampshire Local Investment Plan. Exceptionally, New Forest has summarised the housing development programme for the whole district.

Major sites

Annex A identifies larger development sites of over 50 dwellings. A list of the priority major housing developments in South Hampshire was included in chapter 4 including the key regeneration and community-building projects. In practice, only some of these major developments will deliver housing completions during the Plan period (as indicated by the spreadsheet) although PUSH wishes to involve the HCA in planning, preparing and investing in the infrastructure to unlock all these major developments in order to support the economic growth of South Hampshire to 2026 and beyond. Urban extensions do, however, feature in the list and are likely to require significant funding to secure delivery in a depressed housing market.

Smaller sites

Annex A also provides aggregated information on smaller sites delivering fewer than 50 dwellings. It illustrates the importance of smaller developments to South Hampshire's housing delivery programme and especially to the provision of affordable housing. Sites under 10 dwellings make up 20-25% of housing completions each year in the PUSH area (around 900 dwellings a year) and will therefore be a significant component of housing supply throughout the plan period.

Small sites (below 5 or 10 dwellings depending on authority) are windfall sites and are not normally included in the trajectory until planning permission is granted. Future planning permissions are likely to identify some further dwellings on small sites that will be built by 2014/15.

Affordable housing

Local authority HSSAs estimate delivery of 1,578 affordable homes in 2009-10 and 1,977 in 2010-11. These projections relate to southern Hampshire - the whole of the 10 local authority areas - and so are likely to exceed the level of completions in the PUSH area. This projected level of delivery relies on favourable circumstances including – critically - financial viability being such that sites come forward for development, supported where appropriate by public investment through the HCA and other public or private sector sources.

Housing associations

Eleven of the largest housing associations developing in South Hampshire have provided information regarding current and future development plans which shows that a relatively high level of delivery is projected between 2010-11 and 2014-15 with output averaging 1,464 homes per year. The development proposals of other associations will potentially increase the total pipeline. However, these predictions

are thought to be suspect because they are contingent on the availability of sufficient HCA grant and continuation of a previous funding regime. A further 2,909 homes (principally social rent but including Homebuy and intermediate rent) also feature in associations' development plans.

Housing association minimum projected delivery on sites within the PUSH area 2010-15				
2010-11	2011-12	2012-13	2013-14	2014-15
100	100	100	100	100
92	37	42	75	100
80	80	80	80	80
350	350	350	350	350
150	150	150	150	150
400	400	400	400	400
27	25	50	50	50
250	250	125	125	125
50	50	50	50	50
50	50	50	50	50
1549	1492	1397	1430	1455

Annex A: housing sites delivery framework

The framework used to compile the annex is below. A detailed programme of housing development sites compiled using this framework in the period up to April 2010, is below.

Issue	Rating	Description
Deliverability		
Has planning consent been granted and is s106 agreement signed?	Y/N	Sites may be in the local plan but still have outstanding planning issues
Have development partners been selected?	Y/N	This may relate to the developer or the housing association partner
Date to be started or start date if scheme has already been started	Expected start date/date on which development commenced	Give firm start date if there is one, estimated if not. Given market conditions, developers may have put back the start date and re-profiled delivery
Outputs		
Number of affordable homes in project 2009-15	number	Number planned in period 2009-15, including intermediate etc
Number of 1/2 bedded affordable properties 2009-15	number	Housing monitoring data reveals an imbalance between provision of small flatted units and family housing
Number of family 3+ bed affordable houses 2009-15	number	Given the need for houses rather than flats, this question is specific to houses
		Note: the numbers of affordable 1&2 bed units plus the number of 3 bed houses will not necessarily add to the number of affordable dwellings being provided 2009-15
Funding requirements		
Estimated new grant requirement for affordable homes	£ amount	This is the amount of HCA grant needed to fund the affordable homes component of the scheme, if known
Other funding required	£ amount	This is about the extent to which the housing project is dependent on other funding in order to deliver the scheme, typically for infrastructure (such as schools or access). PI specify what the funding would

		principally be for
Is other funding in place	Y/N	This indicates if progress with the project is dependent on other investment.
Policy		
Greenfield or brownfield		
Is this part of a prioritised regeneration scheme or urban extension?	R or UE or blank	PUSH prioritises regeneration projects which could be part of a city urban regeneration project or an estates renewal project; and urban extensions such as west of Waterlooville
Does the project offer multiple objectives eg provides skills training, addresses worklessness. Specify pl	Y (describe)/N	Some projects are specifically designed to meet multiple objectives such as <ul style="list-style-type: none"> • addressing worklessness • construction skills training • quality and design (eg a master planned development)

LOCAL AUTHORITY	SITE	NET AVAILABLE	PERMITTED	NET 09-10	NET 10-11	NET 11-12	NET 12-13	NET 13-14	NET 14-15	NET 09-15	OTHER	TOTAL NUMBER OF NEW DWELLINGS	DELIVERABILITY			OUTPUTS			FUNDING REQUIREMENTS	POLICY		
													Has planning consent been granted and s106 signed? Y/N	Have development partners been selected? Y/N	Date to be started or start date (if already started)	Number of affordable homes 2009-2015	Number of 1 & 2 bed affordable dwellings 09-15	Number of family 3+bed affordable houses 09-15	Estimated new grant requirement for affordable homes £m	Greenfield or brownfield	Is this part of a prioritised regeneration scheme (R) or urban extension (UE)? Insert R or UE	Does the project offer multiple objectives eg provides skills training, addresses worklessness. Specify pl
EAST HAMPSHIRE	Winchester Road, Four Marks	174	0	12	0	0	0	0	0	12	0	12	Yes	Yes	Dec-07	12	12	0	grant awarded	G	N	
	Land at Green Lane Clanfield Waterlooville	275	0	0	0	50	80	80	65	275	0	275	No	No	Not started	120	94	26	£5m	G	N	
	North of James Close Road, Horndean	85	0	0	0	0	45	40	0	85	0	85	No	No	Not started	34	26	8	£1.4m	G	N	
	North of Keydell Nursery, Havant Road, Horndean, Waterlooville	60	0	0	0	0	20	30	10	60	0	60	No	No	Not started	24	22	2	£1m	G	N	
	Gales Brewery Horndean	150	0	0	0	0	0	0	0	150	0	150	No	No	expected March 2012	50	35	15	£2m	B	N	
	Chawton Park Road, Alton	54	0	0	0	54	0	0	0	54	0	54	Yes	Yes	Feb-10	30			grant awarded	B	N	
	Silent Gardens, Liphook	116	0	0	0	0	0	0	0	116	0	116	Yes	No	Not started	43	32	11	£1.7m	G	N	
	Turk St, Alton	14	0	0	14	0	0	0	0	14	0	14	Yes	Yes	Mar-09	14	14	0	grant awarded	B	N	
	Hazel Cottage, Lindford	12	0	0	12	0	0	0	0	12	0	12	Yes	Yes	May-09	12	0	12	grant awarded	B	N	
	Phillips House, Grayshott	16	0	0	16	0	0	0	0	16	0	16	Yes	Yes	Jan-10	16	16	0	grant awarded	B	N	
	51-55 Normandy St, Alton	14	0	0	14	0	0	0	0	14	0	14	Yes	Yes	Feb-10	14	14	0	grant awarded	B	N	
	Harold Gardens, Alton	10	0	0	10	0	0	0	0	10	0	10	Yes	Yes	Mar-10	10	5	5	grant awarded	B	N	
	Oaklands, Rowlands Castle	47	0	0	0	0	47	0	0	47	0	47	Yes (outline)	No	Not started	16	12	4	£650k	B	N	
	Malthouse Lower Turk St, Alton	16	0	0	0	0	0	0	0	16	0	16	Yes	No	Not started	16	16	0	£800k	B	N	
East Hampshire - total 50+ dwellings		914	0							752		752				313	221	62			N	
East Hampshire - 10-49 dwellings		129										129				98	77	21				
East Hampshire 19 dwellings		40										40				40	25%	15				
TOTAL EAST HAMPSHIRE		1083										921				451	323	98				

LOCAL AUTHORITY	SITE	NET AVAILABLE	PERMITTED	NET 09-10	NET 10-11	NET 11-12	NET 12-13	NET 13-14	NET 14-15	NET 09-15	OTHER	TOTAL NUMBER OF NEW DWELLINGS	DELIVERABILITY			OUTPUTS			FUNDING REQUIREMENTS	POLICY		
													Has planning consent been granted and s106 signed? Y/N	Have development partners been selected? Y/N	Date to be started or start date (if already started)	Number of affordable homes 2009-2015	Number of 1 & 2 bed affordable dwellings 09-15	Number of family 3+bed affordable houses 09-15	Estimated new grant requirement for affordable homes £m	Greenfield or brownfield	Is this part of a prioritised regeneration scheme (R) or urban extension (UE)? Insert R or UE	Does the project offer multiple objectives eg provides skills training, addresses worklessness. Specify pl
EASTLEIGH	Land south of South Street, Wide Lane Eastleigh	432	432	50	70	110	70	58	0	358	0	432	Y	Y	Nov-07	101	66	35	Grant already awarded	G	UE	
	Dowds Farm, Tollbar Way, Hedge End	765	765	40	100	150	45	0	0	335	0	765	Y	Y	During 2006	56	47	9	Grant already awarded	G	UE	
	Phase 2 Pirelli site, Leigh Road, Eastleigh	336	0	0	0	0	84	84	84	252	84	336	N	N		118				B		
	Travis Perkins, Mill Street, Eastleigh	148	0	0	0	0	0	0	74	74	74	148	Planning granted but S106 not yet signed	N		40	36	4		B		
	The Mount Hospital, Church Road, Bishopstoke Eastleigh	74	0	0	0	0	0	0	37	37	37	74	Planning granted but S106 not yet signed	N		26	26			B		
	Land at Wildern Mill, Turnpike Way, Hedge End	184	184	0	0	0	0	40	80	120	64	184	Y	N/A	Oct-09	0	0	0	N/A	B		
	Allotment Gardens Woodside Avenue, Eastleigh	89	0	0	0	0	44	45	0	89	0	89	Planning granted but S106 not yet signed	N		31				G		
	Hendy Ford, 37-43 Bournemouth Road, Chandlers Ford, Eastleigh	150	150	48	51	0	0	0	0	99	0	150	Y	Y	2007/2008	51	45	6	Grant already awarded	B		
	Kings Copse Primary School, Kings Copse Road, Hedge End	97	97	0	50	47	0	0	0	97	0	97	N	Y	2010	36	13	23	£2.1m	B		
	Velmore Estate Eastleigh	89	189	-100	48	83	58	0	0	89	0	89	Y	Y	2009	189	146	43	Grant already awarded	B	R	
	68-96 Twyford Road Eastleigh	146	161	41	41	0	0	0	0	82	0	146	Y	Y	2007	0	0	0	0	B		
	Land at Bodmin Road, Bishopstoke, Eastleigh	7	79	7	0	0	0	0	0	7	0	7	Y	Y	2008	79	65	14	Grant already awarded	B	R	
	Redevelopment of Titch-bourne and Arnold Road	80	200	0	0	-36	60	-2	58	80	0	80	N	RSL OWNERSHIP		148				B	R	
	Rotary Court, Netley Abbey	14	60	7	-21	7	0	0	0	14	0	14	Y	Y	2009	60	47	3	Grant already awarded	B	R	
Eastleigh - total 50+ dwellings		2611	2317	93	339	361	361	225	333	1733	259	2611				935	491	137	16.117m			
Eastleigh total 10-49 dwellings		153	156	0	67	63	23	0	0	153	0	153				39	15	18	2.043m			
Eastleigh total 1-9 dwellings		231	263	93	88	33	-11	28	0	231	0	231				74	13	4	4.420m			
TOTAL EASTLEIGH		2995	2736	186	494	457	373	253	333	2117	259	2995				1048	513	159	22.580m			

LOCAL AUTHORITY	SITE	NET AVAILABLE	PERMITTED	NET 09-10	NET 10-11	NET 11-12	NET 12-13	NET 13-14	NET 14-15	NET 09-15	OTHER	TOTAL NUMBER OF NEW DWELLINGS	DELIVERABILITY			OUTPUTS			FUNDING REQUIREMENTS	POLICY		
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FAREHAM	Phase One Hunts Pond Road	249	322	0	136	113	0	0	0	0	0	249	Only on Phase 1Y	Only on phase 1Y	2009	147	101	46	0.935m	Part B		
	Phase Two Hunts Pond Road	73		0	0	0	73	0	0	0	0	73	N	N	2009	12	0	12	0.660m	Part B		
	Peters Road, Locks Heath, Southampton	54	307	0	0	54	0	0	0	0	0	54	N	N	2011	122	81	41	6.710m	G		
	Peters Road, Locks Heath, Southampton	253	307	0	0	6	100	100	47	307	0	307	N	N	2012	122	81	41	6.710m	G		
	Phase One Coldeast Hospital	116	251	30	53	33	45	56	0	0	0	225	Y	Y	2008	19	12	7	0	B		
	Phase Two, Coldeast Hospital	109	251	0	0	8	45	56	0	0	0	225	Y	Y	2008	27	17	10	1.485m	B		
	Land north of Whiteley, Dickens Drive, Whiteley, Fareham	113	113	0	0	0	50	63	0	0	0	113	N	N	2012	46	11	35	2.530m	G	N	N
	East of Raley Road, Locks Heath, Southampton	83	0	0	0	0	0	0	83	0	0	83	N	N	2015	33	22	11	1.815m	G		
	Area 11, land at Botley Road, Whiteley, Fareham	16	16	0	0	0	0	16	0	0	0	16	N	N	2013	5	2	3	0.275m	G		
	Area 11, Land at Shetland Rise, Whiteley, Fareham	47	47	0	0	10	37	0	0	0	0	47	N	Y	2011	16	11	5	0.880m	G		
	Admiral Cunningham Site	11	0	0	0	11	0	0	0	0	0	11	N	N	2011	11	7	4	0.605m	B	R	
	Abbeyfield	16	0	0	0	16	0	0	0	0	0	16	N	Y	2010	16	16	0	0	B	R	
	Course Park Farm	45	31	0	0	0	31	14	0	45	0	45	N	N	2012	9	6	3	0.495m	G		
	20-26 Titchfield Road	37	0	0	0	0	0	37	0	37	0	37	N	N	2013	10	10	0	0.550m	B		
	ATC Site - SHLAA shows units coming forward 2012/2013	34	34	0	0	0	34	0	0	34	0	34	N	N	2012	14	10	4	0.770m	B		
	Maytree Road including Delme Court and 244-258 West Street	45	45	0	0	0	0	0	45	45	0	45	N	N	2014	14	10	4	0.770m	B		
	70 Trinity Street	23	23	0	0	23	0	0	0	23	0	23	N	N	2011	3	1	2	0	B		
	Foundary Site, Quay Street	90	90	0	0	0	0	0	0	0	90	90				0			0	B		
	21 - 25 Bridge Road, Parkgate	25	0	0	0	0	25	0	0	0	0	25	N	N	2012	8	5	3	0.440m	B		
	118 Bridge Road, Sarisbury	16	0	0	0	0	0	16	0	16	0	16	N	N	2013	5	3	2	0.275m	B		
	Broadlaw Walk	56	0	0	0	42	14	0	0	56	0	56	Y	Y	2009	55	55	0	0	B	R	
	Osborn Road South	24	24	0	24	0	0	0	0	24	0	24	Y	Y	2009	24	18	6	0	B		
	Seafeld Park	40	0	0	0	40	0	0	0	40	0	40	N	N	2011	14	9	5	0.770m	G		
	St. Christopher's Hospital, Wickham Road, Fareham	40	40	0	0	40	0	0	0	40	0	40	N	N	2011	12	8	4	0.660m	B		
	Land at Fleet End Road, Area 14	21	0	0	0	0	0	21	0	21	0	21	N	N	2013	6	4	2	0.330m	B		

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	East of Church Road	30	0	0	0	0	30	0	0	30	0	30	N	N	2012	9	6	3	0.495m	B		
	3-33 West Street, Portchester	16	16	0	0	16	0	0	0	16	0	16	N	N	2011	5	3	2	0.275m	B		
	Swanwick Marina, Lower Swanwick	49	49	0	0	0	20	29	0	29	0	29	N	N	2012	16	8	8	0.880m	B		
	Seaye House, Lower Quay Road, Fareham	14	0	0	0	0	14	0	0	14	0	14	N	N	2012	4	3	1	0.220m	B		
	53-57 Portchester Road, Fareham	15	0	0	0	7	8	0	0	15	0	15	N	N	2012	5	3	2	0.275m	B		
	Texaco Petrol Station, Bridge Road, Swanwick	13	0	0	0	0	0	13	0	13	0	13	N	N	2013	4	3	1	0.220m	B		
	East of Northway, Southway and Westway	35	0	0	0	0	0	0	35	35	0	35	N	N	2015	11	7	4	0.605m	B		
	St Columba Church	25	0	0	0	0	25	0	0	25	0	25	N	N	2012	25	16	9	1.375m	B		
	217 Gosport Road	10	0	0	0	0	0	0	10	10	0	10	N	N	2014	3	2	1	0.165m	B		
	88 - 98 Gudge Heath Lane	12	0	0	0	0	0	12	0	12	0	12	N	N	2014	12	10	2	0.660m	B		
	Wynton Way	9	0	0	0	0	0	0	9	9	0	9	N	N	2014	9	0	9	0.495m	B		
	Alexander Grove	16	0	0	0	0	0	0	0	0	16	16				0			0	B		
	Hinton Hotel, Catisfield Lane, Catisfield	28	0	0	0	0	0	0	0	0	28	28				0			0	B		
	School Site, Heath Road	83	0	0	0	0	0	0	0	0	83	83				0			0	B		
	Land South of Palmerston Avenue	16	0	0	0	0	0	0	0	0	16	16				0			0	B		
	Mitie Building, Southampton Hill	24	0	0	0	0	0	0	0	0	24	24				0			0			
	75-77 Southampton Road	50	0	0	0	0	0	0	0	0	50	50				0			0			
	Porchester Car Park	30	0	0	0	0	0	0	0	0	30	30				0			0			
	Porchester Community Centre	30	0	0	0	0	0	0	0	0	30	30				0			0			
Fareham total 50+ dwellings		1113	1614	30	189	224	350	291	130	307	0	1392				549	338	211	22.000m			
Fareham total 10-49 dwellings		1,028	352	0	24	195	201	142	99	589	367	1,008				304	223	81	11.330m			
Fareham total 1-9 dwellings		5	0	0	0	5	0	0	0	0	0	5				5	2	3				
TOTAL FAREHAM		2146	1966	30	213	424	551	433	229	896	367	2405				858	563	295	33.330m			
Fareham - emerging allocations	Eco-town	c 7-8,000	0	0	0	0	0	0	0	0	0	c7-8000	N	N		0			0	G		
	Coldeast Emerging Allocations	280	0	0	0	0	0	0	0	0	280	280	N	N		0			0	B		
	West Street East	116	0	0	0	0	0	0	0	0	116	116	N	N		0			£0	B		
	West Street Central	37	0	0	0	0	0	0	0	0	37	37	N	N		0			0	B		
	Civic Quarter	30	0	0	0	0	0	0	0	0	30	30	N	N		0			0	B		
	Fareham Railway Station	85	0	0	0	0	0	0	0	0	85	85	N	N		0			0	B		
	Market Quay	65	0	0	0	0	0	0	0	0	65	65	N	N		0			0	B		

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GOSPORT	Royal Clarence Yard, St George Barracks North, Weevil Lane, Gosport	304	304	0	75	75	39	39	38	266	38	304	Y	N	Under construction	78 under negotiation			Kickstart funding provided to finance 78 affordable homes	B		
	Daedalus, Manor Way, Lee-on-Solent	352	152	0	0	0	67	67	66	200	152	352	N	N	148 MOD dwellings completd, remainder not started	0 (all MOD h'sing)	n/a	n/a	n/a	B		PUSH strategic employment site
	Cold-harbour, Mumby Road, Gosport	50	0	0	0	0	25	25	0	50	0	50	N	N	155 built/occupied, remainder not started	20				B		
	Rowner Estate	194	194	-6	-23	61	-116	48	97	-138	271	700	Y	Y	Mar-09	256	176	80	9.2m	B		GBC strategic priority to alleviate social exclusion
	The Leisure	25	25	-25	25	0	0	0	0	25	0	50	Y	Y	Mar-09	50	50 extra-care	0		B		
	RCY Retained Area	18	0	0	0	0	18	0	0	18	0	18	N	N		7				B		
	Gosport Railway station	35	35	0	35	0	0	0	0	35	0	35	Y	Y	Mar-09	35				B		
	Agnew House, St Vincent Road	22	0	0	0	22	0	0	0	22	0	22	N	N		22				B		
	Rogers House, Elmore Road	15	15	0	0	15	0	0	0	15	0	39	Y	Y	May-10	39				B		
	Priddys Hard Urban Farm	43																				
	Gilliker, Gosport	26	0	0	26	0	0	0	0	26	N	Y							agreed commuted sum as scheduled ancient monument	B		
Gosport - total 50+ dwellings		1000	650	-6	52	156	65	209	201	478	461	1508				243						
Gosport - 10-49 dwellings		184	75	-25	86	37	18	0	0	141	0	190										
Gosport 1-9 dwellings		11								11	0	11								B		
TOTAL		1424	897	47	239	159	265	214	168	1092	332	1424				313						

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HAVANT	West of Waterlooville - cross border with Winchester CC	593	593	16	15	52	60	90	90	323	270	593	Yes	yes for phase 1	01/09/2009	237	118	118	6m rented 2.4m shared ownership	G	MDA/UE	Employment community facilities
	Ramsdale playing fields, Woolston Road, Havant	135	135	43	0	0	0	46	46	135	0	135	Yes		01/09/2008	41	20	21	0.250m	G	Regeneration	Employment community facilities
	Proctor and Gamble Dunsbury Way Havant	101	101	29	0	0	72	0	0	101	0	101	Yes	no	no	31	72	29	1.3m	B	Regeneration	Employment community facilities
	154 Goodwillie Timber Yard, London Road, Waterlooville	96	96	0	0	40	56	0	0	96	0	96	No - registered now as 'not proceeded with'	no	no	29	no	no	1.2m	B	no	no
	Purbrook Park school playing field, Stake Road, Purbrook	92	0	0	20	50	22	0	0	92	0	92	No Resolution to grant planning permission	no	no	27	no	no	1.1m	B	no	no
	Land at Warblington School, Southleigh Road, Havant	85	0	0	20	50	15	0	0	85	0	85	No	No	no	26	no	no	1m	B	no	no
	Padnell Grange, Padnell Road, Cowplain, Waterlooville	84	0	0	40	44	0	0	0	84	0	84	No	no	no	25	no	no	1m	B	no	no
	St Michael's Convent, 354 London Road, Cowplain, Waterlooville	70	13	13	0	0	30	27	0	70	0	70	No	no	no	21	no	no	0.820m	B	no	no
	North and South of Ranelagh Road, Bedhampton	53	22	0	22	0	10	21	0	53	0	53	No	no	no	16	no	no	0.650m	B	no	no
	Land off Oak Tree Drive, Emsworth	53	0	-2	10	45	0	0	0	53	0	53	Applicat'n Dec 2009	no	no	16	no	no	0.660m	B	no	no
	Havant total 50+ dwellings	1362	960	99	127	281	265	184	136	1092	270	1362				469	210		16.380m			
	Havant total 10-49 dwellings											281	(Source: Annual Monitoring Review Dec 2009)									
	Havant total 1-9 dwellings											101	(Source: Annual Monitoring Review Dec 2009)									
TOTAL HAVANT												1744										

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Havant - emerging allocations	Scratchface Lane Leigh Park	65	0	0	0	0	0	0	0	0	0	0	No	No	No	20	No	No	0.850m	B	ue	n
	Goldring close HI	85	0	0	0	0	0	0	0	0	0	0	No	No	No	25	No	No	1m	B	ue	n
	Hampshire Farm Emsworth	250	0	0	0	0	0	0	0	0	0	0	No	No	No	75	No	No	3m	B	ue	n

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NEW FOREST	Land at Testwood Park, Testwood Place, Totton	86	86	0	0	0	20	35	31	86	0	86	Y	Y	2012/13	31	25	6	2.015	G					
	Land at Totton Sports Club, Southern Gardens, Totton	102	102	0	0	0	20	30	35	85	17	102	Y	Y	2012/13	36	28	8	2.34	G					
	Area 7, Hanger Farm, Aikman Lane, Totton	331	331	0	10	10	13	13	13	59	272	331	Y	N	2010/11	9	6	3	? G						
	Land at Brokenford Lane, Totton	75	0	0	0	27	24	0	0	51	24	75	N	Y	2011/12	17	10	7	? B						
	19-23 School Road, Hythe	5	6	-1	6	0	0	0	0	5	0	6	Y	Y	2010/11	6	6	0	? B						
	The Drive, Hounslowdown	4	0	0	4	0	0	0	0	4	0	4	N	Y	2010/11	4	4	0	? B						
	33 Hounslowdown Avenue, Hounslowdown	1	0	0	1	0	0	0	0	1	0	1	N	Y	2010/11	1	1	0	? B						
	Powell Crescent, Hounslowdown	1	0	0	1	0	0	0	0	1	0	1	N	Y	2010/11	1	1	0	? B						
	Sloane Avenue, Holbury	2	2	0	2	0	0	0	0	2	0	2	Y	Y	2010/11	2	1%	1	0.135	B					
	Africa Drive, Marchwood	8	0	0	0	8	0	0	0	8	0	8	N	Y	2010/11	8	0	8	0.54	B					
	Gilpin Close, Pilley (NPA)	9	9	0	9	0	0	0	0	9	0	9	Y	Y	2009/10	9	7	2	0.801	G					
	Alum Close (phase 2) Holbury	1	1	0	1	0	0	0	0	1	0	1	N	Y	2009/10	1	0	1	0.065	B					
	Howards Mead, Pennington	9	9	0	9	0	0	0	0	9	0	9	N	Y	2010/11	9	6	3	0.585	B					
	Breamore Station	5	5	0	5	0	0	0	0	5	0	5	N	Y	2010/11	5	3	2		B					
	308 Salisbury Road Totton	8	10	-2	10	0	0	0	0	8	0	10	Y	Y	2009/10	10	10	0	0.89	B			As per HCA guidelines		
	28-30 Land of Long Copse, Hardley	13	13	13	0	0	0	0	0	13	0	13	Y	Y		13	0	13	? B				As per HCA guidelines		
	Holbury Infant School	25	25	0	15	10	0	0	0	25	0	25	Y	Y		9	4	5	? B				As per HCA guidelines		
NEW FOREST	total 50+ dwellings	594	519	0	10	37	77	78	79	281	313	594													
	New Forest total 10-50 dwellings	38	38	13	15	10	0	0	0	38	0	38													
	New Forest total 1-9 dwellings	53	42	-3	48	8	0	0	0	53	0	56													
TOTAL NEW FOREST		685	599	10	73	55	77	78	79	372	313	688				131	89	42	5.245						

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PORTSMOUTH	Tipner Urban Priority Area, Tipner, Portsmouth	300	0	0	0	0	0	100	200	300	1300	1600	N	N	Strategic site 12/13	90	72	18	4.887m	B	R	Yes, quality and design and possible provision of employment.
	Allders Warehouse, Cross Street, Portsea, Portsmouth	165	165	0	0	0	24	60	81	165	0	165	Y	N	? Land owner decision	46	40	6	2.489m	B	n/a	n/a
	Port Solent	2000	0	0	0	0	0	0	0	50	1950	2000	N	N	14-15	15	12	3	0.838m	Part B	R	Yes, quality and design and possible provision of employment.
	West Wing, St Mary's Hospital, Milton Road, Portsmouth	200	0	0	0	0	0	50	100	150	50	200	N	N	12/13?	45	?	?	2.467m	B	n/a	n/a

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	The Pompey Centre phase 4, Fratton Way/Goldsmith Avenue, Southsea	148	117	117	0	31	0	0	0	148	0	148	Y	Y	10-Nov	31	50 + 29	0 + 2	1.902m	B	n/a	n/a
	Former Renault Garage, 128 Milton Road, Portsmouth	98	98	0	0	0	26	72	0	98	0	98	Y	N	? Land owner decision	24	24/22	2	1.313m	B	n/a	n/a
	Savoy Buildings, South Parade, Southsea, Portsmouth	92	92	0	92	0	0	0	0	92	0	92	Y	N	? Land owner decision	28	28	0	1.539m	B	n/a	n/a
	Somerstown and North Southsea	240		64	5	0	11	20	20	120	120	240	N	N	2009-10	36	20	16	1.946m	B	R	Quality and Design
	Somerstown PFI																					
	Royal Beach Hotel, St Helen's Parade, Southsea	82	82	0	0	40	42	0	0	82	0	82	N	N	? Land owner decision	11	11	0	0.611m	B	n/a	n/a
	Urban Priority Area, City Centre, Portsmouth	2100	0	0	40	28	24	137	281	510	1590	2100	Y	N	Fresh planning application awaited	153	133	20	8.304m	B	R	Yes - skills training and employment

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	Redevelopment of Adult Social Care facilities, (Extra care)		0	0	0	30	190	0	0	220	0	220	N	N	2011-12	220	200	20	13.000m	B	N	Rejuvenation of accommodation for frail older persons
	Land between Peronne Road/York Terrace, Hilssea, Portsmouth	63	63	0	-4	30	37	0	0	63	0	63	Y	N	?	20	17	3	1.086m	Part B	n/a	n/a
Portsmouth total 50+ dwellings		5488	617	181	133	159	354	439	682	1998	5010	7008				719	658	90	40.382m			
Portsmouth total 10-49 dwellings		n/a	0	0	88	320	156	100	0	615	0	615										
Portsmouth total 1-9 dwellings		n/a	0	0	15	34	0	0	0	49	0	49					31	18		B		
TOTAL PORTSMOUTH												7672				719				B		

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SOUTHAMPTON	New College, The Avenue, Southampton, (main site)	215	215	90	70	55	0	0	0	215	0	215	Y	Y	Mar-08	114	108	6	Already funded through NAHP & Kickstart	B	N	Employment as training as per Kickstart requirements
	New College, The Avenue, Southampton	65	65	0	0	0	0	65	0	65	0	65	Y (outline)	N	NK	16	16	0	NK	B	N	
	Ordnance Survey, Romsey Road Southampton	495	0	0	0	0	50	100	100	250	245	495	N	Y	N. Currently commercial occupier needs to vacate site first and then issue is viability- no indication of any start date yet.	Will be 35%		30% as per Core Strategy	NK	B	N	
	Meridian site, Summers Street, Southampton	450	0	0	0	0	0	0	450	450	0	450	N	N- owned by receiver.	None. Cannot predict start date till new owner found. Some discussions with Planning currently- unit numbers may reduce	Not known but will be 35% minimum as per Core Strategy	NK	NK	B	N	May link to marine employment site at Drivers Wharf	
	West Quay phase 3, Western Esplanade, Lansdowne Hill, Southampton	200	0	0	0	0	0	100	100	200	0	200	N	Y	2011 ?	0	0	0	N/A	B	N	
	Canutes Pavilion, Canute Road, Ocean Village, Southampton	230	230	0	0	0	117	113	0	230	0	230	Y	Y	Part Built	20	20	0	NK. Previous allocation repaid	B	N	
	Ambulance Station, Health Clinic, EA 64-71, St Andrews Road, Southampton	223	223	0	0	0	100	123	0	223	0	223	Y	Developer in administration	Developer in administration	54	54	0	None unless exiting allocation has to be repaid	B	N	
	Mayflower Plaza/West Park Road, Southampton	180	0	0	0	0	100	80	0	180	0	180	N	Y	NK	45	45	0	NK	B	N	
	Former Deanery Sports Hall, Chapel Road, Southampton	171	171	80	91	0	0	0	0	171	0	171	Y	Y	Feb-08	128	108	20	Already has NAHP funding	B	N	
	Portswood bus depot, Portswood Road, Portswood, Southampton	140	140	0	0	0	0	70	70	140	0	140	Y (outline)	N	Not known. Residential part of site likely to be sold on.	35	24	11	NK	B	N	

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	Land at Maritime Walk, Southampton	130	130	0	130	0	0	0	0	130	0	130	Y	Y	Mar-08	31	31	0	Already has NAHP funding	B	N	
	The Gantry, Blechynden Terrace, Southampton	115	115	0	0	115	0	0	0	115	0	115	Y	Y	Apr-09	115	115	0	Already has NAHP funding	B	N	Local labour and training plan
	Aviation Museum, Albert Road South, Southampton	103	0	0	0	0	0	50	53	103	0	103	N	N	NK	26	26	0	NK	B	N	
	81-97 Portswood Road, Portswood, Southampton	101	101	0	101	0	0	0	0	101	0	101	Y	Y	Nov-09	82	71	11	NA- already funded through NAHP & Kickstart	B	N	Employment as training as per Kickstart requirements
	20-26 College Street and 29-35 Richmond Street, Southampton	90	90	0	0	90	0	0	0	90	0	90	Y	Y	Mar 10	78	78	0	NAHP application due to be made for the units- was originally s106 units only but RSL has now negotiated to buy whole scheme	B	N	
	Land between Albert Road South/Canute Road, Southampton	88	88	0	0	0	88	0	0	88	0	88	Y	N- owned by receiver.	Started on site but in administration	None	NA	NA	NA	B	N	
	Land on south side of Parkville area housing office youth centre, High Road, Swaythling	81	81	0	0	0	81	0	0	81	0	81	Y	Y SCC owned site-partner selected but site not sold yet- viability issues	Potentially late 2010	100% affordable. Currently 81 but may increase with new planning application	81	0	Existing allocation withdrawn by HCA as scheme not deliverable in 2010-11	B	N	
	121 Vine Road and 195-207 Coxford Road, Southampton	65	65	0	0	0	65	0	0	65	0	65	Y	Y	Started 2009 but currently stalled due to market	14	14	0	NA Has NAHP already. Kickstart application rejected	B	N	
	152 Winchester Road, Southampton	63	63	0	63	0	0	0	0	63	0	63	Y	Y	Started 2009	63	58	5	Already has NAHP funding	B	N	

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	Former Vosper Thornycroft SH1 Victoria Road, Woolston Southampton	1620	1620	0	0	160	0	120	247	527	1093	1620	Y	Y	Mar-10	226	175	26	59 units already NAHP funded. Remainder to be confirmed	B	R	Local labour and training plan
	Hinkler Parade, Thornhill	106	0	0	23	83	0	0	0	106	0	106	Resolution to grant consent subject to completion of s106	Y	Mar 10	43	20	17	Bid currently with HCA (£2,795,000)	B	R	Employment and training
	Lower High Street	76	0	0	0	0	0	0	76	76	0	76	N	Y	NK	35%	NK	NK	NK			N
	Saxon Gate/ Back of the Walls	80	0	0	0	0	80	0	0	80	0	80	N	N	NK	38	26	0	£2.4m	B		N
	High Street, land to the rear of The Dolphin	70	0	0	0	0	0	0	70	70	0	70	N	N	NK	35%	70	0	NK	B		N
	Cobden Avenue, Skippers Boat Yard	72	0	0	0	0	0	30	42	72	0	72	N	N	NK	35%	NK	NK	NK	B		N
	362-364 Shirley Road	97	0	0	0	0	0	50	47	97	0	97	N	N	NK	35%	NK	NK	NK	B		N
	106-113 St Mary's Street	66	66	0	0	0	0	0	66	66	0	66	Y	N	NK	17	17	0	NK	B		N
	Laxton Close	72	0	0	0	0	30	42	0	72	0	72	N	N	NK	50%	NK	NK	NK	B	R	Employment and training
	Exford Parade	130	0	0	0	0	20	60	50	130	0	130	N	N	NK	50%	NK	NK	NK	B	R	Employment and training
	Fruit and veg Market	200	0	0	0	0	0	0	100	100	100	200	N	N	NK	35%	NK	NK	NK	B		N
	Lordshill District Centre	200	0	0	0	0	0	0	100	100	100	200	N	N	NK	35%	NK	NK	NK	B		R
Southampton total 50+ dwellings		5994	3463	170	478	503	731	1003	1571	4456	1538	5994										
Southampton total 10-49 dwellings		1489	651	39	116	216	423	379	316	1489	0	1489	664	NK				From Jan 2010, for schemes of 10+ units 30% will need to be family housing (3+ bed-rooms but can include flats with private amenity space).	B		R	
Southampton - total 1-9 dwellings		174	129	26	50	30	24	22	22	174	0	174	133	NK	NK	NK				B		R

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TOTAL SOUTH-AMPTON		7657	4243	235	644	749	1178	1404	1909	6119	1538	7657	797									

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TEST VALLEY	Land at Abbotswood, Sandy Lane, Abbotswood, Romsey	800	0	0	0	150	150	150	200	650	150	800	Yes	No	Mar-10	320	256 in total. Number between 09-15 unknown	64 in total. Number between 09-15 unknown		G	UE	Training Skills Initiative. Minimum of 6 trainees
	Romsey Brewery, Princes Road, Romsey	210	210	0	0	10	40	80	80	210	0	210	Yes	No	2011/12	39	not known	not known		B	R	No
	Former Atherley School, Grove Place, Upton Lane, Nursing	115	115	115	0	0	0	0	0	115	0	115	Yes	N/A	Under Construct'n commenced 2008	0	0	0	0	Part B	N/A	No
Test Valley sites 50+ dwellings		1125	325	115	0	160	190	230	280	975	150	1125										
Test Valley sites 10-49 dwellings		22	22	16	6	0	0	0	0	22	0	22				0	0	0	N/A	B	N/A	N/A
Test Valley sites 1-9 dwellings		15	15	15	0	0	0	0	0	15	0	15				0	0	0	N/A	B	N/A	N/A
TOTALS TEST VALLEY										1012	150	1162				359	not known	not known				
Winchester	West of Waterlooville, London Road, Waterlooville	1514		39	95	135	220	240	200	929	585	1514	Y	Y - For first 2 phases only	Taylor Wimpey site started 20/4/09	372	186	186	17	G	UE	Scheme is part of a mixed use development, will offer multiple objectives
Winchester	Area 2, Lady Betty's Drive, Whiteley, Fareham	90	0	0	0	0	0	45	45	90	0	90	N	N	unknown	27	13	14	1.3	G	UE	
Winchester	Whiteley Farm, Whiteley, Fareham	50	50	0	0	25	25	0	0	50	0	50	N	N	unknown	15	7	8	1	G	UE	
Winchester sites 50+ dwellings		1654	50	39	95	160	245	285	245	1069	585	1654										
Winchester sites 10-49 dwellings		353	116	27	158	72	22	32	42	353	0	353	Varies	Varies	Varies	120	78	42	6.4	60% B	N/A	N/A
Winchester sites 1-9 dwellings		190	115	23	38	37	37	37	15	187	3	190	Varies	Varies	Varies	65	43	22	3.5	90% B	N/A	N/A
TOTALS WINCHESTER										1609	588	2197				599	327	272	29.2			
Winchester - emerging allocations	North of Whiteley	3000					80	150	250							40%						

Annex B New Forest District Council: housing priorities

The New Forest as a whole is predominantly rural in character and has a natural environment of very high quality. The New Forest National Park covers a large part of the area and encompasses 57,000 ha of great natural beauty, with varied landscapes and unique wildlife habitats. 46% of the total area is of outstanding national and international value for its nature conservation interest.^[1]

New Forest District has a total of some 77,000 dwellings (mid-2006), a high proportion of which are owner-occupied. Of the dwelling stock within New Forest District, around 85% is owner-occupied (compared with 71% in England), 4% privately rented (12% in England) and around 11% is either Council or Housing Association properties (18% in England). The proportion of dwellings which are rented from either the Council or Housing Associations is half the UK average. Rates of second home ownership are higher in New Forest District than elsewhere in Hampshire.

In the 1980s there was growing concern about the harmful impact of development pressures on the New Forest and over the past two decades planning policies have restricted new housing development both within and around the National Park. This marked a significant change from policies in the 1970s and early 1980s which had provided for growth in most towns and villages around the National Park (particularly in Hythe, New Milton, and Totton). Recent planning strategies for the area have continued to recognise that to protect the New Forest National Park it is important that pressures for growth in and around the National Park are strictly controlled. This has meant that the number of new homes being built within the District, particularly on greenfield sites, has been significantly reduced.

ISSUES IN THE PROVISION OF HOUSING WITHIN NEW FOREST DISTRICT COUNCIL AREA

Affordability

Affordability is a key issue for the housing market within the New Forest. The average house price in 2008 was £291,685 which is 15.3 times the average earnings in the area. This makes owning a property unachievable for many local people and presents difficulties in attracting workers into the area. This situation makes investment in the affordable housing sector essential and New Forest District Council has the provision of affordable housing as a Key Corporate Priority. In 2008/09 the Council, with the help of partners, achieved 171 affordable housing completions against a target of 100. However the recession has had, and will have, a significant impact on our ability to deliver over the next few years without considerable investment and assistance from the Homes and Communities Agency (HCA). In 2009/10 the Council has delivered 66 completions against a target of 100 and projections for the period up to 12/13 suggest that there may be continue to be difficulties over this period in achieving the 100 target. In order to maintain the level of new build affordable housing in the district the Council is currently entering into its own new build programme and will complete 9 new family homes in 10/11. It is hoped that this will be the first of a programme of around 300 new council houses over the next few years, however this can only be achieved if HCA funding for Local Authority New Build is extended beyond its current budget.

^[1] National designations include Sites of Special Scientific Interest and National Nature Reserves; European and international sites include Special Areas of Conservation (SACs), Special Protection Areas for Birds (SPAs) and Ramsar Sites. All European and international sites are also SSSIs, and in most cases in the New Forest the SACs, SPAs and Ramsar Sites overlap in area.

As much of the development of affordable housing is required within the rural villages and parishes of the New Forest there is a significant increase in cost and time to Registered Social Landlords (RSL) in developing small rural sites and the Council would urge the HCA to review the rate of Social Housing Grant awarded to rural developments as there is a case that this should be at a higher level than more urban areas in order to deliver much needed rural housing for local people.

As the New Forest is a mainly rural area there are particular challenges in the delivery of housing. As indicated above there are cost implications; higher construction costs and lower density schemes not achieving economies of scale are particular difficulties. There is also a significant resource required in undertaking consultation with local people, Parish Councils, Landowners and planning authorities in order to ensure that any development which takes place is sympathetic to the local area and local needs. This means that rural schemes take longer to deliver than urban ones.

Sustainability

As the New Forest is an environmentally significant and sensitive area, development of housing is limited, particularly within the area covered by the New Forest National Park. Therefore where new housing is built the Council believes that all new properties should be built to a high level of sustainability. For affordable housing the Council promotes the Code for Sustainable Homes and wherever possible will aim for a Code level higher than that which is mandatory at the time. This also has an impact on the affordability of new development, as costs for Code level 4 and above is significantly higher and this is not reflected in grant rates obtained from the HCA by RSLs.

The development of highly sustainable housing can also address issues of fuel poverty. However there are significant issues of fuel poverty across the District in social and private sector housing linked to the age and maintenance of existing properties. Working with other agencies and local authorities the Council aims to address maintenance issues using grants and other initiatives for private owners. An increase in the funding for home improvement grants to owners would be welcomed as a step towards addressing this.

Role of the Private Sector

The private sector is a key provider of housing in the New Forest. The Council, with a housing association partner runs a private sector letting scheme to provide temporary accommodation for households in housing need, thus preventing homelessness and bringing empty homes back into use. This scheme has seen a significant expansion in recent years and is predicted to grow in the future. In addition the high cost of owner occupation in the area leads many households on average and above average earnings into the private rented sector as a credible alternative to home ownership. This is therefore a sector in which the council would encourage investment to improve conditions, bring empty properties back into use and improve security of tenure.

An Ageing Population

The New Forest is an area of significant in migration of people of retirement age and older. This presents issues for housing and welfare. There is therefore a requirement for housing which is built to lifetime homes standard which can be used to accommodate this group of people in the future.