BUILDING
A BETTER FUTURE

Strategic Housing and Economic Land Availability Assessment (SHELAA)

February 2026



Havant
BOROUGH COUNCIL

Strategic Housing and Economic Land Availability Assessment (SHELAA)

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1. Introduction

1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) forms an integral part of the evidence base that underpins the Council's Local Plan. The SHELAA is a requirement identified in the National Planning Policy Framework (NPPF) and has been informed by guidance such as National Planning Practice Guidance. It provides a technical assessment of land within Havant Borough with potential for housing and economic development by identifying sites, assessing their potential and considering when they are likely to be developed.

1.2 The 2024 NPPF (paragraph 72) retains the need for the preparation of a SHELAA in order for local planning authorities to understand the availability of potential sites for housing and economic development, and their suitability and economic viability. The SHELAA remains a key piece of evidence in the preparation of planning policy documents.

1.3 This December 2025 version of the SHELAA has a base date of 1 April 2025 and is the second edition that has been prepared to inform the Council's new Local Plan – the Building a Better Future Plan. The SHELAA replaces earlier iterations of the Council's Strategic Housing Land Availability Assessment (SHLAA) prepared in support of the previous Havant Borough Local Plan which was withdrawn from Examination in March 2022.

1.4 The SHELAA does not determine whether a site should be allocated for development. That is the role of the Local Plan preparation process. The SHELAA includes all known sites that have the potential for housing and economic development to give an indication of potential supply. The inclusion of a site in the SHELAA does not take account of material considerations that are relevant in determining whether a site would be granted planning permission or allocated in a local plan. The status of the SHELAA is that it is part of the evidence base for the Local Plan.

2. Background

2.1 The purpose of the SHELAA is to provide an assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. In relation to 'Housing and economic land availability assessment', National Planning Practice Guidance[1] sets out an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.2 The SHELAA provides an important source of evidence to inform the policies in the Local Plan in relation to housing and employment, including identifying the sites and broad locations available to meet identified development needs.

2.3 By way of background to the SHELAA, the Council previously published a Strategic Housing Land Availability Assessment (SHLAA) which solely focused on the quantity and suitability of land available to meet housing need. The first version of the SHLAA was prepared in 2007 and involved a 'call for sites' as well as a consultation on its methodology with a wide variety of stakeholders including landowners and developers. The document was subsequently updated and informed the preparation of the previous Havant Borough Local Plan which commenced in 2016 to include new sites following various 'call for sites', alongside further new sites submitted through the formal plan making stages.

2.4 The previous Local Plan indicated how Havant Borough could just about meet overall housing need at the point of submission in 2021. This relied on a significant source of housing supply being delivered from town centre regeneration, but the Inspectors' report identified concerns about the deliverability of housing supply (paragraph 51)[2] prior to the Plan's withdrawal from Examination in 2022. The previous Local Plan Inspectors' highlighted that Havant Borough may be an authority that cannot sustainably meet its housing needs (paragraph 52). Since then, Havant Borough has seen further rises to its housing need figure based on the Government's standard methodology.

2.5 Significantly, under the new standard method published in December 2024, Havant Borough has an indicative local housing need figure of 887 dwellings per annum with a base date of 2025 equivalent to 15,966 dwellings over the plan period from 2025/26 to 2042/43. A copy of the Council's housing need assessment using the standard method is provided at Appendix 1. Havant Borough will be an authority unable to address the scale of its housing need.

2.6 A comprehensive review of all sites and broad locations was undertaken to provide an up-to-date and robust audit of all available land. Given the previous Local Plan Inspectors' concerns, an objective assessment of the developability of all sites was undertaken including site phasing and

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

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

where off-site environmental mitigation may be required. In addition, the Council has recognised a need to ensure that sites make the most effective use of land, and has regard to potential policy changes in the context of the likely shortage of housing land.

2.7 The scope of the assessment includes sites with potential to deliver economic development. A thorough review of the original methodology has also been undertaken alongside guidance to ensure that it complies with the current NPPF and PPG.

2.8 Appendices 3 and 4 of this report contain site proformas for all developable housing sites. For housing sites, the site reference pre-fixes relate to the sub area of the borough where the site is located. E.g. ‘HA’ for Havant and Bedhampton. Developable economic sites are pre-fixed with ‘ED’ and can be found in Appendices 6 and 7.

3. Methodology and Approach to Site Assessment

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

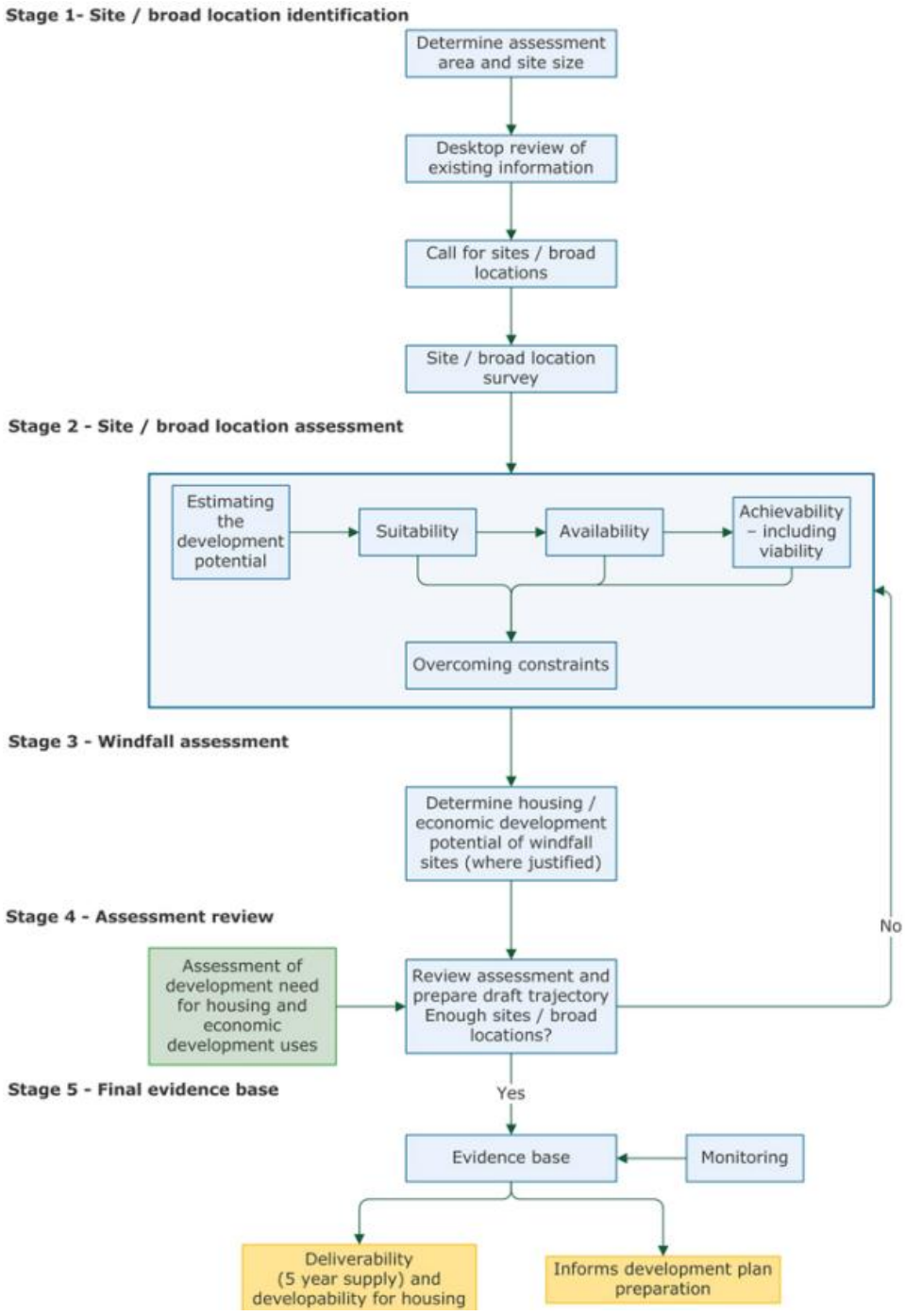


Figure 1: Methodology flow chart from the PPG

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

Stage 1: Site / broad location identification

Determining assessment area and site size

3.3 The PPG states that the geographical area covered by the assessment should be consistent with the plan-making area. Therefore, the SHELAA has been completed on a borough wide basis.

3.4 The PPG recommends that assessments should consider all sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500sqm of floorspace) or above. This minimum site threshold has therefore been applied. Any sites promoted or identified that fall below this threshold have been listed in Appendix 8.

Who should plan makers work with?

3.5 The Council is committed to working positively and proactively with neighbouring authorities and other key stakeholders on cross boundary issues. Havant Borough is a member of the Partnership for South Hampshire (PfSH) and falls within the eastern (Portsmouth centred) housing market area (HMA) of PfSH[3].

3.6 The PPG recommends that the SHELAA needs to be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic area. Regular formal and informal engagement takes place within PfSH in relation to strategic matters including housing and economic development within the sub-region. In addition to this, the Council has regular discussions with Chichester District Council, and the South Downs National Park Authority (neighbouring authorities to the east). This important work addresses the duty to cooperate which will be documented through PfSH, the Council's Duty to Cooperate Statement and bi-lateral Statements of Common Ground with neighbouring authorities.

3.7 The PPG also notes the importance of involvement from other key stakeholders in the preparation of the SHELAA from an early stage. The original SHLAA methodology was subject to consultation with a wider variety of stakeholders including the Home Builders Federation, National Federation of Builders, local estate agents, planning consultancies, key landowners, local planning agents, the highways agency and developers.

Consultation

3.8 A 'call for sites' was widely publicised alongside the Regulation 18 Building a Better Future consultation on the Local Plan in 2022. Landowners and site promoters, developers and agents with an interest in the borough were contacted to submit or promote sites using a Call for Sites form available on the Council's website. Sites which were promoted prior to this have only been included in this assessment where it has been possible to establish the site's availability through this additional contact e.g. allocated sites in the Adopted Local Plan and/or proposed for allocation in the previous Local Plan. This included targeted contact with landowners who had promoted sites which were assessed through the Sustainability Appraisal at Regulation 19 stage but were not subsequently recommended for allocation.

[3] See Figure 3 of the South Hampshire Strategic Housing Market Assessment (January 2014) https://www.push.gov.uk/wp-content/uploads/2018/06/SHMA-2014-1.pdf

3.9 In March 2024, the Council re-published the 'call for sites' and accompanying forms on its webpage[4] which included a targeted mailout to 85 email addresses of site promoters and landowners. The limited land availability in Havant Borough means in practice a 'call for sites' never closes. Interested parties are therefore encouraged to submit potential sites for consideration at any time.

3.10 Public consultation on the Draft Building a Better Future Plan was conducted between Tuesday 6 May and Tuesday 1 July 2025. This included consultation through a questionnaire which included specific questions about whether any additional sites should be allocated within the Plan. The survey also included a specific field for respondents to provide additional information in relation to the sites that should be allocated. The following sites were identified from other representations and/or Call for Site forms:

- Station House, North Street, Havant - within Havant Town Centre Broad Location BL1
- Bulbeck Road - within Havant Town Centre Broad Location BL1
- Hayling Island Holiday Park – see HI33 in Appendix 4

3.11 In addition, a submission in respect of Avenue Road, Hayling Island reference HI32 was received. This was previously noted as falling below the study threshold but has been re-assessed in the 2025 SHELAA.

How should site/broad locations be identified?

3.12 The PPG advises that plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible. Identified sites, which have particular constraints, need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development. An important part of the desktop review is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.

3.13 Importantly, the PPG indicates that plan-makers do not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may assist in meeting the development needs of an area. Given the expected lack of suitable land within the Borough to meet development needs, the Council undertook a comprehensive desktop review to ensure that it fully examined all opportunities for development, including land not actively promoted. This is considered in further detail below.

Characteristics recorded in site survey

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

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

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

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

Sites in the planning process:

- Land allocated (or with permission) for specific land uses which are no longer required for those purposes.
- Unimplemented/outstanding planning permissions for housing or employment.
- Planning permissions for housing sites of net 5 dwellings or more.
- Planning permissions for housing or employment which are unimplemented or under construction.
- Planning applications that have been refused or withdrawn.
- Pre-application advice sites with permission from the applicant to include.

3.16 Allocated sites within the Adopted Local Plan, or sites previously proposed for allocation in the previous Local Plan that are now not being brought forward by the landowner have been included within the SHELAA as a discounted site but have been recorded as 'not available'.

Sites not currently in the planning process:

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

- **Vacant and derelict land and buildings** – analysis of aerial photographs to identify sites that appear to constitute vacant and derelict land[5]. This was supplemented by consultation with the Council's teams in Business Rates, Economic Development, Building Control and Community Wardens on data and intelligence that they might hold on vacant and derelict buildings.
- **Identified brownfield land** - interrogation of the Council's brownfield register.
- **Surplus public-sector land and land in the local authority's ownership** - consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS to enquire if any land is surplus and potentially available for development, in addition to any sites previously suggested through the 'call for sites'.
- **Land in non-residential use** which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development; this included accommodation above shops. This included analysis of aerial photographs to identify sites that appear to constitute vacant and derelict land.
- **Additional housing opportunities in established residential areas**, such as under-used garage blocks; this included Portsmouth City Council owned garage/parking courts - as above, this included consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS.

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

- **Large scale redevelopment of existing urban area(s)**, this included consultation with the property teams at Hampshire County Council, Portsmouth City Council, Havant Borough Council and the NHS. The Council does not own any housing stock.

- **Sites promoted to the Council through the 'Call for Sites' process**, this includes 65 sites were promoted in 2022, with a single further site promoted in April 2024. A further 4 sites were submitted through the Regulation 18 Building a Better Future Plan consultation, 2 of which fall within the Havant Town Centre Broad Location.

- **Consideration of opportunities in relation to the extension of sites** previously proposed for allocation in the previous Local Plan or have been submitted through the Call for Sites.

3.18 Responses from Havant Borough Council, Portsmouth City Council, Hampshire County Council and the NHS did not lead to the identification of any additional sites that were not already identified in the scope of the assessment. A single greenfield site with housing potential[6] was however, identified following analysis of aerial photographs. The Council made attempt to contact the landowner to ascertain the availability of the site but there was no response.

3.19 Given the mix of uses and viability considerations beyond just residential development, major town centre regeneration areas are not assessed in the same way. The approach to the consideration of these broad locations in the SHELAA is set out below.

Stage 2: Site/broad location assessment

Estimating development potential

3.20 A site's potential has been derived from planning applications, pre-application discussions and site submission material where the developer/landowner has indicated a potential capacity which is considered realistic. Where this information was not available, an assessment was made considering the likely developable area (taking into account the site size) and likely density. In the unlikely event that a site cannot be delivered in accordance with the consent, the developer/landowner will be expected to use the minimum density standard proposed for any revised scheme as set out below.

3.21 On larger sites assessed, not all the area within the site boundary will be developable due to infrastructure, internal access roads, landscaping and open space needs. Therefore, sites over 0.5ha, have been subject to a developable size reduction (for net site yield calculation purposes) to ascertain a more accurate estimation of the developable area. Smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be considered developable. The following reductions have been applied to ascertain the 'net developable area' from the 'gross site area' and have subsequently been used to develop capacity estimations. These reductions establish a net developable area and have been based on the density multiplier recommended by URBED[7].

[6] HA19 Land Southeast of Lower Road – see Appendix 3
[7] See Table 2 of Tapping the Potential. Best practice in assessing urban housing capacity http://urbed.coop/sites/default/files/Tapping%20the%20Potential%20Report.pdf

Gross Site Size	Gross to Net Ratio Reduction	Resulting Developable Area
Up to 0.49ha	0%	100%
0.5 to 1.99ha	20%	80%
2ha and above	40%	60%

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

3.22 The methodology used to calculate site yields for housing sites was partly based on delivering higher densities in areas close to public transport and town centres and, where appropriate, district centres. This reflects the approach set out by the Council's Residential Density Analysis Paper[8] given that Havant Borough has anticipated shortage of housing land.

3.23 In instances where a site promoter has indicated a yield different to the estimation produced by the minimum density standard proposed for housing sites, the promoted yield has been included, where this is considered realistic. For employment sites, the likely developable floorspace has been based on 40% of the entire plot[9] and is provided as a guide unless the site promoter has indicated a realistic yield. This takes account of site-specific circumstances and the design of individual schemes, and in some cases reflects a planning permission which has been granted but not yet implemented. In some cases, the yield will be higher and in some lower than the yield indicated by the density analysis/plot ratio reflecting site-specific circumstances and/or the proposed figure by the site promoter. This is denoted within the individual site proformas as to whether it was estimated or proposed.

3.24 Sites that are considered to be developable are set out in Appendices 3, 4 and 6. Sites that are not considered to be developable (i.e. suitable, available and achievable) are listed in Appendices 5 and 7 with reasons why they are considered not to be developable. Housing sites that fall below the threshold of 0.25ha or 5 dwellings and economic development sites that would not deliver a net increase of 500 sq. m (net) floorspace or more have been excluded from further analysis and included in Appendix 8.

Broad locations with potential for development

Town centre regeneration

3.25 The Council adopted its Regeneration and Economic Development Strategy in 2022[10] which identifies four spatial priority areas / broad locations including Havant Town Centre, Hayling Seafront, Leigh Park and Waterlooville for regeneration. The town centres are identified as being the most sustainable locations for growth and offer the opportunity to achieve development at scale. This was reflected in the previous Local Plan which identified these key projects for a range of uses including the delivery of significant new homes. The 'Civic Campus Broad Location' (BL02) in

[8] https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies
[9] A 1ha site would be needed to accommodate 4,000 sq. m of employment floorspace.
[10] https://www.havant.gov.uk/our-organisation/strategy-policy-and-performance

Havant has been considered separately reflecting its physical separation from the town centre by the railway line.

3.26 The SHELAA revisits these broad locations with an emphasis on deliverability and provides a realistic assessment of their capacity. This has been informed by the Waterlooville Town Centre Masterplan Supplementary Planning Document, and an independent Appraisal Sites Report Update (December 2025)[11] prepared by Gillings Planning.

Southleigh strategic site

3.27 Southleigh, between the existing settlements of Denvilles and Emsworth has been identified by the Council as a strategic site for housing delivery since 2016, being capable of providing around 2,100 dwellings. The site was previously proposed for allocation in the previous Local Plan for comprehensive development to be delivered in accordance with an agreed masterplan. In reviewing the anticipated timescales for the delivery of this site, the Council has had regard to the Local Plan Inspectors' Interim Findings in terms of when first completions may be achieved on site.

3.28 Whilst the site is within the control of a majority landowner and has been promoted as such, there remain parcels in separate ownership, some of which were not actively promoted through the 2025 consultation. The Council has since established the availability of these sites in correspondence with the individual landowners. These are presented within individual site proformas alongside the assessment of BL5 at Appendix 3. It is acknowledged that these individual land ownerships may be delivered beyond the end of the plan period. Though a site capacity is provided for these individual site promotions, the site has an identified capacity of 2,100 dwellings overall. This reflects the need for the site to be brought forward in a coordinated and comprehensive manner to deliver the required infrastructure to serve a site of this scale. The Draft Local Plan sets out that the Council considers the piecemeal development of this site would be inappropriate.

Assessing site suitability

3.29 The PPG states that a site or a broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.

3.30 In assessing site suitability, the Council has had regard to PPG advice that when using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location.

3.31 In 2016, when the Council commenced work on the previous Local Plan, the Council took early action to boost housing supply in the Borough through the adoption of the Local Plan Housing Statement. This document identified sites which the Council considered appropriate for 'early release' in advance of the adoption of the Local Plan. This included several sites outside of the urban area boundaries and within undeveloped gaps between settlements (as currently defined through Policies CS17 and AL2 in the Adopted Local Plan). So, for the purposes of this assessment, these policies have not affected the Council's conclusions on the developability of sites.

[11] https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies

3.32 The site assessment anticipates there will not be sufficient land to effectively address development need. It recognises that there will be a need for policy changes in order to effectively address housing need. In particular, this has influenced the Council's approach to assessment on impact on landscape outside of national landscape designations, and development on agricultural land.

3.33 The following table identifies some of the more likely constraints, impacts and considerations with an explanation as to how these have been considered in relation to whether the site is suitable for the purposes of the SHELAA. The table also provides an overview of the potential impacts and how these have been used in the SHELAA assessment.

Physical Constraints
Access Land-locked sites where no access can be gained to an adopted highway were discounted on the basis that they were unsuitable. This included consideration of any access solutions put forward by the site promoter (e.g. demolition of existing residential properties to achieve access to a site). Other sites that were constrained by limited or difficult access point were considered on their merits. Where there was evidence or a reasonable likelihood that a solution to the constraint could be achieved then the site was considered suitable.
Infrastructure Infrastructure can include a wide range of matters including transport and social infrastructure such as community facilities. With the relatively compact and urban nature of the borough most areas/sites are well served in infrastructure terms (or have the ability to be well served).
Ground Conditions The majority of ground conditions can potentially be addressed through design and engineering solutions but in some instances, it may impact upon the viability of a site.
Flood Risk Sites entirely or almost entirely within Flood Zones 2 or 3 (based on current and future flood risk mapping) were discounted. This is in accordance with national guidance on flood risk. Where sites contained a proportion of the site within a Flood Zone, the sites were considered on their merits. Where the developable area of the site is affected by flood risk, this has been noted in the assessment of suitability.
Hazardous Risks Any hazardous risks have been identified on individual site assessments and consideration then given as to whether the constraint could be overcome and therefore whether the site is suitable or discounted.
Pollution or Contamination This can sometimes affect all or a very small part of the site and can often be connected with previous uses on the land. The identification of this as a constraint does not automatically mean ground quality issues are present – it indicates the potential and the need for possible further assessment by the landowner/developer. In the event that contamination does exist remedial measures are normally possible although this could affect the viability or timing of delivery of a site. Where relevant this has been addressed as part of individual site assessments.
Potential Impacts

Landscape Impacts (wider Landscape)

An Area of Outstanding Natural Beauty (AONB) is a national landscape designation identified in the NPPF[12] as an area where development should be restricted. Whilst a site located in an AONB is not automatically discounted for development; the primary purpose of an AONB designation, to conserve and enhance nature beauty, should not be undermined.

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

Landscape Impacts (features such as Tree Preservation Orders)

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

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

Nature Conservation Designations

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

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

Heritage Conservation

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

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

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

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

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

Other Considerations
Appropriateness and Market Value It is not envisaged that there will be sites that would be unattractive in market value although these matters may affect the overall availability and achievability of a site, particularly if balancing the current use value of a site.
Contribution to regeneration priority areas It is most likely that new development would offer the potential for a positive impact to identified regeneration areas. If appropriate, then this will be explained further in the appropriate site assessment, but the merits of a site will be determined through the Local Plan process.
Environmental/amenity impacts (new occupants and existing neighbours) In most instances this consideration can be satisfactorily overcome through the detailed planning application stage. However, should a significant potential amenity impact be identified then it may be appropriate to adjust the developable area or Yield (net) of a site. Should this arise then it will be explained on the relevant individual site assessment.
Other Local Constraints/Considerations
Utilities The presence of utilities such as high-pressure gas mains and power lines often require easements either side in which development is unlikely to be appropriate. This can vary, and further information can be sought from the relevant utility infrastructure provider. The costs for moving/altering utilities could be significant. The council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account this factor for it to be considered a suitable and developable site
Mineral Safeguarding Hampshire County Council is the Minerals and Waste Planning Authority for the borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered as a potential constraint where further consultation with Hampshire County Council will be required. In some instances, prior extraction of the minerals may be required before any development takes place. This matter is unlikely to result in a site being discounted.
Public open space The highly urbanised character of the Borough means that open spaces are valued and a finite resource that should be protected. The Borough's Open Space Strategy assesses the quality and quantity of the different typologies of open space in the Borough. Sites identified relating to open space will not necessarily be discounted, but it must be shown that any development proposal is able to meet the requirements of the open space policy.
Settlement boundaries The character differentiation of the borough's individual settlements areas is an important local policy consideration. Nonetheless, sites between settlements will not necessarily be excluded as they could be considered alongside a review of settlement boundaries as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity. Havant Borough does not have any designated Green Belt land.

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

Table 2: Likely site constraints, impacts and considerations

Assessing site availability

3.34 The PPG indicates that a site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

3.35 Therefore, the Council has only considered available where there has been contact with landowners and/or site promoters since 2022. Sites which were promoted prior to this have only been included in this assessment where it has been possible to establish the sites' availability through additional contact.

Assessing site achievability

3.36 The PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a consideration and judgment of the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period. For the purposes of this assessment, a site with planning permission has been assumed to be achievable unless there is evidence to the contrary.

3.37 In order to assist with the assessment of potential employment sites, the SHELAA has drawn upon the Council's Employment Land Review (November 2024)[13] which provides a high level overview of the market attractiveness of sites, having regard to their location and the type of units they would be likely to provide.

Overcoming constraints

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

Deliverability and developability

3.39 The PPG requires that following on from the assessment of the suitability, availability and achievability (including the economic viability) of a site, it is then possible to determine whether each site can be considered deliverable, developable or not currently developable.

[13] https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies

3.40 A site is considered **deliverable** where it is "*available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) Sites that do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) Sites with outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

3.41 A site is considered developable where it is in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (either within 6-10 years or years 11-15).

Stage 3: Windfall Assessment

3.42 Windfall housing development is unplanned and arises from unidentified sources during a plan period (i.e. not housing allocations). Paragraph 75 of the 2024 NPPF indicates that a windfall allowance may be justified if a local planning authority has compelling evidence. Windfall delivery has been analysed and explained in detail within the Council's Windfall Housing Development Analysis paper[14].

3.43 To ensure a cautious approach to windfall projections, windfall delivery has been projected to commence only from year 4 of the plan period. This is because it is assumed that prior to these dates, many of the likely housing completions will already be known through planning permissions.

Stage 4: Assessment Review

3.44 The PPG indicates that once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment has been made as to whether sites will come forward as anticipated based on their suitability, availability and achievability.

3.45 When preparing strategic policies, it may be concluded that insufficient sites / broad locations have been identified to meet objectively assessed housing needs, including the identified housing need. The PPG advises that in the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites, or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land.

3.46 Recognising that there was likely to be a shortage of land to meet identified housing need following examination of the previous Local Plan, the methodology has already assumed that higher densities are deliverable in areas close to public transport and town centres. It is considered that a further increase to the minimum density thresholds would not be practicable or viable in Havant Borough. Furthermore, whilst the town centres provide the best opportunity to achieve development at scale, the Council must be able to demonstrate that there is a reasonable prospect that sites will be available and viably developed. The proformas for the broad locations for development therefore present a conservative estimate in terms of what could be achieved in these locations, and do not represent a cap to the level of development envisaged.

3.47 As set out above, this has led the Council to accept the need for potential policy changes which could impact the suitability of sites / broad locations. Acknowledging the limited availability of land and the need for new homes and other development, the Council has had to change its assumptions. In order to effectively address development need, it is assumed there will need to be impacts on local landscape character outside of national designations, and that there is not the ability to prioritise poorer quality agricultural land for development.

3.48 Despite this, Havant Borough will still not be able to meet need and will need to look to neighbours for assistance with addressing unmet need.

[14] ibid

Stage 5: Final Evidence Base

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

PPG Core Outputs	Page Number where included
List of all sites, crossed reference to their locations on **maps**	Broad locations are in Appendix 3. Developable housing sites are in Appendix 4. Discounted housing sites are in Appendix 5. Developable economic development sites are in Appendix 6. Discounted economic development sites are in Appendix 7. Sites falling below the study threshold are in Appendix 8.
Assessment of each site in terms of its suitability for development, availability and achievability (including viability) to determine whether a site is realistically expected to be developed and when	Outlined in the site proformas at Appendices 4 and 6.
Contain **more detail** for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and **justified reasons**	More detail on deliverable and developable sites contained in Appendices 4 and 6. Discounted sites (giving justification as relevant) – Appendices 5 and 7.
The potential **type and quantity** of development that could be delivered on each site, including a reasonable estimate on **build out rates**, setting out how any barriers to delivery could be overcome and when	Dwelling type left flexible and linked with density calculation. Quantity (Yield (net)) given and explained in Appendices 4 and 6 (proposed or estimated). Build out rates addressed on a site-by-site basis (largely through annual updates with site owners/agents /developers) and outlined in full trajectory table.
An **indicative trajectory** of anticipated development and consideration of associated risks	An indicative trajectory will be appended to the Pre-Submission Plan.

Table 3: Core Outputs (Checklist)

4. Summary of Housing and Economic Land Supply

4.1 The information from the SHELAA forms an important part of the evidence for the Building a Better Future Plan, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable.

4.2 The following tables provide an overview of housing and economic land sources of land supply respectively.

Housing Supply

Appendix	Source of housing potential (2025-2043)	Number of dwellings
2	Large site commitments	756
	Small site commitments	124
	Older persons' housing commitments	98
3	Broad locations	1,500
4	Developable SHELAA sites	3,631
n/a	Windfall	1,275
	TOTAL	**7,384**

4.3 If all of the sites in Appendices 3 and 4 were developed by 2043, this would result in approximately 5,418 dwellings.

4.4 However, this does not take account of the development strategy, nor the Sustainability Appraisal process which is undertaken to determine whether a site should be allocated in the Building a Better Future Plan. Nevertheless, with all sources of housing supply are totalled (7,671 dwellings) there would remain a significant shortfall 8,295 dwellings against an overall housing need figure of 15,966 dwellings over the plan period.

Economic Development Supply

Appendix	Source of economic development potential (2023 - 2043)	Net Floorspace sq m
	Completions 2023/24-2024/25	18,167
	Planning permissions at 1 April 2025	3,480
4	Developable SHELAA sites[15]	97,908
2	Havant and Waterlooville town centre broad locations	2,300
	TOTAL	121,855

4.5 If all of the sites promoted for economic development in Appendix 6 were developed in totality, this would result in 97,908 sq. m of floorspace. However, this does not take account of the development strategy, nor the Sustainability Appraisal process which is undertaken to determine whether a site should be allocated in the Local Plan. However, assuming that all of the developable sites are allocated (many of which already benefit from planning permission), there is a shortfall of 53,344 sq m against an overall employment need figure of 175,199 sq. m over the plan period.

[15] Includes some sites which already benefit from planning permission but not yet implemented.

Summary

4.6 The table(s) above illustrate that insufficient land remains to meet development need. There is clear evidence that even after taking account of potential policy changes that it will not be possible to meet the needs of Havant Borough, factoring in the strategic policy constraints set out in footnote 7 of the NPPF.

4.7 On this basis, the Council will need to establish whether its unmet need can be met by neighbouring authorities. It is important that there continues to be constructive and proactive dialogue with neighbouring authorities to ensure that unmet need and other cross boundary matters are robustly addressed. This will be documented through PfSH and bi-lateral Statements of Common Ground.

Appendix 1 Housing Need Assessment

Minimum annual housing need figure for Havant Borough 2025	
Stage 1: Setting the baseline – 0.8% of existing housing stock for the area	
57,120 (unrounded) 57,120 / 100 = 571.2 x 0.8 = 456.96 The housing stock baseline figure is 457.	457
Step 2: An adjustment to account of affordability	
$Adjustment\ factor = \left(\frac{five\ year\ average\ affordability\ ratio - 5}{5}\right) x\ 0.95 + 1$ 9.91 (2020) + 10.41 (2021) + 10.29 (2022) + 10.22 (2023) + 8.93 (2024) = 49.76 Adjustment factor = 49.76 / 5 = 9.95 9.95 – 5 = 4.95 4.952 / 5 = 0.99 0.99 x 0.95 = 0.9405 0.9405 + 1 = 1.9405	1.9108
Minimum annual local housing need figure = housing stock baseline x adjustment factor	
457 (housing stock baseline) x 1.9405 adjustment factor) = 886.8085 The resulting figure is 887 (rounded).	886.8
The annual housing need figure for Havant is therefore **887 dwellings per annum.**	

Appendix 2 Outstanding planning permissions at 1 April 2025

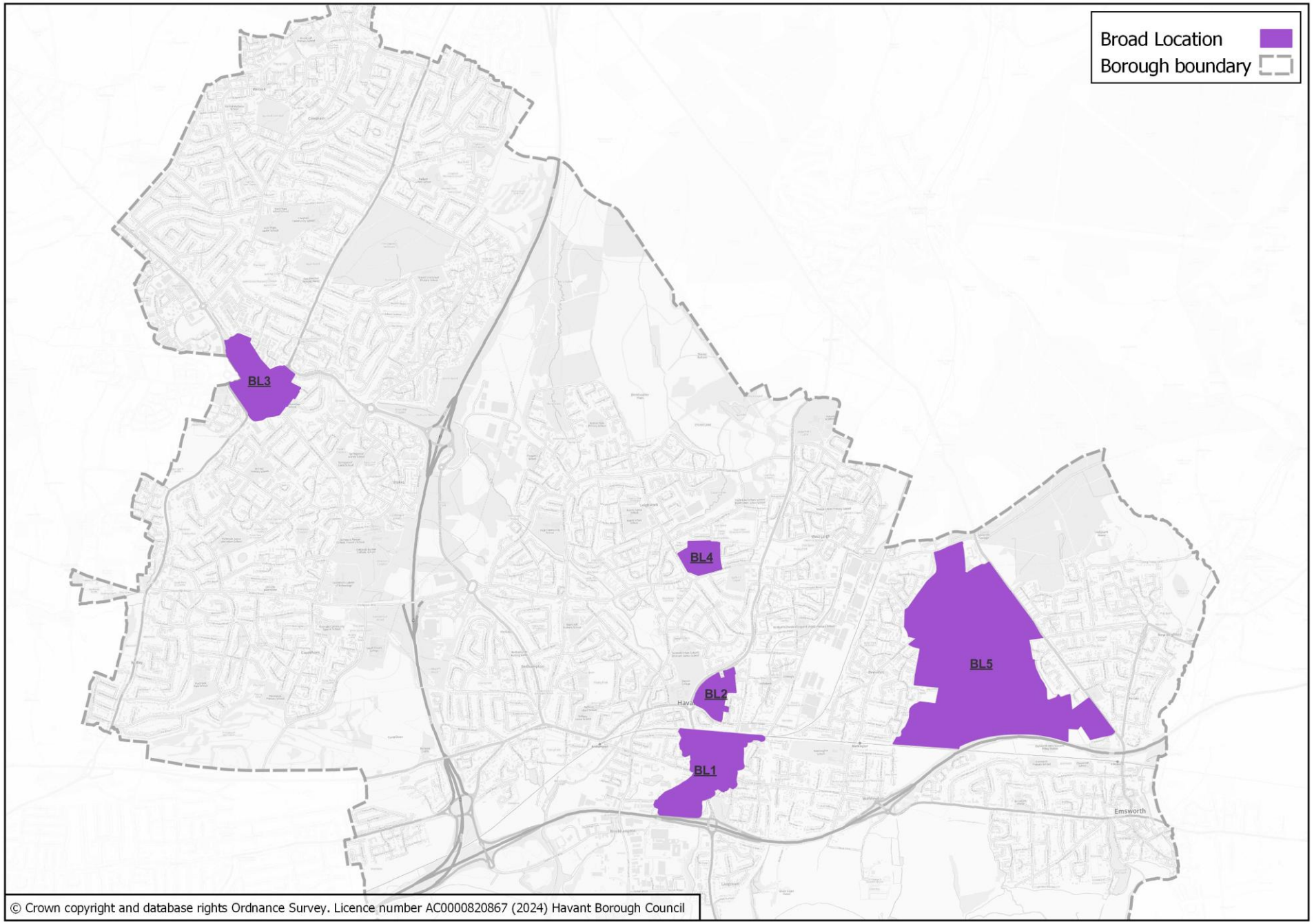
SHELAA Site Ref	Site	Site Status at 1 April 2025	Area	Planning permission references	Completions 2024/25	Net Dwellings Available	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Net Total	Outside Plan period	Unlikely
Sites with Planning Permission																											
Large site commitments (10 or more units)																											
	Forty Acres	Full and U/C	Havant & Bedhampton	18/00450; 21/00605	80	2	2																		**2**		
	Camp Field, Bartons Road	Details and U/C	Havant & Bedhampton	19/00007; 21/00300	48	22	11	11																	**22**		
	Sinah Lane	Full and U/C	Hayling Island	20/01093	72	56	30	26																	**56**		
	108-110 Elm Grove	Full and U/C	Hayling Island	20/00015		43	43																		**43**		
	Woodcroft Farm	Full and U/C	Waterlooville	13/00804; 20/00357	63	1	1																		**1**		
	Blocks A, C-D, Wellington Way	PA and U/C	Waterlooville	23/00523; 23/00106; 23/00107	15	32	32																		**32**		
	Woodcroft Primary School (Meadowlands)	Details and U/C	Waterlooville	15/01235; 19/00339; 19/00281	12	31	31																		**31**		
	Berewood Phase 3b, Development Site West of Waterlooville	Details and U/C	Waterlooville	21/01259	3	17	17																		**17**		
	286-288 London Road	PA and U/C	Waterlooville	22/01165; 23/00528; 24/00942		19	19																		**19**		
EM06	West of Coldharbour Farm	Full and U/C	Emsworth	19/01226		44	10	34																	**44**		
HA03	Southleigh Park House	Details	Havant & Bedhampton	17/00863; 21/01451		61		2	38	21															**61**		
HA18	Old Manor Farm, Lower Road (Phase 2)	Details	Havant & Bedhampton	21/01071; 24/00612		43			20	23															**43**		
LP03	Land west of Hulbert Road	Outline	Leigh Park	20/00441; 25/00573		100			20	50	30														**100**		
LP06	Former Dairy Crest Site, Dunsbury Way	Outline and U/C	Leigh Park	18/01109; 22/00829		73			73																**73**		
WA11	MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)	Details and U/C	Waterlooville	10/00828; 24/00939		190		60	60	60	5		4												**189**		1
	81C London Road	Full	Waterlooville	22/01072		13			13																**13**		
WA01	Former Links Children's Centre (Littlefold Family Resource Centre,	Prior Approval	Waterlooville	24/00652		10	10																		**10**		
Large site commitments (10 or more dwellings) total						**757**	**206**	**133**	**224**	**154**	**35**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**756**		**1**
Small site commitments (9 dwellings or less)																											
	Outstanding small site commitments (discounted by 5% total 130, prior to discounting)					124	124																		**124**		
Small Site Permissions (9 dwellings or less) total						**124**	124																		**124**		
Older persons' housing commitments																											
	Land on the east side of Helmsley House	Full and U/C	Havant & Bedhampton	23/00665		78		78																	**78**		
HA15	Belmont Castle Rest Home, 18-20 Portsdown Hill Road	Full	Havant & Bedhampton	19/00003		48			48																**48**		
	2-4 Seafarers Walk	Full	Havant & Bedhampton	24/00272		-8	-8																		**-8**		
	Cheybassa Lodge, 2 Chichester Avenue	Full	Hayling Island	19/00466		5	5																		**5**		
	Land at Cowplain School, Hart Plain avenue	Full and U/C	Waterlooville	22/00837		64	64																		**64**		
Older persons' housing commitments subtotal						**187**	61	78	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**187**		
Older Person's housing commitments (187 bedrooms divided by 1.9 persons per household) Total						**98**	**32**	**41**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**98**		

Appendix 3 Broad Locations

Site Reference	Site Name	Yield (Net) Dwellings during plan period
BL01	Havant Town Centre Broad Location	0
BL02	Civic Campus Broad Location	0
BL03	Waterlooville Town Centre Broad Location	0
BL04	Leigh Park Town Centre Broad Location	0
BL05	Southleigh Broad Location	1,500[16]
Broad locations total		**1,500**

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

[16] Total during plan period, site has an overall capacity of 2,100 dwellings

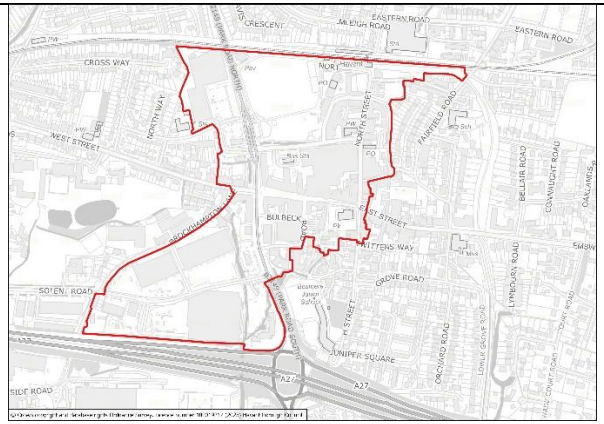

Broad Location
Borough boundary
BL3
BL4
BL5
BL2
BL1
Emsworth
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Site Ref	Site Address	Borough Area	Site Area	PDL
BL1	Havant Town Centre Broad Location	Havant	26.8 ha	Yes

Site Description

Havant Town Centre Broad Location encompasses West Street which comprises a traditional shopping high street with a number of smaller retail units, the Meridian Shopping Centre, and Havant Bus Station. Solent and Central Retail Parks are well connected with the A27 and host a number of larger retail units. In addition, Market Parade, a 1960s shopping parade has active uses at ground floor level and flats on the upper floors of the building provides the main route between the railway station and the rest of the town centre.

Map



Suitability	Availability	Achievability
Yes – The broad location is located in a highly sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Havant Town Centre is identified as a priority by Policy CS6 in the Adopted Local Plan and Council's Regeneration Strategy. Significant parts of the area lie in fluvial Flood Zones 2 and 3 from the Lavant Stream, including land to the east of Tesco, Havant Park, Havant Bus Station, the Meridian Centre and Market Parade. Additional land in the town centre is considered at risk in the future once climate	Havant Borough Council owns large parts of Havant Town Centre including the Meridian Shopping Centre (following its acquisition in 2019), the bus station, Havant Park, Block C of Market Parade and North Street car park (following its acquisition in 2025)[17] and the Bulbeck Road public car park to the south of West Street. Market Parade is currently in private ownership but previously benefited from outline planning permission for the	The Councils owns a number of sites identified for development but the remainder of land identified for potential development is in complex private ownership. It is therefore dependent on private sector investment to deliver a significant quantum of development in the town centre. This may require some public funding to lever in private investment.

[17] Appraisal Site K of the Town Centre Regeneration Appraisal Sites Report. https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies

change is taken into account. Current and future risk zones may include functional floodplain. The Town Centre Regeneration Appraisal Sites Report identifies a number of individual sites within the broad location – these individual sites will need to address site specific constraints, including flood risk.	redevelopment of the site for 130 apartments which was not implemented. Following Cabinet approval on 6 November 2024[18], the former Bulbeck Road Car Park is being disposed of, with delegation to agree a sale of land to Churchill Living as the preferred developer. Station House on North Street was submitted as a potential housing site in response to the Council's Regulation 18 Local Plan consultation in 2025.	

Previous Planning History
APP/24/00053 | Application to determine whether prior approval is required for the method of demolition of multi storey car park including slab removal and the proposed restoration of the site. Multi Storey Car Park, Bulbeck Road, Havant. Prior approval approved July 2024. APP/14/01225 | Outline application with all matters reserved for demolition of existing buildings and redevelopment of site to erect 130No. apartments and 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories). Market Parade Development Site, Market Parade, Havant. Approved August 2016.

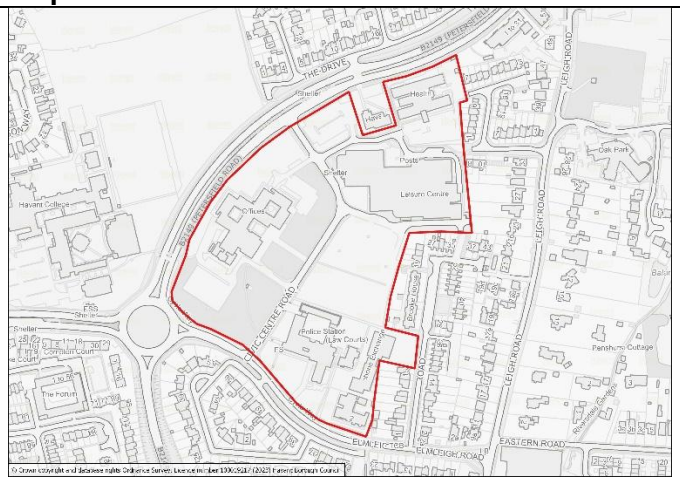
Density	**Yield (net)**
N/A	689
Estimated	

Phasing and delivery in years		
6-10	**11+**	**Outside the plan period**
		689

Potential Yield	**Development Type**
2,300 sq m	Class E(g)
Estimated or Proposed	Estimated

[18] https://havant.moderngov.co.uk/documents/s53944/Former%20Bulbeck%20Road%20Carpark%20Site%20aDisposal%20Report.pdf

Site Ref	Site Address	Borough Area	Site Area	PDL
BL2	Civic Campus Broad Location	Havant	7.74 ha	Yes

Site Description	Map
The Civic Campus Broad Location comprises the Public Service Plaza and associated car parks, Havant Health Centre, Havant Methodist Church, Havant Leisure Centre, Havant Police Station, Her Majesty's Courts Service and Hampshire Probation Service, BT Telephone Exchange and the Jobcentre Plus (the latter site is currently identified as a housing allocation (H79) in the Adopted Local Plan).	

Suitability	Availability	Achievability
Yes – The broad location is located in a highly sustainable location within the urban area and therefore the principle of residential development is acceptable. The site is identified for mixed use development including housing under Policy CS18 in the Adopted Local Plan, and was previously identified as part of a wider Havant Town Centre regeneration area in the withdrawn Local Plan. Significant parts of the area lie in fluvial Flood Zone 2 and 3 from the Lavant Stream. Additional land is expected to be affected with climate	Yes – the majority of this area is within Havant Borough Council's control except for the health centre (NHS Property Services Limited), police station (Police and Crime Commissioner) and the Job Centre Plus site (Manston Properties). The latter sites of which have not been actively promoted for development.	The Council owns the central car park sites which are identified for development, though their achievability will be subject to the re-provision and/or rationalisation of floorspace used by the leisure centre, public services and associated car parking. Private sector interest will also be needed to deliver development in this location. The redevelopment of the car parks surrounding the public buildings previously benefited from Homes England funding to enable the Council undertake site investigations and appoint a development partner – but the funding support was subsequently withdrawn. Whilst Homes England has

change taken into account. Current and future risk zones may include functional floodplain. The Town Centre Regeneration Appraisal Sites Report identifies a number of individual sites within the broad location – these individual sites will need to address site specific constraints, including flood risk.		indicated a willingness to continue supporting the project, public funding is likely to be required to lever in the private investment to deliver the development in this broad location. This is unlikely to happen in the short term with devolution and Local Government Reorganisation on the horizon.

Previous Planning History
None relevant.

Density	**Yield (net)**
N/A	170
Estimated or Proposed	Estimated

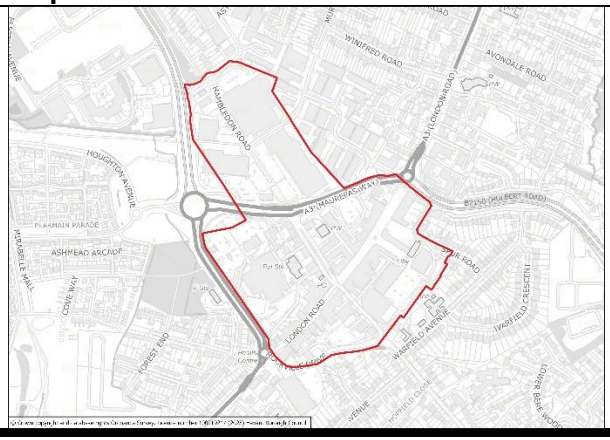
Phasing and delivery in years		
6-10	**11+**	**Outside the plan period**
		170

Site Ref	Site Address	Borough Area	Site Area	PDL
BL3	Waterlooville Town Centre Broad Location	Waterlooville	21.64 ha	Yes

Site Description

Waterlooville Town Centre Broad Location comprises London Road, a pedestrianised high street, Wellington Retail Park and Dukes Walk which comprise a number of larger retail units with surrounding car parks, Wellington Way (a 1970s shopping precinct), and St George's Walk which hosts the main bus interchange for the town centre. In addition, there is the Asda supermarket, associated car park and Waterlooville Community Centre which is closely related to the Berewood development to the south west.

Map



Suitability	Availability	Achievability
Yes. The broad location is located in a sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Waterlooville Town Centre is identified as a priority by Policy CS6 in the Adopted Local Plan, and the Council's Regeneration Strategy. The Waterlooville Town Centre Masterplan SPD identifies a number of individual sites within the broad location – these individual sites will need to address site specific constraints.	Yes – although the broad location is in multiple ownerships, with Havant Borough Council having relatively limited land ownership (Wellington Way and Rockfield Drive car parks, the community centre, and parts of the Asda superstore), and will come forward for development at different times. A number of discrete sites within this location already have planning permission for redevelopment including the Wellington Way shopping centre. Wellington Way is in private ownership, and benefits from planning consent to convert and refurbish the upper floors into residential units. The site was subject of a previous planning application in 2018 to construct 264 flats but was later withdrawn. There	The Council owns very limited land in Waterlooville. With the complexities of landownership and limited public land ownership, there are land assembly issues to be overcome. The Waterlooville Town Centre Masterplan SPD provides confidence to landowners and developers to invest and bring forward development in the town centre. Though the Masterplan identifies a number of potential development sites, none are being actively promoted for development at this time.

	remain significant opportunities to redevelop this and other parts of the town centre.	

Previous Planning History

APP/25/00096 Change of use from Class E (bank) to 13No.bedroom HMO with 2No.Class E units at ground floor and associated landscaping and bin and bike stores. First floor rear extension and construction of an additional second storey with proposed external alterations to materials and fenestration. 81 and 81a London Road, Waterlooville, PO7 and 7ER.

APP/24/00942; APP/23/00528; APP/22/01165 | Various prior approvals to form a total of 19 flats. 286-288 London Road, Waterlooville, PO7 7DS.

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

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

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

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

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

Density	**Yield (net)**
N/A	337
Estimated or Proposed	Proposed

Phasing and delivery in years		
6-10	**11+**	**Outside the plan period**
		337

Potential Yield	**Development Type**
Area of search	Class E(g)
Estimated or Proposed	n/a

Site Ref	Site Address	Borough Area	Site Area	PDL
BL4	Leigh Park Town Centre Broad Location	Leigh Park	7 ha	Yes

Site Description

Leigh Park Town Centre Broad Location comprises Greywell shopping precinct, Park Parade which is a traditional high street, Somborne Drive which includes a Lidl supermarket and a large bingo hall. In addition, Dunsbury Way is host to a range of community buildings including a library, two community centres, a day nursery and a training facility. There are also numerous public car parks which serve the centre, including Tidworth Road Car Park which falls within Havant Borough Council's ownership.

Map



Suitability	Availability	Achievability
Yes. The broad location is located in a sustainable location within the urban area and therefore the principle of residential development is acceptable. The regeneration of Leigh Park is identified as a priority by Policy CS6 in the Adopted Local Plan, and the Council's Regeneration Strategy.	Yes - Havant Borough Council has landholdings in the centre, including the public realm in Greywell shopping centre and its car park, Tidworth Road car park and some of the buildings on the community Centre site, including the Community and Apex Centre. Other public estate includes the Hampshire County Council owned library and the Orion Centre owned by NHS estates.	Yes – Havant Borough Council's Regeneration Team is exploring options and the feasibility of developing a new community facility in the centre of Leigh Park. If the scheme were to go ahead it will enable the consolidation of existing community facilities to create a new multi-purpose community facility. Together with Tidworth Road Car Park, there is the potential to re-provide existing community facilities, and rationalise of public car parking which may also release land for new housing in the town centre. Residential development elsewhere within the town centre will be dependent on private sector interest.

Previous Planning History

None relevant.

Density	Yield (net)
N / A	45
Estimated or Proposed	Proposed

Phasing and delivery in years

6-10	11+	Outside the plan period
		45

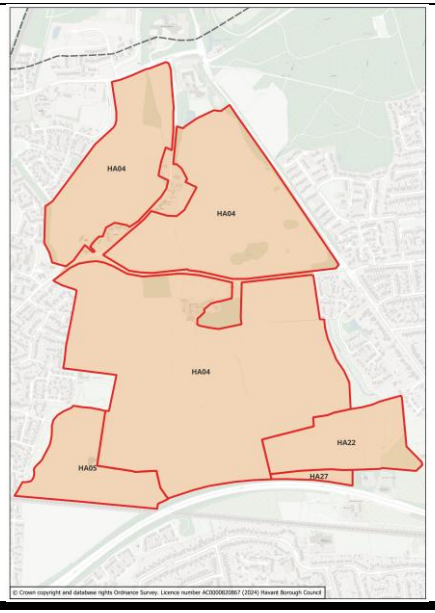
Site Ref	Site Address	Borough Area	Site Area	PDL
BL5	Southleigh Broad Location	Havant and Bedhampton	146.32 ha	No

Site Description

This broad location is in predominantly agricultural use and is known as the Southleigh strategic site. Residential development lies to the east and west, with the historic Southleigh Park House along Bartons Road to the north. The site slopes gently from north to south. The A27 and the railway line run along the south of the site.

Southleigh Road in Denvilles runs along the west of the site before bisecting the site to meet Horndean Road in Emsworth to the east. There are a number of existing dwellings on Eastleigh Road, which runs north-south through the middle of the northern part of the site.

Map



Suitability	Availability	Achievability
Yes - This large greenfield site lies between the urban areas of Havant and Emsworth and bounded by the A27 and railway to the south. Parts of the site are at risk of fluvial flooding, which can be avoided for built development. There are also protected trees and sewer lines within the site that would need to be avoided. There is a reasonable prospect that a suitable form of development can be achieved.	Yes – the majority of the land within this broad location has been promoted by Bloor Homes on behalf of the White family (reference HA04), whilst land east of Manor Farm Close has been promoted on behalf of the landowner separately (reference HA05). Land west of Horndean Road (HA22) and north of the A27 (HA27) are confirmed as being available but are not being actively promoted for development at this stage.	The site is likely to be achievable and in a location that is likely to be attractive to developers. As a greenfield site of scale, it will be expected to deliver significant infrastructure. Significantly, the exact requirements for a travel link to the south of west of the site will be determined through the promoter's site-specific Transport Assessment.

Previous Planning History

None relevant.

Density	Yield (net)
N/A	2,100 (1,500 during the plan period)

Estimated or Proposed		Proposed
Phasing and delivery in years		
6-10	**11+**	**Outside the plan period**
300	1,200	600

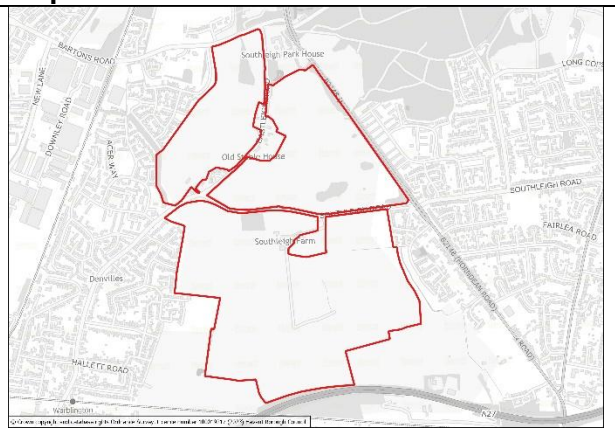
Site Ref	Site Address	Borough Area	Site Area	PDL
HA04	Southleigh Road (main site)	Havant and Bedhampton	105.10 ha	No

Site Description

The site is in predominantly agricultural use. Residential development lies to the east and west, with the historic Southleigh Park House along Bartons Road to the north. The site slopes gently from north to south. The A27 and the railway line run along the south of the site.

Southleigh Road in Denvilles runs along the west of the site before bisecting the site to meet Horndean Road in Emsworth to the east. There are a number of existing dwellings on Eastleigh Road, which runs north-south through the middle of the northern part of the site.

Map



Suitability	Availability	Achievability
Yes - This large greenfield site lies between the urban areas of Havant and Emsworth and bounded by the A27 and railway to the south. Parts of the site are at risk of fluvial flooding, which can be avoided for built development. There are also protected trees and sewer lines within the site that would need to be avoided.	Yes – the site is being actively promoted by Bloor Homes on behalf of the landowner. It was promoted through the Call for Sites in 2022, and the Draft (Regulation 18) Local Plan consultation in 2025. It should be noted that there is a restrictive covenant on the site which will need to be varied to deliver the site.	The site is likely to be achievable and in a location that is likely to be attractive to developers. As a greenfield site of scale, it will be expected to deliver significant infrastructure. Significantly, the exact requirements for a travel link to the south of west of the site will be determined through the promoter's site-specific Transport Assessment. At this stage, the site promoter has indicated that this site is likely to have a minimum of 2 housebuilding outlets, with a second housebuilder providing a third outlet.

Previous Planning History

None relevant

Density	Yield (net)
29 dph	1,800 (1,500 within the plan period)
Estimated or Proposed	Proposed

Phasing and delivery in years

0-5	6-10	11+

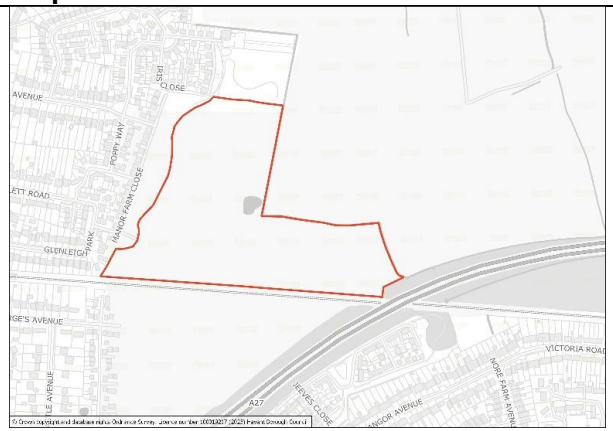
	300 dwellings	1,200 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HA05	Southleigh (south west)	Havant and Bedhampton	10.30 ha	No

Site Description

The site comprises an area of L-shaped agricultural land to the east of Manor Farm Close and an area of open space. Land east and north of the site is in arable use and has been promoted as part of the larger Southleigh strategic site promotion. The railway line bounds the site to the south. The site forms part of the Southleigh Broad Location reference BL05.

Map



Suitability

The site is adjacent to existing urban area and the Southleigh Road (HA04) site which wraps around the east and north east boundaries of the of the site. The very small part of the site at risk of fluvial flooding can be avoided.

Availability

The site was promoted on behalf of the landowner through the Call for Sites in 2022 and the Council's Draft (Regulation 18) Local Plan consultation in 2025.

Achievability

The site is likely to be achievable as it is a greenfield site. The site promoter has indicated access would be from Manor Farm Close, but at this stage, it has not been demonstrated that this could be achieved. Nevertheless, the land is expected to come forward as part of the Southleigh Strategic Site allocation which is to be planned for and delivered in a comprehensive manner. Notably, part of the site is safeguarded in case a transport link is needed to serve the Southleigh Strategic Site (BL5) which may have an impact on the viability of the site in its own right. Nevertheless, the site is likely to be in an attractive location for developers and there is a reasonable prospect that the site would be developed at a particular point in time.

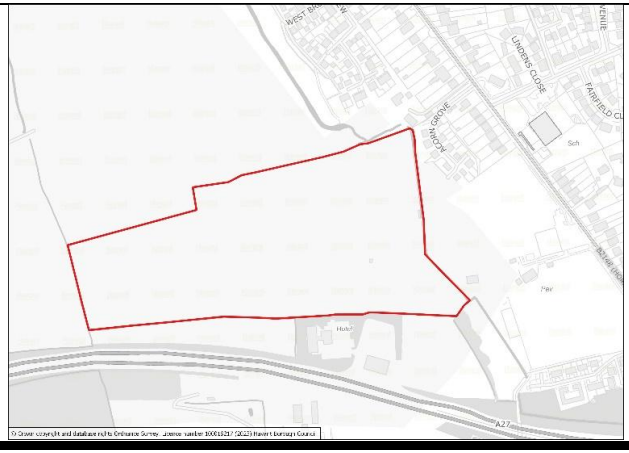
Previous Planning History

None relevant.

Density	Yield
25dph	152

Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
		152

Site Ref	Site Address	Borough Area	Site Area	PDL
HA22	Land west of Horndean Road	Havant	10.19 ha	No

Site Description	Map
The site relates to an area of agricultural land, west of Emsworth Recreation Ground and a recent residential development to the rear of residential properties fronting onto Horndean Road. The site lies to the south of the larger Southleigh Broad Location reference BL05, and bounded by hedgerows and trees.	

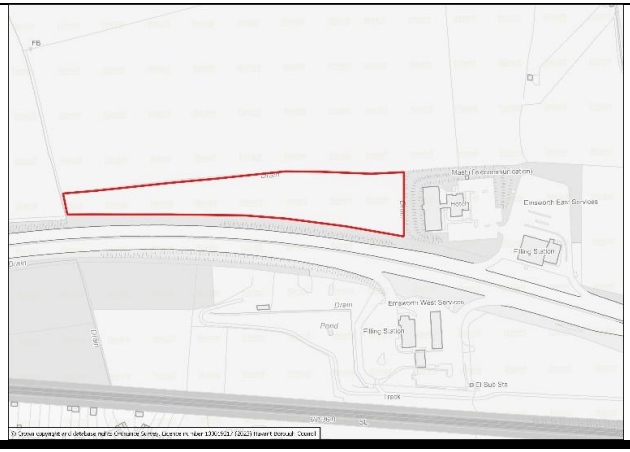
Suitability	Availability	Achievability
The site is adjacent to existing urban area and the Southleigh Road (HA04) site which wraps around the north and north west boundaries of the site.	The site has not been actively promoted for development. The Council confirmed that the land is available for development in correspondence with the landowner in October 2025.	The site is likely to be achievable as it is a greenfield site. As the site has not been actively promoted it is not clear how access would be achieved. Access may be possible from Acorn Grove to the northeast. Nevertheless, the land is expected to come forward as part of the Southleigh Strategic Site allocation. The site is likely to be in an attractive location for developers and there is a reasonable prospect that the site would be developed at a particular point in time. Though at this stage, it would likely come forward for development beyond the end of the plan period.

Previous Planning History
None relevant.

Density	Yield
40dph	245
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
		245

Site Ref	Site Address	Borough Area	Site Area	PDL
HA27	Land north of the A27	Havant	1 ha	No

Site Description	Map
The site relates a roughly triangular shape of agricultural land, located immediately north of the A27 and a Travelodge hotel to the east. The site is bounded by the larger Southleigh strategic site to the north. There are a number of trees and hedgerows present on the site. The site forms part of the Southleigh Broad Location reference BL05.	

Suitability	Availability	Achievability
This is a greenfield site located in the gap between the urban area of Havant and Emsworth, it is adjacent to the Southleigh Road (HA04) which bounds the site to the west, and HA22 to the north. A protected tree lies on the northern boundary of the site.	The site has not been actively promoted. Whilst Homes England was previously the registered owner of the site, it was transferred to a private landowner by way of adverse possession in late 2024. The current landowner indicated the land was available for development in discussions with the Council in October 2025, but this has not been confirmed in writing.	The site is likely to be achievable as it is a greenfield site. As the site has not been actively promoted it is not clear how access would be achieved. Nevertheless, the land is expected to come forward as part of the Southleigh Strategic Site allocation. The site is likely to be in an attractive location for developers and there is a reasonable prospect that the site would be developed at a particular point in time. Though at this stage, it would likely come forward for development beyond the end of the plan period.

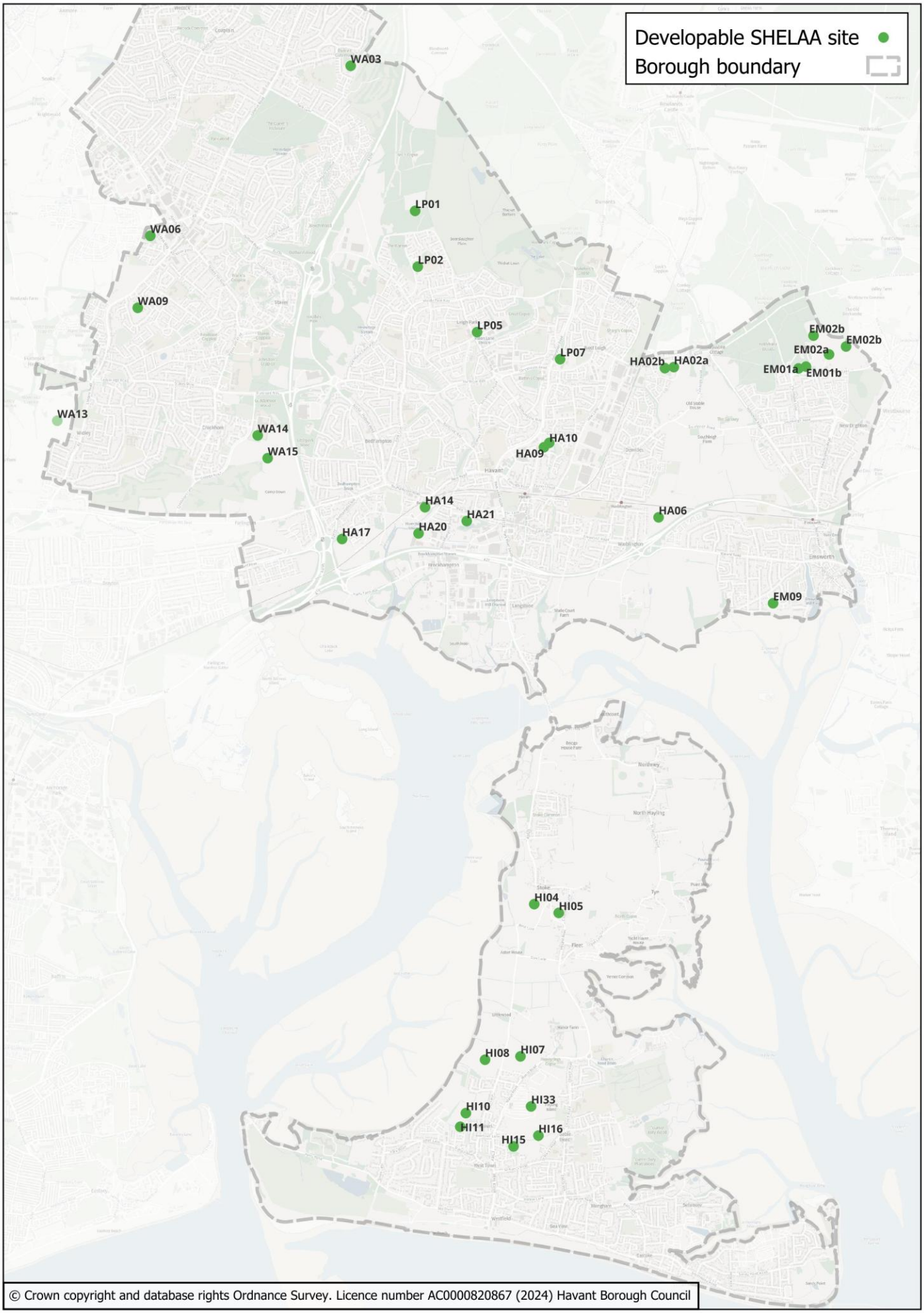
Previous Planning History
None relevant.

Density	Yield
40dph	32
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
		32

Appendix 4 Developable Housing sites

Site ref	Site name	Site Yield
EM01a & EM01b	Land north of Long Copse Lane (western site)	50
EM02a & EM02b	Long north of Long Copse Lane (main site) (Revised)	275
EM09	Fowley Cottage	9
HA02	Helmsley House	30
HA06	Land east of Castle Avenue	184
HA09	Oak Park School (south west part)	21
HA10	Oak Park School (main site)	53
HA14	Palk Road	83
HA17	Land at the western end of Lower Road	14
HA20	Kingscroft Farm	120
HA21	Portsmouth Water Headquarters	120
HI04	Rear of 107 Havant Road	94
HI05	Land adjacent to Havant Road and Castlemans Lane	62
HI07	Land between Manor Road and West Lane	244
HI08	North of Saltmarsh Lane	280
HI10	West of Glebe Close	140
HI11	Land north of the Oysters	29
HI15	Fathoms Reach	51
HI16	Rook Farm	300
HI17	115 Elm Grove	7
HI33	Hayling Island Holiday Park	200
LP01	Cabbagefield Row	150
LP02	Strouden Court	81
LP05	Dunsbury Way	70
LP07	Former Electricity Board, Bartons Road	90
WA03	Padnell Grange	84
WA06	Blue Star	69
WA09	Goodwillies Timber Yard	96
WA13	Land north of Highbank Avenue	25
WA14	South Downs College Car Park	85
WA15	Campdown	628
Total		**3,631**


Developable SHELAA site
Borough boundary
WA03
LP01
WA06
LP02
WA09
LP05
LP07
EM02b
EM02b
EM02a
HA02b
HA02a
EM01a
EM01b
WA13
WA14
WA15
HA10
HA09
HA14
HA21
HA20
HA17
HA06
EM09
HI04
HI05
HI08
HI07
HI10
HI33
HI11
HI16
HI15
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	Site Address	Borough Area	Site Area	PDL
EM01a & EM01b	Land north of Long Copse Lane (western site)	Emsworth	1.78 ha	No

Site Description

The site is located north of Long Copse Lane in north Emsworth close to the boundary with West Sussex. There is existing residential development to the south of the site, while Southleigh Forest extends to the north and west. The site comprises scrubland open field, surrounded by trees and hedgerows, and is closely related to a wider land promotion to the east and northeast.

Map



Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. There is a woodland TPO which runs along the northwest boundary of the site. Bechstein bats are known to occur locally and use the site and adjacent habitats. The site is adjacent to ancient woodland. The site is in close proximity to the South Downs National Park. In landscape terms development of the site would introduce buildings to open countryside north of Emsworth. There is a reasonable prospect that a suitable form of development can be achieved.	The site was promoted as a single site in 2022. More recently, the site has been promoted by two separate landowners – denoted by EM01a and EM01b respectively though there is a recognition of the need for comprehensive development.	The need for suitable environmental mitigation for protected species and nutrient neutrality may have significant impacts on the viability of delivery of the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. Given that this site is likely to come forward after the adjacent site (EM02a & EM02b), and there is no developer on board it has been phased in 11+ years.

Previous Planning History

On adjacent site reference EM02 Land north of Long Copse Lane (Main Site): APP/21/00893 - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved. Withdrawn June 2025.

Density	Yield (net)
35dph	50 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

0-5	6-10	11+
		50 dwellings

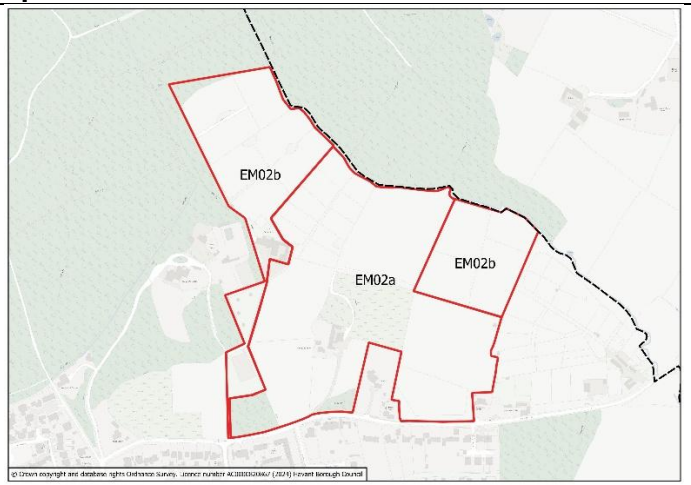
Site Ref	Site Address	Borough Area	Site Area	PDL
EM02a & EM02b	Land north of Long Copse Lane (Main Site) (Revised)	Emsworth	17.1 ha	No

Site Description

The site is located north of Long Copse Lane in north Emsworth close to the boundary with West Sussex. There is existing residential development to the south of the site, while Southleigh Forest extends to the north and beyond to the west. The site is predominantly open fields, surrounded by trees and hedgerows, and is currently used as grazing land and horse paddocks. A smaller land promotion reference EM01a and EM01b lies adjacent to the west.

The land was previously subject to planning application reference APP/21/00893 for approximately 210 dwellings but was withdrawn in June 2025. The site boundary has been subsequently revised reflecting the two separate site submissions on behalf of different landowners. Notably, EM02b includes additional fields in the north west of the site which have not been previously promoted. The site will however be expected to be planned and delivered comprehensively.

Map



Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. There is a woodland TPO in the northwest of the site and Southleigh Forest SINC bounds the north west corner of the site. Bechstein bats are known to occur locally and use the site and adjacent habitats. The site is adjacent to ancient woodland. The site is in close proximity to the South Downs National Park. In landscape terms development of the site would introduce buildings to open countryside north of Emsworth, albeit not beyond the current eastern edge of the built form of Emsworth. There is a reasonable prospect that a suitable form of development can be achieved.	The majority of the land was promoted through the Call for Sites 2022.In 2025, the site was promoted separately by two landowners – denoted by EM02a and EM02b respectively – with additional fields to the north west promoted for housing. As of October 2025, the site promoters of EM02a indicated that a new development partner was being sought following the withdrawal of planning application reference APP/21/00893. In December 2025, the site promoter of EM02b reaffirmed that land to the	With two separate site promotions and a site boundary change to EM02 in 2025; the need to bring a new development partner on board, the site is in early stages of delivery. A revised planning application will be needed to bring the site forward for development following the withdrawal of the previous planning application. The need for ecological mitigation and TPO woodland is likely to constrain the developable area, but detailed work has yet to be undertaken by the site promoter. The need for suitable environmental mitigation for protected species and nutrient neutrality may have significant impacts on the viability of delivery of the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time.

	northeast of EM02a was available for development. In December 2025, the site promoter of EM02b indicated a proposed site yield of 250 – 275 dwellings but this has yet to be evidenced in the form of any site-specific constraint analysis. Any development on the site will be expected to meet the Council's emerging density standards unless it is demonstrated that there are site-specific constraints and local character which justify a different approach.	Given that a revised planning application will be needed to deliver development on site, first completions on site are likely to take place in years 6-10.

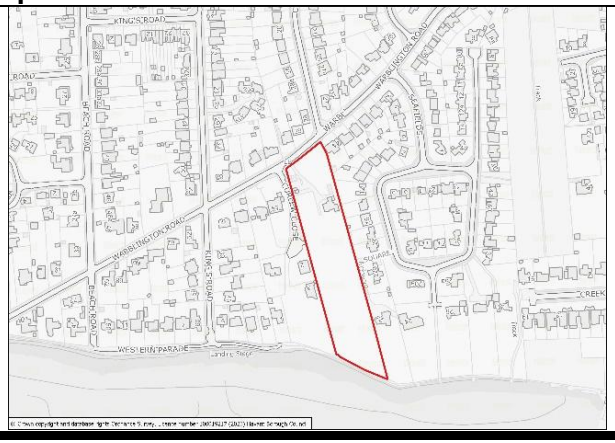
Previous Planning History		
APP/21/00893 - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved. Submitted August 2021 – Withdrawn June 2025.		
Density		**Yield**
27 dph		275 dwellings
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
	80 dwellings	195 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
EM09	Fowley Cottage	Emsworth	1 ha	Part

Site Description

Fowley Cottage is located in southern Emsworth, to the south of Warblington Road. The site extends from Warblington Road southwards to the shore of Chichester Harbour. It comprises a single large house and grounds.

Map



Suitability	Availability	Achievability
This is a larger plot within the urban area with some scope for intensification. About half the site is at risk of tidal flooding in the future which would reduce the developable area. The southern edge of the site is at risk of coastal erosion. There is a reasonable prospect that a suitable form of development can be achieved.	The site continues to be promoted for development on behalf of the landowners following a number of recent planning applications.	The site is likely to be achievable with a design and layout that avoids the area of the site at risk of flooding. The site promoted has already undertaken extensive site assessment work which takes account of updated flood risk information. In addition, the site is in an attractive location for developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the first 5 years.

Previous Planning History

APP/19/00623 | Retain the existing 'Fowley Cottage' dwelling and construction of 7No. detached dwellings, two on the Warblington Road frontage and five to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4, 6 and 7 to be taken off Curlew Close –Refused April 2020 – Appeal dismissed October 2020.
APP/20/00376 | Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area. Refused May 2021.
APP/23/01078 | Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed, 2No 4bed dwellings and 1No. 5bed dwelling. Refused August 2024.

Density	Yield (net)
11 dph	9 dwellings

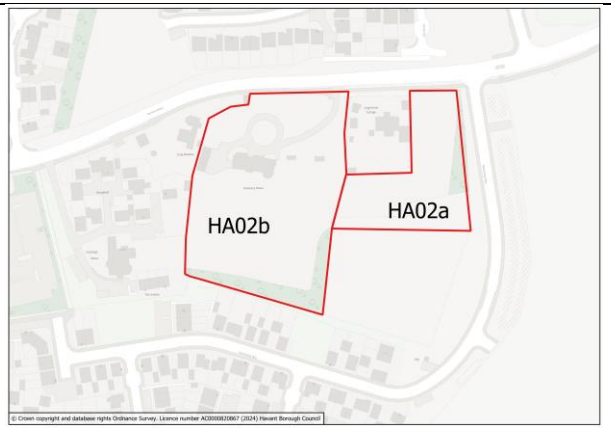
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
9 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HA02	Helmsley House	Havant and Bedhampton	1.66 ha	Part

Site Description

The site consists of a large house and outbuildings in substantial grounds. The site is located on the south side of Bartons Road and is in close proximity to Eastleigh House and the Southleigh strategic site. The site can be considered in two different parts: HA02a which forms the corner plot to Bartons Road and Normandy Way which currently forms a vacant paddock (which has the potential to deliver 10 units), and HA02b which forms Helmsley House and its grounds (which has the potential to deliver 20 units).

Map



Suitability

The site is part previously developed land and part greenfield within the urban area. The sewer line within the site would need to be avoided. H02a contains a number of boundary trees, whilst H02b contains several trees to the Bartons Road site frontage and to the rear of the site. There is a reasonable prospect that a suitable form of development can be achieved.

Availability

The land was promoted through the Call for Sites in 2022. At this stage, the landowner has advised that HA02a will be available for development once the road serving the care home is adopted, but Helmsley House itself (within HA02b) has a tenancy which means that it is unlikely to be available for development in the short to medium term and has been phased in the latter part of the plan period accordingly.

Achievability

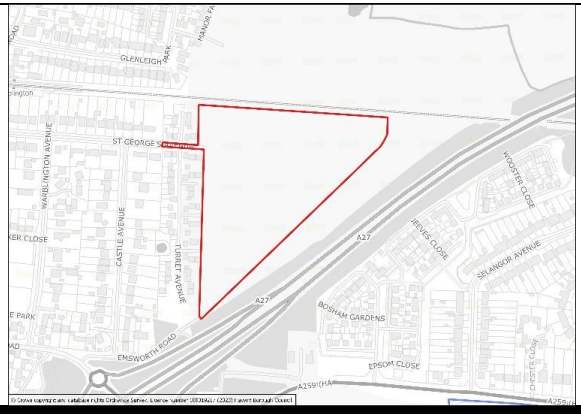
HA02a is likely to be achievable as it is a relatively unconstrained greenfield site. HA02b contains the existing house which is currently occupied by tenants which is likely to have viability and timescale implications for any redevelopment. In addition, the extensive trees and woodland on site are likely to influence the form and layout of any development. Therefore, while the development of the site is likely to be achievable, it involves a number of challenges. This location is likely to be attractive to developers.

Previous Planning History

Adjacent to the site: APP/23/00665 | Erection of a 78 bed older persons care home (Use class C2). Land on the east side of Helmsley House, Bartons Road and west of Normandy Way, Havant. Construction is underway.

Density	**Yield (net)**	
23 dph	30 dwellings	
Estimated or Proposed	Proposed	
Phasing and delivery in years		
0-5	**6-10**	**11+**
	10 dwellings	20 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HA06	Land east of Castle Avenue	Havant and Bedhampton	5.40 ha	No

Site Description	Map
The site is currently used for agriculture. The site is bounded to the north by the Havant to Brighton railway line, to the south by the A27 and to the west by residential properties.	

Suitability	Availability	Achievability
The site is adjacent to the existing urban area and bounded by the railway to the north and the A27 to the southwest. The site is identified in the Solent Wader and Brent Goose Strategy as a low use site and is suitable for development subject to the provision of on-site mitigation measures or off-setting funding. There is a reasonable prospect that a suitable form of development can be achieved.	The site is subject to a current planning application by Barratt David Wilson which was submitted in 2021. The site was re-promoted through the Call for Sites in 2022.	The site is likely to be achievable as it is a greenfield site. However, there are ransom strips present which are likely to affect the viability of the site. There have been delays to the determination of the planning application due to the need to provide a sustainable transport link over third party land, and at this stage, it is not clear whether this can be delivered. In addition, part of the site is currently safeguarded in case a transport link is needed to serve the Southleigh Strategic Site (BL5). The submitted planning application takes this into account. Until there is greater confidence that the transport link can be provided, it is reasonable to assume first completions will take place during years 6-10.

Previous Planning History
APP/21/01010 | Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping. Submitted September 2021 – Pending Consideration.

Density	Yield (net)
57 dph	184 dwellings
Estimated or Proposed	Proposed

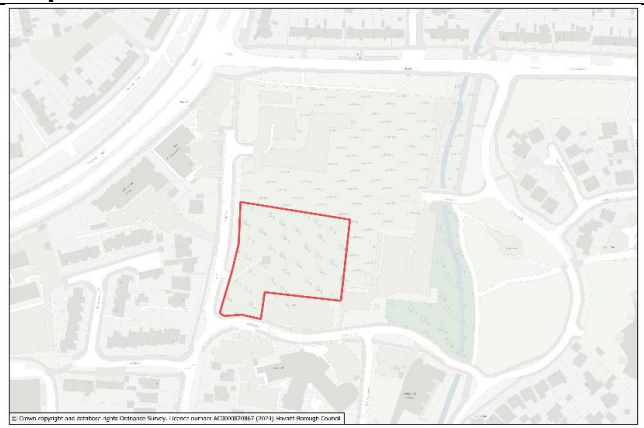
Phasing and delivery in years		
0-5	**6-10**	**11+**
	164 dwellings	20 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HA09	Former Oak Park School (south-west corner)	Havant and Bedhampton	0.54 ha	Yes

Site Description

The site relates to land formerly occupied by Oak Park Secondary School. The site is now mainly open in character with grass and low scrub. Oak Park Community Clinic lies opposite the site on the south side of Lavant Drive, with the southeastern part of the site adjoining its associated car park. HA10 lies to the north and north east of the site.

Map



Suitability	Availability	Achievability
The site is previously developed land within the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. The sewer line and water line adjacent to the site would need to be avoided Part of Leigh Road to the west of the site may be sensitive to increases in water levels, which may be relevant to the consideration of the access. Nevertheless, there is a reasonable prospect that a suitable form of development can be achieved.	The site was promoted through the Call for Sites by NHS Property Services in 2022.	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Previous Planning History

On adjacent site HA10 Former Oak Park School (Main Site): APP/15/00303 | Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.

Density	Yield (net)
49 dph	21 dwellings
Estimated or Proposed	Estimated

Phasing and delivery in years

0-5	6-10	11+
		21 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HA10	Former Oak Park School (Main Site)	Havant and Bedhampton	1.96 ha	Yes

Site Description

The site is a vacant former school/employment site which has been demolished. Health and community services are located to the south and east of the site. The River Lavant runs to the east of the site. The site wraps around HA09 to the south west.

Map



Suitability	Availability	Achievability
The site is previously developed land within the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. The eastern part of the site lies in fluvial Flood Zones 2 and 3. The area affected is expected to increase by a small amount with climate change. Current and future flood risk zones may include functional floodplain. The sewer line through and adjacent to the site and the water line adjacent to the site would also need to be avoided. There is a reasonable prospect that a suitable form of development can be achieved.	The site was previously promoted for 100 bed care home and 60 extra care units through the Call for Sites in 2022. However, Hampshire County Council's Regulation 18 consultation response in 2025 confirms the site is surplus to operational needs and is currently reviewing its planning and disposal strategy for the site.	The site is likely to be achievable with a design and layout that avoids the area of the site at risk of flooding. However, redevelopment of the site may involve abnormal costs through the remediation of potential contaminated land. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Previous Planning History

APP/15/00303 | Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure. Approved December 2015.

Density	Yield (net)

34 dph		100 bed care home (equivalent to 53 dwellings)[19]
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
	53 dwellings	

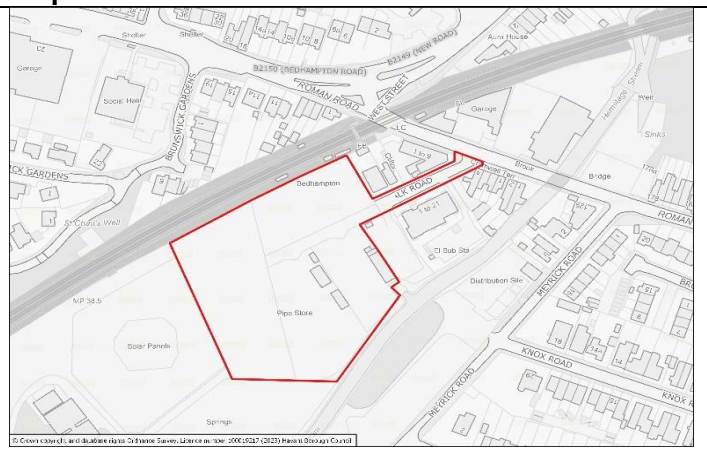
[19] Based on a conversion ratio of 1.9 outlined in the Housing Delivery Test's Measurement Technical Note (2023) and Planning Practice Guidance – Housing for older and disabled people (Paragraph: 016a Reference ID: 63-016a-20190626)

Site Ref	Site Address	Borough Area	Site Area	PDL
HA14	Palk Road	Havant and Bedhampton	1.17 ha	Yes

Site Description

The site is vacant scrubland and used for storage of materials. The site is adjacent to the railway line to the north and the east is West Street, to the south is the hermitage stream and to the west is open land, solar panels and water treatment works. Part of the site is allocated for 21 dwellings reference HB1 H19 in the 2014 Allocations Plan. The remainder of the site is not currently allocated for development.

Map



Suitability

The site is previously developed land within the urban area. The site contains Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. More than half of the site lies in fluvial Flood Zone 2 of the Hermitage Stream, with the access road lying in Flood Zone 3. The area affected is expected to increase by a small amount with climate change taken into account. Current and future risk zones may include functional floodplain.. There remains a reasonable prospect that a suitable form of development can be achieved.

Availability

The site is subject to a current planning application by Bellway Homes which was submitted in 2022. The site was re-promoted through the Call for Sites in 2022 and the Regulation 18 Local Plan consultation in 2025.

Achievability

The site is likely to be achievable, subject to the area at flood risk being avoided for development. It will need to be demonstrated that the site can be accessed and that the road can be adopted to the satisfaction of the Highways Authority. There are also unresolved safety concerns relating to the Bedhampton level crossing. The former improvements are likely to affect the viability of the site, but it is likely that these issues can be addressed through further technical work. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. The site promoter considers that the site could be delivered in years 6-10.

Previous Planning History

APP/22/01231 | Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 83No. residential dwellings (including 25 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road. Submitted December 2022 – Pending Consideration.

Density		**Yield (net)**
89 dph		83 dwellings
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
	83 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HA17	Land at the western end of Lower Road	Havant and Bedhampton	0.43 ha	Yes

Site Description

The site is occupied by a number of businesses, including a building materials supplier and a vehicle repair businesses which is accessed off Lower Road. The site comprises a warehouse, an area of open storage and informal parking arrangements.

Map



Suitability	Availability	Achievability
This is a brownfield site adjacent to the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. Given that development of the site would result in the loss of employment, it will need to be demonstrated that the site is no longer fit for purpose and financially unviable for employment purposes in accordance with the Council's policy for the protection of existing employment sites.	The site was promoted on behalf of the landowner through the open Call for Sites in 2024.	The site is likely to be achievable, though the ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has indicated that it could be delivered within the first 5 years.

Previous Planning History

05/70873/000 | Outline application for the erection of 2 dwellings on the site utilising the existing access to Lower Road. Application Withdrawn January 2005.
On adjacent site HA18 Old Manor Farm, Lower Road (Phase 2) | APP/24/00612 Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works.

Density	Yield (net)
41 dph	14 dwellings
Estimated or Proposed	Estimated

Phasing and delivery in years

0-5	6-10	11+
	14 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HA20	Kingscroft Farm	Havant and Bedhampton	3.03 ha	No

Site Description

The site is located to the south of the Abrams Place housing development which lies off Ranelagh Road to the north. It is located immediately to the west of the industrial area on Marples Way. It is largely made up of open fields/paddocks.

Map



Suitability	Availability	Achievability
The site is within the urban area. The western edge of the site lies in tidal and fluvial Flood Zones 2 and 3 in the present day. Once climate change is taken into account, additional land in the south west of the site is also considered to be at risk in the future. Flood risk on this site is likely to be both tidally and fluvially influenced. This may include functional floodplain. A public footpath that runs through the centre of the site which will need to be taken into account in the design and layout of the site. There is a reasonable prospect that a suitable form of development can be achieved.	The site is subject to a current planning application by Foreman Homes Ltd which has resolution to grant outline planning permission. The site was submitted through the Call for Sites in 2022.	The site is likely to be achievable subject to the area at flood risk being avoided for development. . There is resolution to grant outline planning permission subject to S106 agreement. Discussions are ongoing between the developer and the Local Planning Authority regarding the highway works needed to deliver the scheme. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History

APP/22/00669 | Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site. Submitted June 2022 – Resolution to grant outline consent March 2025.

Density	Yield (net)

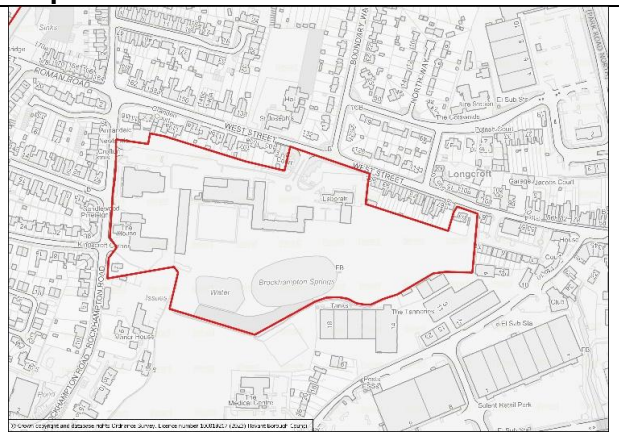
66 dph		120 dwellings
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
78 dwellings	42 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HA21	Portsmouth Water Headquarters	Havant and Bedhampton	3.22 ha	Yes

Site Description

The site is currently the headquarter offices of the Portsmouth Water Company who intends to relocate their offices. The site lies to the south of West Street in a predominantly residential area. The site is allocated for 120 dwellings reference HB1 H14 in the 2014 Allocations Plan.

Map



Suitability	Availability	Achievability
The site is previously developed land within the urban area. The south-eastern part (around one third) of the site lies in fluvial Flood Zones 2 and 3 of the Lavant Stream. The area affected is expected to increase by a small amount with climate change taken into account. Current and future risk zones may include functional floodplain. Part of the site is identified in the Solent Wader and Brent Goose Strategy as a low use site and is suitable for development subject to the provision of on-site mitigation measures or off-setting funding. There are protected trees within the site but not to the extent that they would prevent development. There is a reasonable prospect that a suitable form of development can be achieved.	The site was promoted by Portsmouth Water through the Call for Sites in 2022. The existing offices will become available with the relocation of Portsmouth Water headquarters site to land north of Solent Road (site reference ED11) which has resolution to grant planning permission subject to Section 106.	The site is likely to be achievable, subject to the area at flood risk being avoided for development. The location is likely to be attractive to developers, being well located to Havant town centre and services and facilities. There are likely to be some viability issues, given the costs associated the relocation and development of a new headquarters building at Solent Road and the redevelopment of the site. It is noted that the design and layout would also need to avoid the water lines running through the site.

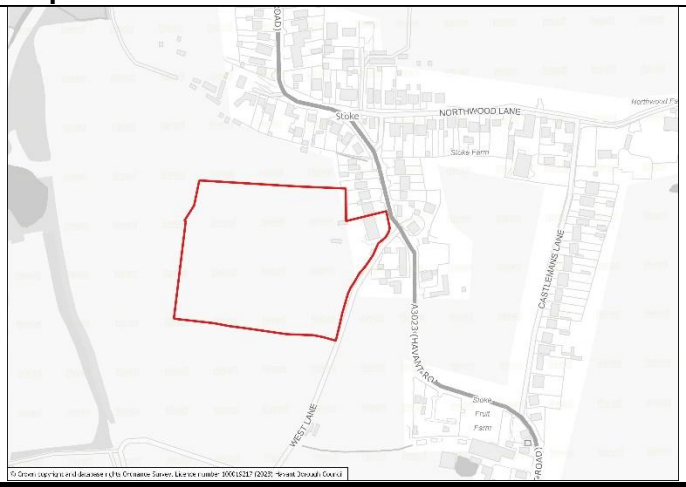
Previous Planning History

On adjacent site reference ED11 Land north of Solent Road: APP/21/00601 | Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development. Resolution to grant subject to S106 June 2025.

Density	Yield (net)
62 dph	120 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years		
0-5	**6-10**	**11+**
	120 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI04	Rear of 107 Havant Road	Hayling Island	3.90 ha	No

Site Description	Map
The site is a set of fields associated with the main dwelling on the site. There are a few houses located to the boundary to the northeast. West Lane borders the site to the east which then connects to the A3023.	

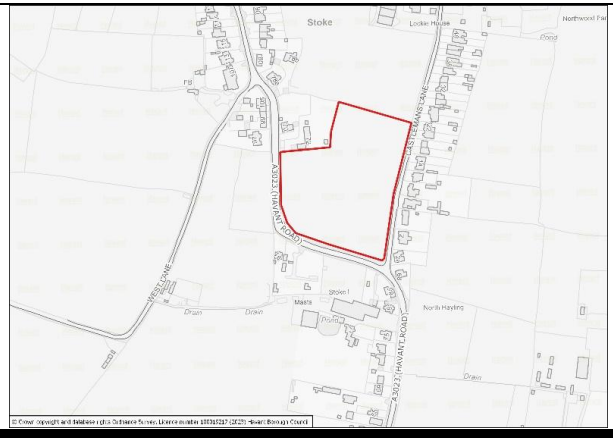
Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. However, in the future the south eastern and north western edges of the site will be at risk of tidal flooding. The site is also part Solent Wader and Brent Goose Strategy Core Site and Candidate Site. There is tidal flood risk to the single access road onto Hayling Island.	The site was promoted on behalf of the landowner through the Council's Call for Sites in 2022.	The site is likely to be achievable as it is a greenfield site. Development could be achieved with a design and layout that avoids the Core area for Solent Wader and Brent Geese and/or an off-site suitable replacement compensatory habitat.

Previous Planning History
None relevant.

Density	Yield
40 dph	94
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
	94	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI05	Land adjacent to Havant Road and Castlemans Lane	Hayling Island	1.95 (ha)	No

Site Description	Map
The land is currently used for agricultural purposes. Surrounding land uses around the site include residential, agricultural and commercial. Access to the site is available to the western are of the site via Havant Road.	

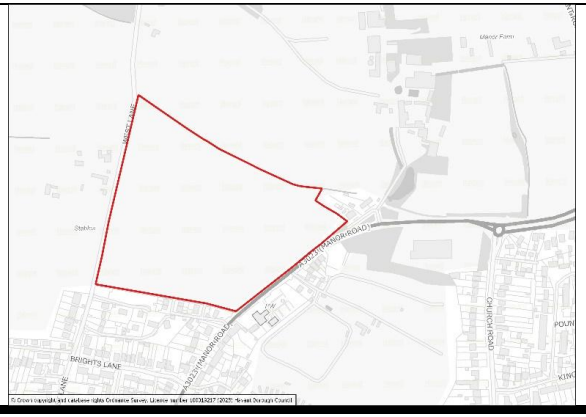
Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. However, once climate change is in the taken into account, the eastern boundary, Castlemans Lane, and the south eastern part of the site is considered to be at risk in the future. There is tidal flood risk to the single access road onto Hayling Island.	The site was promoted by Doswell Projects on behalf of the landowner through the Call for Sites in 2022 and the Draft Regulation 18 Local Plan in 2025.	The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be delivered at a particular point in time. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History
Not relevant.

Density	Yield (net)
32 dph	62 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years		
0-5	**6-10**	**11+**
	62 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI07	Land between West Lane and Manor Road	Hayling Island	10.17 ha	No

Site Description	Map
The site is in agricultural use. There are residential areas to the south and east of the site. Further farmland lies to the north and west. Along the east of the site is Manor Road.	

Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. A small part of the northeast of the site is at risk of tidal flooding in the future. There is tidal flood risk to the single access road onto Hayling Island. The north east corner of the site is affected by a safeguarded waste site[20] in the Hampshire Minerals and Waste Plan.	The site was promoted on behalf of the landowner through the Call for Sites in 2022 and on behalf of Doswell (a housebuilder) through the Draft Regulation 18 Local Plan consultation in 2025.	The site is likely to be achievable as it is a greenfield site, though the buffer zone to the safeguarded waste site may affect the quantum of development which can be provided on site, and its design and layout. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be delivered at a particular point in time. The landowner considers that the site could be delivered within the next 5 years.

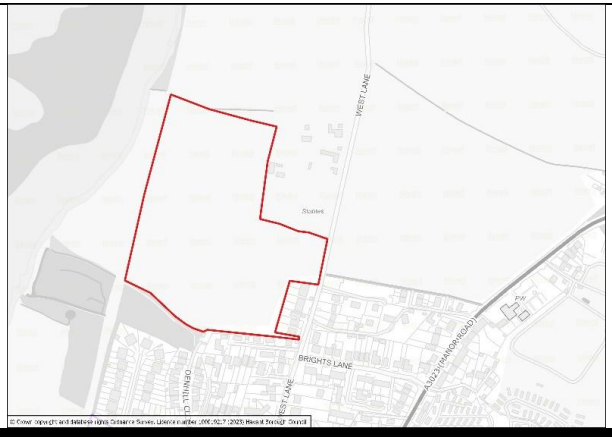
Previous Planning History
None relevant

Density	Yield (net)
40 dph	244 dwellings
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
	150 dwellings	94 dwellings

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

Site Ref	Site Address	Borough Area	Site Area	PDL
HI08	North of Saltmarsh Lane	Hayling Island	8.00 ha	No

Site Description	Map
The site is currently in agricultural use. Residential dwellings are found to the east and south of the site. West Lane runs along the east of the site.	

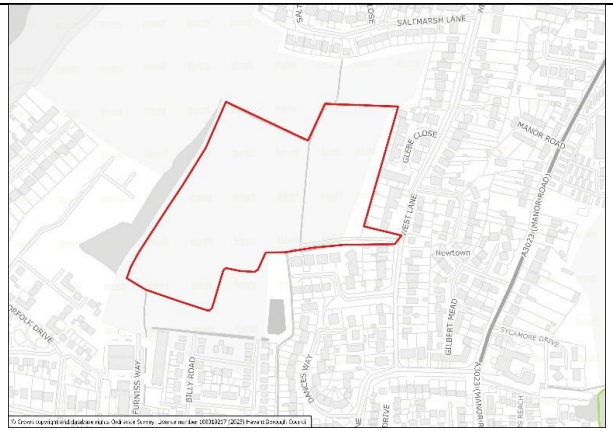
Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The southern edge of the site is currently at risk of tidal flooding. Around half the site would be at risk of tidal flooding in the future and the western edge is at risk of coastal erosion. Nevertheless, there is a reasonable prospect that a suitable form of development can be achieved. There is tidal flood risk to the single access road onto Hayling Island.	The site was promoted on behalf of the landowner through the Call for Sites in 2022.	The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be delivered at a particular point in time. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History
None.

Density	Yield (net)
40 dph	192 dwellings
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
	150 dwellings	42 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HI10	West of Glebe Close	Hayling Island	5.90 ha	No

Site Description	Map
The site is agricultural use. Residential dwellings are located along the east and southeast boundary. Further fields are located along the north and south boundary.	

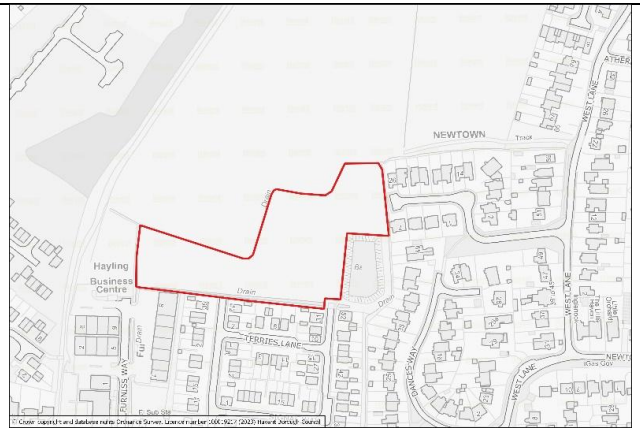
Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The site is not currently within an area at risk of flooding. However, in the future the eastern half of the site will be at risk of tidal flooding. There is tidal flood risk to the single access road onto Hayling Island. The site is also part Solent Wader and Brent Goose Strategy Secondary Site. There is a reasonable prospect that a suitable form of development can be achieved.	The site was promoted by the landowner through the Call for Sites in 2022.	The site is likely to be achievable as it is a greenfield site with a design and layout that avoids the area of the site at risk of flooding. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be delivered at a particular point in time. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History
None.

Density	Yield (net)
40 dph	140 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years		
0-5	**6-10**	**11+**
140 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HI11	North of The Oysters	Hayling Island	1.24 ha	No

Site Description	Map
The site is currently greenfield used for horse grazing and a cattery with residential development to the east and south and further fields to the north and west of the site boundary.	

Suitability	Availability	Achievability
The site is a greenfield site adjacent to the urban area. The site is not currently at risk of flooding. The site is used as mitigation land for protected birds and part of the site is a Solent Wader and Brent Goose Strategy Secondary site.	The site was subject to a recent planning application APP/21/01350 which was refused planning permission in December 2025. The site was promoted through the Call for Sites in 2022, and the draft Regulation 18 Local Plan consultation in 2025.	The site is likely to be achievable as it is a greenfield site. Significantly, there is a need to provide a suitable replacement habitat to offset the loss of the Core Area for Solent Waders and Brent Geese. It has been demonstrated that a suitable ecological mitigation site may be achievable in principle.

Previous Planning History
APP/21/01350 | Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved. Refused December 2025.

Density	Yield
N/A	29
Estimated or Proposed	Proposed

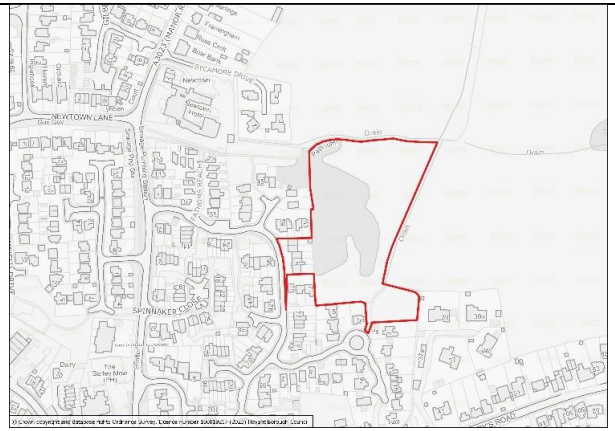
Phasing and delivery in years		
0-5	6-10	11+
	29	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI15	Fathoms Reach	Hayling Island	1.74 ha	No

Site Description

The site comprises an area of informal scrubland with residential properties adjoining the site to the south and west on Southleigh Grove and Fathoms Reach respectively. It is enclosed by existing trees and vegetation separating it from agricultural land to the east and north, and Hayling Island Holiday Park beyond to the north.

Map



Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. Access could be achieved via Fathoms Reach following the demolition of a number of existing residential properties adjoining the site. Protected trees are present on the eastern and western boundaries of the site, also a number of groups and individual trees within the site itself are protected by TPOs. Public footpaths along the northern and eastern boundaries of the site. There is tidal flood risk to the single access road onto Hayling Island.	The site is subject to a current planning application by Taylor Wimpey UK which was submitted in 2022.	The site is likely to be achievable as it is a greenfield site. Despite the current planning application, there has been limited recent activity by the site promoters to address the technical issues raised by the LPA. In order to achieve access to the site, it will be necessary to demolish a number of existing residential properties. Nevertheless, there is a reasonable prospect that the site would be delivered at a particular point in time.

Previous Planning History

APP/22/00001 | Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249. Submitted January 2022 – Pending Consideration.

Density	Yield (net)
37 dph	51 dwellings

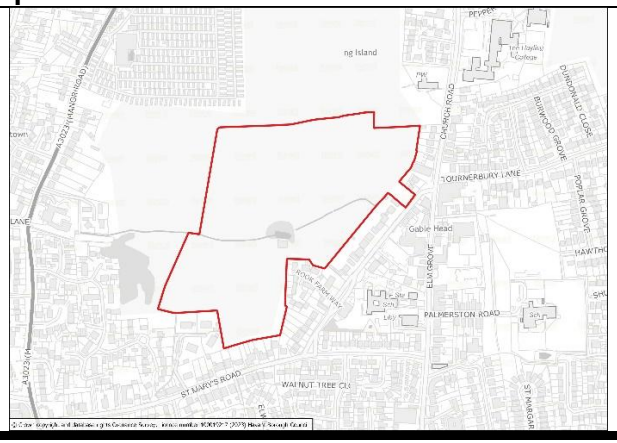
Estimated or Proposed	Proposed	
Phasing and delivery in years		
0-5	**6-10**	**11+**
	51 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
HI16	Rook Farm	Hayling Island	11.77 ha	No

Site Description

The site comprises agricultural fields and a farm building and is bounded by trees and hedgerows to the west and north of St Marys Road, and to the east of Fathoms Reach residential area. The areas to the south and east of the site are predominantly residential.

Map



Suitability	Availability	Achievability
This is a greenfield site adjacent to the urban area. The entire site consists of Solent Wader and Brent Goose Strategy Core Area for the Chichester and Langstone Harbours SPA. There is tidal flood risk to the single access road onto Hayling Island.	The site is subject to a current planning application by Gladman which was submitted in 2021. The site was promoted through the Call for Sites in 2022, and the draft Regulation 18 Local Plan consultation in 2025.	The site is likely to be achievable as it is a greenfield site. Significantly, there is a need to provide a suitable replacement habitat to offset the loss of the Core Area for Solent Waders and Brent Geese. Whilst it has been demonstrated that a suitable ecological mitigation site may be achievable in principle, there remain a number of matters to be addressed relating to the management and monitoring of the scheme. This will require consultation with Natural England. Furthermore, it is noted that there remain a number of highways matters to be addressed. Until there is greater confidence that these matters can be addressed, it is reasonable to assume first completions could take place during years 6-10.

Previous Planning History

APP/21/01434 | Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Submitted December 2021 – Pending Consideration.

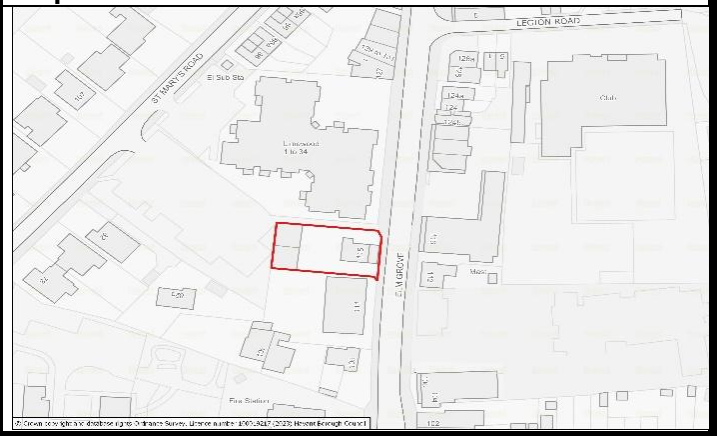
APP/17/00007 | Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access. Refused April 2017		
Density		**Yield**
42 dph		300 dwellings
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
	200 dwellings	100 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
HI17	115 Elm Grove	Hayling Island	0.057	Yes

Site Description

The site currently consists of a 2-storey building fronting the eastern boundary of the site and a single storey building on the western boundary. To the west of the site is a car park and residential buildings can be found to the south and north.

Map



Suitability	Availability	Achievability
The site constitutes previously developed land within the urban area. There is tidal flood risk to the single access road onto Hayling Island.	The site is subject of a current planning application for conversion of the existing building which was submitted in 2024.	The site is likely to be achievable. This site is in a location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Previous Planning History

APP/24/00315 | Conversion of existing business premises, two bedroom flat and garage block into 7No. one bedroom flats with associated parking. Submitted April 2024 – Pending Consideration.

Density	Yield (net)
123 dph	7 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

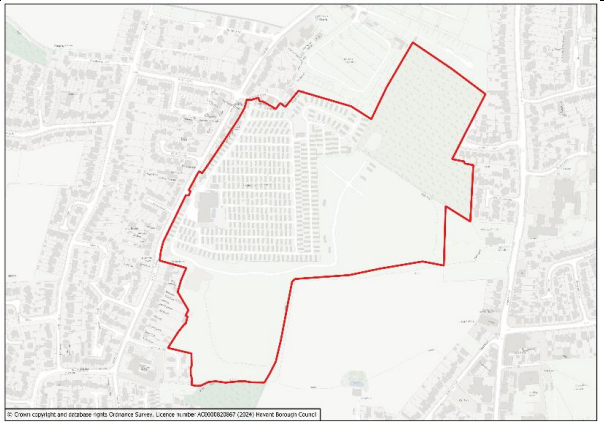
0-5	6-10	11+
7 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
HI33	Hayling Island Holiday Park	Hayling Island	23.17 ha	Part

Site Description

The site relates to a holiday park comprising static caravans and on-site facilities which is accessed from Manor Road to the west of the site. The Oven campsite lies to the north of the site, whilst the south and west of the site is bounded by residential areas.

Map



Suitability	Availability	Achievability
The holiday park lies adjacent to the urban area. Only the northern most extent of the site will be at risk of flooding in the future. There is tidal flood risk to the single access road onto Hayling Island.	The site was promoted by the landowner through the draft Regulation 18 Local Plan consultation in 2025. The proposals are for a part residential development of c200 homes in the first instance, but form part of wider aspirations for a larger holiday park site of some c.800 units.	The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive for park homes (for occupiers over the age of 55) and there is a reasonable prospect that the site would be delivered at a particular point in time. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History

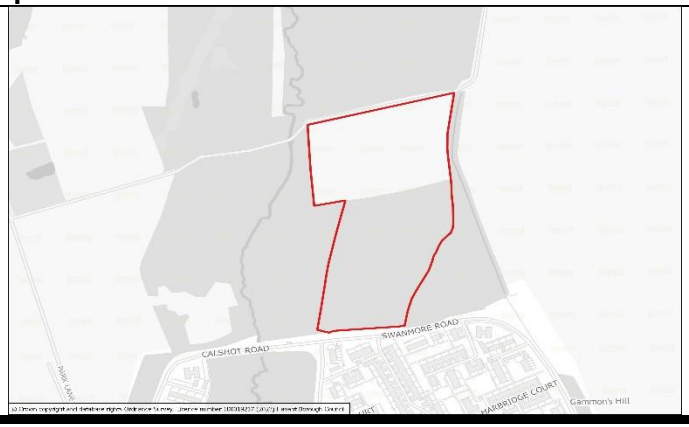
APP/24/00297 | Application for certificate of lawfulness relating to confirmation that the repositioning of 65 static caravans from land benefitting from consent reference 95/52816/4 and 07/52816/011, onto land benefitting from consent reference APP/23/00769, would not result in a material change of use of the caravan site. Approved October 2024.

APP/23/00769 | Application for Lawful Development Certificate relating to the stationing of 112 No. static caravans for occupation (other than warden accommodation) between 1 March and 31 December in any calendar year. Approved January 2024.

APP/22/01096 | Certificate of Lawfulness for the use of adjacent land to the holiday park for recreation purposes ancillary to caravan site. February 2023

Density		**Yield**
14 dph		200 residentially occupied Park Homes
Estimated or Proposed		Proposed
Phasing and delivery in years		
0-5	**6-10**	**11+**
200		

Site Ref	Site Address	Borough Area	Site Area	PDL
LP01	Cabbagefield Row	Leigh Park	7.40 ha	No

Site Description	Map
It is a greenfield site to the north of Swanmore Road and the existing built up area of Leigh Park. The area to the east is allocated for the Havant Thicket Reservoir and Park Lane Stream runs parallel to the west. The southern part of the site is currently allocated reference LP1 UE6a for 116 dwellings in the 2014 Allocations Plan, with the northern part of the site outside of the urban area.	

Suitability	Availability	Achievability
The site is adjacent to the existing urban area. It is noted that the site is of SINC quality for protected species and compensatory habitat will be required. There is a reasonable prospect that a suitable form of development can be achieved.	The site is subject of a current planning application for 100% affordable housing by Portsmouth City Council which was submitted in 2021.	The site is likely to be achievable as it is a greenfield site. Significantly however, there is a need to provide a suitable compensatory habitat for protected species. Whilst this may be demonstrated to be achievable in principle, this involves land owned by a third party which will likely to impact on the overall viability of the scheme. There has been no recent activity by the site promoters to address this issue through the current planning application. Until there is greater confidence that these matters can be addressed, it is reasonable to assume first completions could take place during years 6-10.

Previous Planning History
APP/21/00989 | Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SuDS and car parking (with appearance and landscaping matters reserved). Submitted September 2021 – Pending Consideration.

Density	Yield (net)
34 dph	150 dwellings
Estimated or Proposed	Proposed

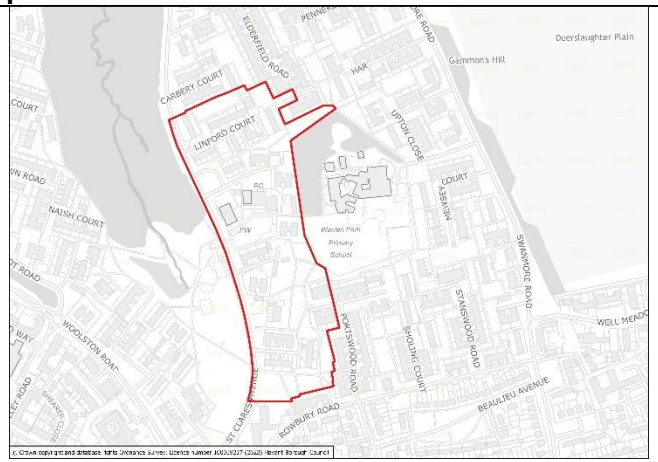
Phasing and delivery in years		
0-5	**6-10**	**11+**
	150 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP02	Strouden Court	Leigh Park	5.70 ha	Yes

Site Description

The site comprises the Strouden Court precinct, the garage and green space adjacent to Dummer Court, as well as some of the residential 'H' blocks. The site is surrounded by the Warren Park Primary Schools to the east, St Clare's Open Space to the west and residential development to the north and south. Part of the site is allocated reference LP3 L25 in the 2014 Allocations Plan but extends to include land beyond to the north and south.

Map



Suitability	Availability	Achievability
The site comprises six infill sites within the existing urban area. The buildings are owned by Portsmouth City Council and there are long term proposals to intensify the use of the site.	The site was promoted by Portsmouth City Council as the landowner through the Call for Sites in 2022, and through the draft Regulation 18 Local Plan consultation in 2025.	Viability of the individual sites is likely to be affected by the need to retain an appropriate level of parking for existing residents, whilst providing a sufficient level of parking is serve the development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Previous Planning History

None relevant.

Density	Yield (net)
24 dph	81 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

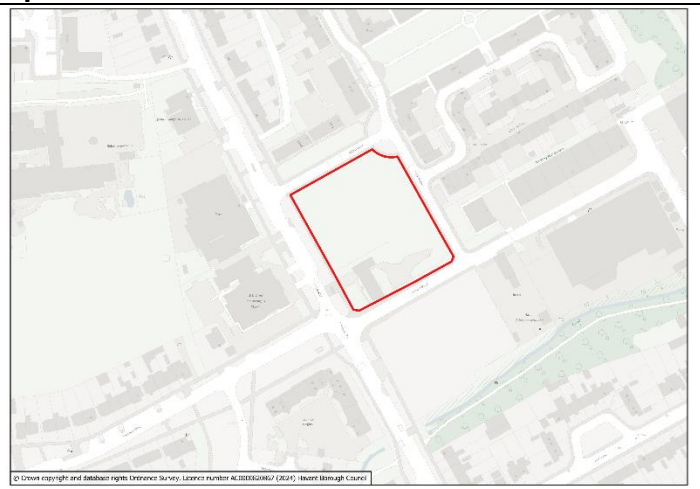
0-5	6-10	11+
		81 dwellings

Site Ref	Site Address	Borough Area	Site Area	PDL
LP05	Dunsbury Way	Leigh Park	0.55 ha	Yes

Site Description

The site is a vacant former industrial site. There are residential dwellings to the north and east, industrial units to the south and community buildings to the west. The site has road access on all boundaries, with Dunsbury Way being the primary road through Leigh Park. The site is allocated reference LP1 L119 for 72 dwellings in the 2014 Allocations Plan.

Map



Suitability	Availability	Achievability
The site consists of previously developed land within the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain.	The site was promoted for 65-75 affordable extra care units by Hampshire County Council through the Call for Sites in 2022 and the draft (Regulation 18) Local Plan consultation in 2025. The site boundary was amended to include the land area to the southeast currently owned by Havant Borough Council.	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. The location is likely to be attractive to developers, being well located to Leigh Park centre and services and facilities. There is a reasonable prospect that the site will be delivered at a particular point in time. The site promoter has indicated that the site could come forward in years 6-10.

Previous Planning History

None relevant.

Density	Yield (net)
159 dph	70 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

0-5	6-10	11+
	70 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
LP07	Scottish and Southern Energy Offices (Former Electricity Board)	Leigh Park	1.66 ha	Yes

Site Description	Map
This site is located in a prominent position on the corner of Petersfield Road and Bartons Road. The site has been cleared following the demolition of the former SSE building under prior approval (reference APP/16/00940) in 2016. The site is allocated reference LP1 L145 for 90 dwellings in the 2014 Allocations Plan.	

Suitability	Availability	Achievability
The site is previously developed land within the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. The sewer line within the site would need to be avoided.	The site is subject to a current planning application by Stonebond Properties (a housebuilder) which was submitted in August 2025. The site was promoted through the draft Regulation 18 Local Plan consultation.	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. This location is likely to be attractive to developers within walking distance of Leigh Park centre. There is a reasonable prospect that the site would be developed at a particular point in time. The site promoter considers that first completions could take place within the first 5 years.

Previous Planning History

APP/16/00940 | Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant. Prior Approval Required and Granted October 2016.

APP/20/00658 | Proposed development of 175 apartments together with associated access, parking and landscaping. Refused October 2022.

APP/25/00639 | Erection of 90 dwellings with associated landscaping, parking and improved access. Submitted August 2025. Pending Consideration.

Density	**Yield (net)**
68 dph	90 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years		
0-5	**6-10**	**11+**
78 dwellings	12 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA03	Padnell Grange	Waterlooville	2.64 ha	Part

Site Description

The site is currently occupied by a property and associated buildings known as Padnell Grange. The site is situated on the edge of Cowplain. To the west and south are residential properties along Cherry Tree Avenue, immediately to the north lies Padnell Cuts Wood with Waterlooville Golf Course to the east.

Map



Suitability	Availability	Achievability
The site is previously developed land within the urban area. The existing Grange and barn on site have some historic value and should be retained and improved as part of any scheme. Protected trees would need to be accommodated within the development. A number of watercourses are also present on site. There is a reasonable prospect that a suitable form of development can be achieved.	The site was promoted on behalf of the landowner and Stonebond Properties (a housebuilder) through the draft (Regulation 18) Local Plan consultation in 2025.	The site is likely to be achievable and in a location is likely to be attractive to developers. The existing grange and barn are noted to have some local historic value. The retention and refurbishment of these buildings may have impact on the viability of the scheme. Nevertheless, there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter considers that first completions could take place within the first 5 years.

Previous Planning History

APP/19/00224 | Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SuDS and other drainage works and the removal of 3No. TPO Oak trees. Withdrawn October 2024.

Density	Yield (net)
53 dph	84 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

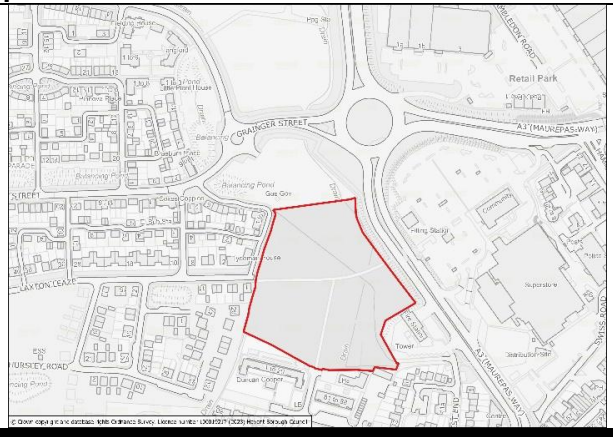
0-5	6-10	11+
	84 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA06	Blue Star	Waterlooville	1.91 ha	No

Site Description

This site lies to the south-west of the Asda supermarket. The site is currently an open field with mature trees to the boundaries. The site sits directly adjacent to the Berewood development, with existing residential development to the south. The site is separated from Waterlooville Town Centre by Maurepas Way (A3), with a pedestrian crossing linking the site to the town centre.

Map



Suitability

The site comprises undeveloped land within the urban area adjacent to Waterlooville town centre. A number of protected trees lie on the northern boundary of the site. The site is also subject to noise from Maurepas Way.

Availability

The site is subject to a current planning application by Grainger Plc submitted in 2023. The site was promoted through the Regulation 18 Local Plan consultation in 2022.

Achievability

The site is likely to be achievable as it is a greenfield site, forms part of the wider West of Waterlooville Major Development Area (MDA). The site is located in an attractive location and well located to Waterlooville town centre and services and facilities. There have been delays to the determination of the planning application due to an outstanding objection from the Hampshire Highways Authority which relates to the need to restrict one of the access roads for highway safety reasons. This work would need to take place on third party land and would affect the viability of the development. In addition, it is noted that there are a series of trigger points for the delivery of high improvements on the MDA which would affect the delivery of any scheme on this site. The site promoter considers that the site could be delivered within the next 5 years.

Previous Planning History

APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Submitted June 2023 – Pending Consideration.

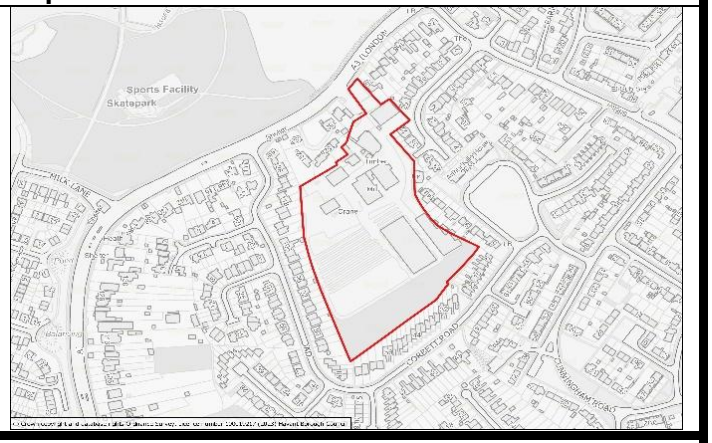
Density		**Yield (net)**
45 dph		69 dwellings
Estimated or Proposed		Proposed
Phasing and delivery in year		
0-5	**6-10**	**11+**
	69 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA09	Goodwillies Timber Yard	Waterlooville	3.4 ha	Yes

Site Description

The site was previously occupied by a local timber business. The site is accessed via London Road (A3) and is mainly hardstanding with various buildings associated with its previous commercial use. The site is surrounded by existing residential properties.

Map



Suitability	Availability	Achievability
The site constitutes previously developed land within the urban area.The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. There is potential for contaminated land.	The timber business has closed and the site was promoted by Foreman Homes through the draft (Regulation 18) Local Plan in 2025.	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. There are likely to be some viability issues, given the costs associated with the demolition of the existing buildings and remediation is also expected to be required. Levels within the site may mean that it may be difficult to achieve appropriate relationships between properties. The site promoter is pursuing a scheme of 120 dwellings on the site, but it has not yet been demonstrated that this quantum of development can be achieved on site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

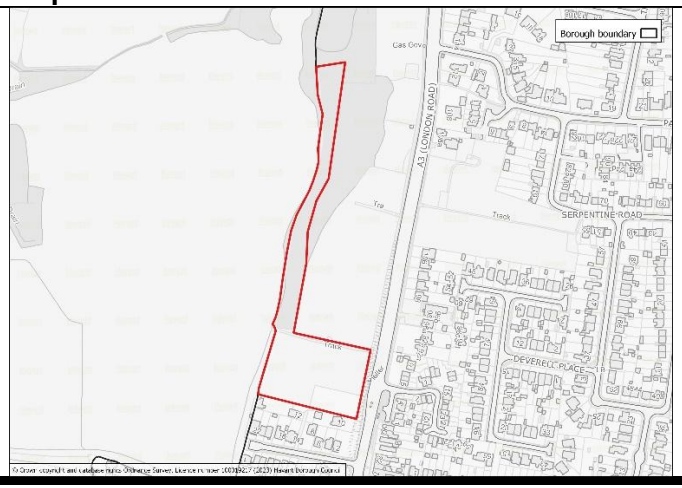
Previous Planning History

None.

Density	Yield (net)
47 dph	96 dwellings
Estimated or Proposed	Estimated

Phasing and delivery in years		
0-5	**6-10**	**11+**
	96 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA13	Land north of Highbank Avenue	Waterlooville	1.46 ha	No

Site Description	Map
The site is currently in agricultural use. The site is adjacent to the Purbrook West Allotments and is north of Highbank Avenue and Victoria Avenue with access off London Road. The site forms part of a larger piece of land which is in the same ownership, the majority of which falls within the Winchester City Council administrative area which abuts the western extent of the site.	

Suitability	Availability	Achievability
This is a greenfield site partly within and partly adjacent to the urban area. There is a protected tree group to the east of the site. The part of the site in Havant Borough is not considered to be at fluvial risk now or in the future. However, a small area in the north western corner of the site (within Winchester District) is considered to be at risk in the future, with climate change taken into account.	The site was promoted by Buckland Development Ltd through the Call for Sites in 2022.	The site is likely to be achievable subject to the area at flood risk being avoided for development. The site is part of a much larger area of land, predominantly within Winchester City Council's area, but with access taken through the land within Havant Borough. The achievability of the site is likely to be subject to development coming forward on the wider land within Winchester District. There is a reasonable prospect that the site will come forward for development at a particular point in time.

Previous Planning History
None.

Density	Yield (net)
21 dph	25 dwellings
Estimated or Proposed	Proposed

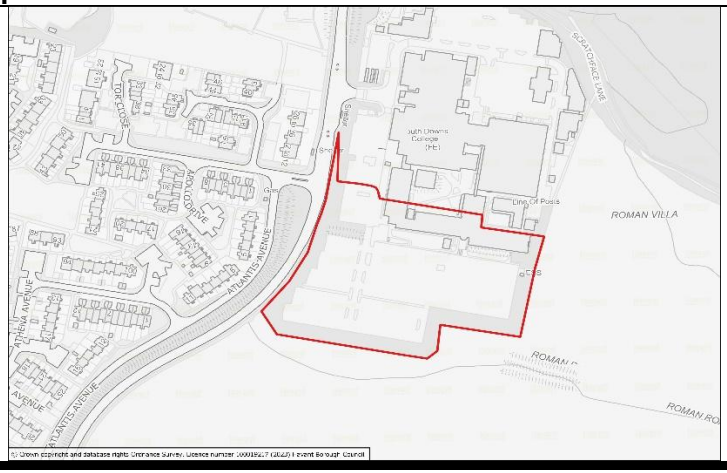
Phasing and delivery in years		
0-5	**6-10**	**11+**
	25 dwellings	

Site Ref	Site Address	Borough Area	Site Area	PDL
WA14	South Downs College Car Park	Waterlooville	2.27 ha	Yes

Site Description

The site currently sits within the confines of Havant and South Downs College Campus and comprises a large surface car park, and some buildings within the northern portion of the site. The site is located to the south of the main college campus, with open fields to the south and east, with the A3(M) beyond to the east is the A3(M). College Road bounds the site to the west, with a residential area beyond.

Map



Suitability	Availability	Achievability
The site constitutes previously developed land within the urban area. The design and layout would need to retain the protected trees on the site and respect and enhance the setting of the buried Roman villa and road to the east of the site. There is a reasonable prospect that a suitable form of development can be achieved.	The site is the subject of a current planning application by People for Places which has resolution to grant subject to Section 106.	The site is likely to be achievable given that the current planning application has resolution to grant subject to Section 106. The site promoter has indicated that there is a need for a substantial amount of demolition and making good of the College buildings before development can commence. In addition, it is noted that a replacement car park will also need to be provided before development can commence which may have an impact on viability. The site promoter considers that completions can be delivered within the first 5 years.

Previous Planning History

APP/22/00439 | Redevelopment of southern section of site to provide 85 dwellings. New access from College Road and associated works. Resolution to grant subject to S106 – October 2025.

Density	Yield (net)
62 dph	85 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years

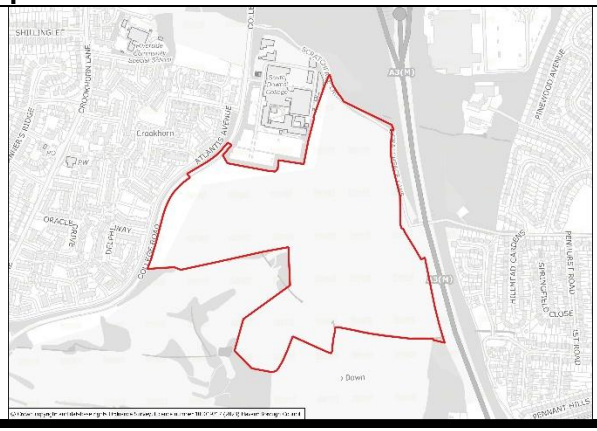
0-5	6-10	11+
85 dwellings		

Site Ref	Site Address	Borough Area	Site Area	PDL
WA15	Campdown	Waterlooville	53.10 ha	No

Site Description

Campdown is located on the northern slope of Portsdown Hill as it slopes down towards Crookhorn. It is also immediately south of the South Downs Campus of Havant and South Downs College (HSDC) and adjacent to the A3(M). It is a greenfield site which is used as grazing pasture with tree and hedgerow boundaries.

Map



Suitability

This is a greenfield site adjacent to the urban area. The site has extensive archaeological remains that would constraint the amount of developable land. The entire site consists of Solent Wader and Brent Goose Strategy Primary Support Area or Secondary Support Area for the Chichester and Langstone Harbours SPA, however, appropriate mitigation appears to be feasible. An area in the south eastern end of the site lies in fluvial Flood Zones 2 and 3. This is not expected to increase in the future. There is a reasonable prospect that a suitable form of development can be achieved.

Availability

The site was most recently promoted by the landowner following the draft (Regulation 18) Local Plan consultation in 2025. Following the expiration of an option on the land, Dandara Southern Ltd are no longer actively pursuing current planning application reference APP/19/01101. However, the landowners have confirmed that they are in the process of agreeing terms with a new partner and the site is expected to come forward shortly.

Achievability

The site is likely to be achievable subject to the area at flood risk being avoided for development. Whilst there will be a need for the landowner to bring a new development partner on board, it has been demonstrated that a suitable replacement habitat can be achieved in principle. The Council's College Road Housing Sites Heritage Statement & Settings Study provides recommendations to mitigate the impact on the setting of the Scheduled Monuments. Levels within the site will also inform the design and layout of the site which may also impact on the overall viability of the scheme. Nevertheless, the location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. At this stage, it is anticipated that completions would extend beyond the end of the plan period.

Previous Planning History

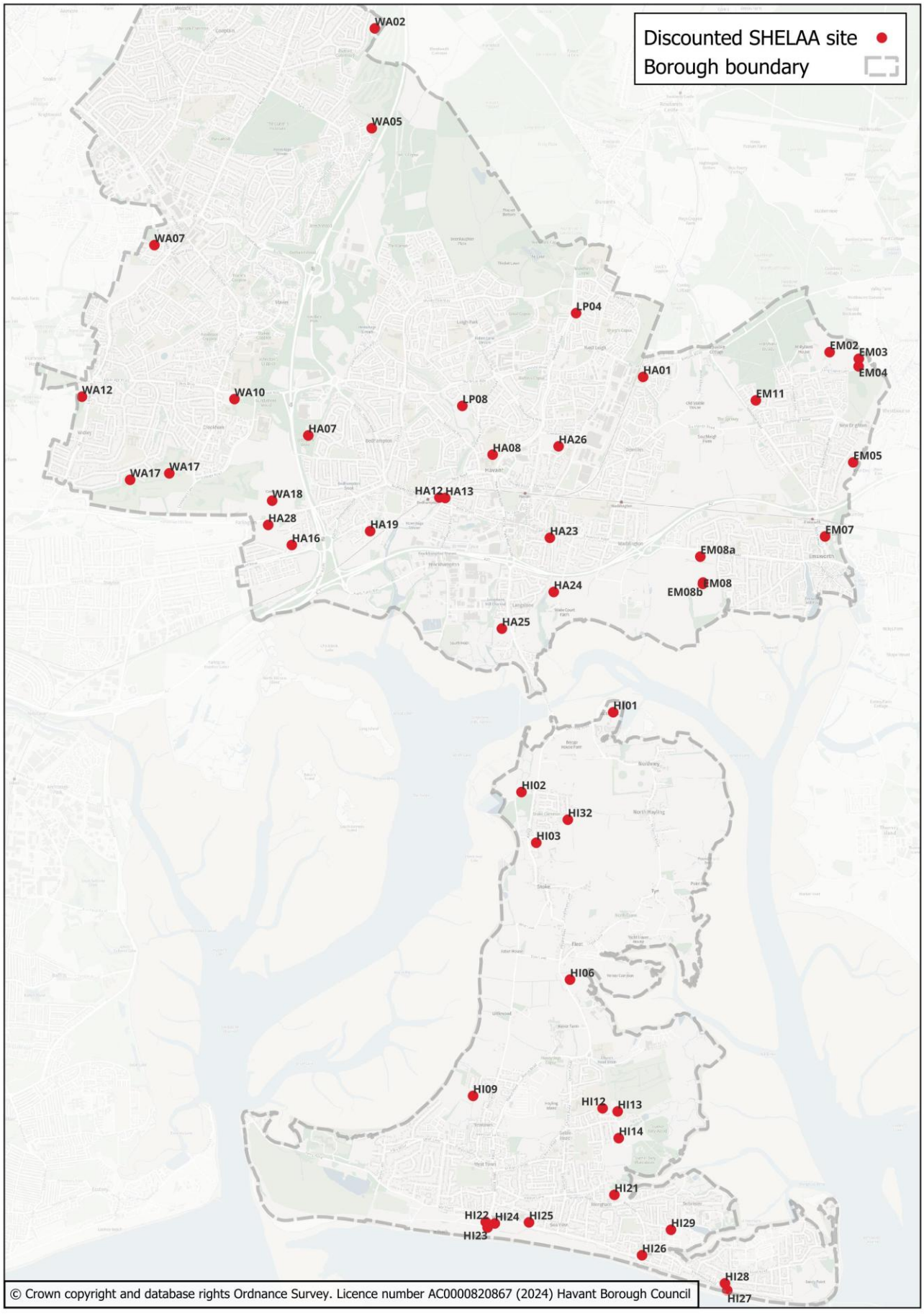
APP/19/01101 | Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery

facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure. Application Withdrawn November 2023. APP/23/00488 | Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins. Submitted June 2023.

Density	**Yield (net)**
20 dph	628 dwellings
Estimated or Proposed	Proposed

Phasing and delivery in years		
0-5	**6-10**	**11+**
	150 dwellings	478 dwellings

Appendix 5 Discounted Housing Sites



The following sites are presented separately given they are duplicates or overlap with other SHELAA sites (either developable or discounted):

Site Reference	Site Name	Site Yield	Reason for discounting
EM02	Land north of Long Copse Lane (Main site)	210	**Not available:** Following withdrawal of outline planning application reference APP/21/00893, two separate site promotions have been received under EM02a and EM02b - the latter of which identifies further fields to the northwest for development.
EM08a	Land west of Havant Road (Horse's Field) - previously known as EM39	85	**Not suitable:** This is a greenfield site adjacent to the urban area but lies within Chichester Harbour National Landscape.
EM08b	Land between the Horses Field and Nore Barn Woods - previously known as EM41	341	**Not suitable:** This is a greenfield site adjacent to the urban area but lies within Chichester Harbour National Landscape. The vast majority of the site is designated as a Site of Importance for Nature Conservation and a Secondary Support Area for Solent Waders and Brent Geese and is identified as being particularly important as used by Curlew. The southernmost field identified as a Candidate site. **Not achievable:** Whilst the site promoter has indicated that land to the south could be used for ecological enhancement, this would not be sufficient to offset the loss of the site in question. On this basis, it has not been demonstrated that suitable replacement compensatory habitat can be achieved.
TOTAL		**636**	

NOTE: Shading denotes an adjustment has been made to the site yield to meet the Council's emerging density standards, but the site promoter has indicated a lower site yield. The revised site yield does not take into account site specific constraints or local character which may justify an alternative approach to the site. It is provided for consistency with the developable sites given the Council is unable to address the scale of its housing need.

* Denotes the existing use on the site would be retained in some form. On these sites, no adjustment to the site capacity has been made to meet the Council's emerging density standards.

Site Reference	Site Name	Site Yield	Reason for discounting
EM03	Land west of Westborne	140	**Not suitable:** This is a greenfield site that is separate from the existing urban area. The northern part of the site is adjacent to ancient woodland, and the site is in close proximity to the South Downs National Park. In landscape terms, development of the site would introduce buildings to open countryside between Emsworth and Westbourne, beyond the current eastern-most extent of urban bult form and land-use on the edge of Emsworth. **Not available:** Although the site was included in a previous SHLAA it is no longer being actively promoted.
EM04	Land at Dairy Farm, Long Copse Lane	28	**Not suitable:** This is a greenfield site that is separate from the existing urban area. In landscape terms development of the site would introduce buildings to open countryside between Emsworth and Westbourne, beyond the current eastern-most extent of urban bult form and land-use on the edge of Emsworth. **Not available:** A previous planning application was withdrawn in 2022, with no recent development activity. The site is not being actively promoted.
EM05	Westwood Close	64	**Not suitable:** The site is designated as the Ems Valley Corridor Local Green Space in the made Emsworth Neighbourhood Plan.
EM07	Gas Site, Palmers Road	25	**Not suitable:** Whilst the majority of the site is not at risk of in the present day, risk is predicted to significantly increase in the future. Current and future risk zones may include functional floodplain.
EM08	South of Havant Road (EM08a and EM08b)	492	**Not suitable:** This is a greenfield site adjacent to the urban area and within Chichester Harbour National Landscape. The site is a Solent Wader and Brent Goose Strategy secondary site and particularly important as used by curlew. **Not achievable**: Whilst the site promoter has indicated that land to the south could be used for ecological enhancement, this would not be sufficient to offset the loss of the site in question. On this basis, it has not been demonstrated that suitable replacement compensatory habitat can be achieved.
EM11	Spencer Road Open Space*	15	**Not suitable:** The site comprises undeveloped land within the urban area. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
HA01	Havant Garden Centre	58	**Not available:** The site was included in a previous version of the SHLAA, but the original site promoter indicated that it is no longer has an interest.
HA07	Littlepark House	120	**Not suitable:** The majority of the site is covered by trees which constitute ancient woodland and are protected by a woodland tree preservation order. There is a small amount of previously developed land within the centre of the site which is separated from the urban area.

Site Reference	Site Name	Site Yield	Reason for discounting
HA08	Havant College Campus*	45	**Not suitable:** The site is located within the urban area, and the playing fields/pitches are currently in use. For the site to be considered suitable for development, compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved. In addition, the education facilities on site are protected by the existing community facilities policy. **Not achievable:** It has not been demonstrated that Secretary of State's consent has been granted for the loss of the land last used as a playing field. It would need to be demonstrated that any proposals would be compatible with the primary use of the site for education purposes. A sewer line running through site would also need to be avoided.
HA12	Richmond Suzuki	12	**Not suitable:** The majority of the site lies in fluvial Flood Zones 2 and 3 now and in the future.
HA13	Land north of West Street	20	**Not suitable:** The whole site lies in fluvial Flood Zone 2 and 3. This may be functional floodplain.
HA16	Portsdown Hill	51	**Not suitable:** The site is used as off-site mitigation land for protected birds associated with the One Eight Zero (APP/14/00232) development. In addition, the site is identified as a candidate Solent Wader and Brent Goose Strategy site. There would be a need to provide mitigation land for the development in addition to replacing the mitigation function that the land already provides for the one eight zero development under the Habitat Regulations. Whilst the site promoter has indicated the Wade Lane (HA24) site could be used as mitigation, it has not been demonstrated that this could provide suitable replacement compensatory habitat.
HA19	Land Southeast of Lower Road	48	**Not available:** Whilst the site was identified through a desk-top search it is not being actively promoted.
HA23	Town End House	20	**Not available:** The site is no longer being promoted for residential use.
HA24	Wade Lane	77	**Not suitable:** This is a greenfield site adjacent to the urban area within the Chichester Harbour National Landscape.
HA25	Southmere Field	70	**Not suitable:** The majority of the site is at risk of tidal flooding in the future.
HA26	Old Copse Road	12	**Not suitable:** The site comprises public open space. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated. In addition, much of the site is affected by Flood Zones 2 and 3, leaving just a small central area.
HA28	Land adjacent 47 Portsdown Hill Road	31	**Not suitable:** The site is used as off-site mitigation land for protected birds associated with the One Eight Zero (APP/14/00232) development. In addition, the site is identified as a candidate Solent Wader and Brent Goose Strategy site. There would be a need to provide mitigation land for the development in addition to replacing the mitigation function that the land already provides for the one eight zero development under the Habitat Regulations. Whilst the site promoter has indicated the Wade Lane (HA24) site could be used as

Site Reference	Site Name	Site Yield	Reason for discounting
			mitigation, it has not been demonstrated that this could provide suitable replacement compensatory habitat.
HI01	Northney Marina*	40	**Not suitable:** The site is previously developed land that is separate from the urban area. Parts of the site are currently at risk of tidal flooding, as is the access road that serves the site. In the future around half the site is at risk of tidal flooding with increasing flood risk to the access road. The edges of the site are at risk of coastal erosion. There is tidal flood risk to the single access road onto Hayling Island.
HI02	West of 207 Havant Road	40	**Not suitable:** The whole site is at risk of tidal flooding - now and in the future. There is tidal flood risk to the single access road onto Hayling Island.
HI03	Land off Victoria Road	22	**Not suitable:** The site is at risk of tidal flooding now with the risk increasing in the future. The site is part of a Solent Wader and Brent Goose Strategy Secondary Site. There is tidal flood risk to the single access road onto Hayling Island. **Not achievable:** The site promoter has not identified how a suitable replacement compensatory habitat could be achieved.
HI06	Fleet Meadows	65	**Not suitable:** The northern part of the site is at tidal flood risk with the whole site at risk of tidal flooding in the future. The site is within the Chichester Harbour National Landscape. The majority of the site is within a Solent Wader and Brent Goose Strategy Core Site. There is tidal flood risk to the single access road onto Hayling Island. **Not achievable:** The site promoter has not identified how a suitable replacement compensatory habitat could be achieved.
HI09	South of Saltmarsh Lane	60	**Not suitable:** Most of the site is at risk of tidal flooding in the future. Part of the site is a Solent Wader and Brent Goose Strategy Secondary site. There is tidal flood risk to the single access road onto Hayling Island. **Not achievable:** The site promoter has not identified how a suitable replacement compensatory habitat could be achieved.
HI12	Land at Hayling College	45	**Not suitable:** The site is undeveloped land within the urban area, and the playing fields/pitches are currently in use. For the site to be considered suitable for development compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved. There is tidal flood risk to the single access road onto Hayling Island. **Not available:** The site was included in a previous version of the SHELAA, but it is no longer being actively promoted for development.
HI13	Land north of Tournerbury Lane	65	**Not suitable:** The site is not currently at risk of flooding, however, the site access road and the southern part of the site will be at risk of tidal flooding in the future. There is tidal flood risk to the single access road onto Hayling Island.

Site Reference	Site Name	Site Yield	Reason for discounting
			Not available: The site was included in a previous version of the SHELAA, but in January 2025, the landowners confirmed that their land was no longer available for development.
HI14	Land to East of 17-29 Laburnum Grove	24	**Not suitable:** The site is not currently at risk of flooding, however, access to the site will be at risk of tidal flooding in the future. There is tidal flood risk to the single access road onto Hayling Island.
HI21	North of Selsmore Lane	47	**Not suitable:** This is a greenfield site adjacent to the urban area and the Chichester Harbour National Landscape. The whole of the site would be at risk of tidal flooding in the future. There is tidal flood risk to the single access road onto Hayling Island.
HI22	Beachlands Public Car Park & Toilets	28	**Not suitable:** The site is at risk of tidal flooding now with the risk increasing in the future. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion.
HI23	Beachlands Amusements & Cafe	32	**Not suitable:** The site is at risk of tidal flooding now with the risk increasing in the future. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion.
HI24	Funlands Amusement Park	113	**Not suitable:** The site is at risk of tidal flooding now with the risk increasing in the future. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion.
HI25	186 Sea Front	7	**Not available:** The current owner has no intention to redevelop the site.
HI26	Eastoke Corner	20	**Not suitable:** Whilst the site is undeveloped land within the urban area it forms incidental open space within the setting of the seafront street scene and the surrounding buildings. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated. The whole site is at risk of tidal flooding. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion.
HI27	Nab Car Park	35	**Not suitable:** The whole site is at risk of tidal flooding. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion.
HI28	Southwood Road Open Space	12	**Not suitable:** The whole site is at risk of tidal flooding now with the risk increasing in the future. There is tidal flood risk to the single access road onto Hayling Island. The site is in an area considered to be at risk of coastal erosion. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
HI29	Fishery Lane	16	**Not suitable:** Whilst the site is not at risk of tidal flooding now, the whole site will be at flood risk in the future. There is tidal flood risk to the single access road onto Hayling Island. In addition, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
HI32	Land at Avenue Road	22	**Not suitable:** Around half the site, closest to the built-up area, is at risk of tidal flooding in the future. Access to the site would be via Avenue Road, which is also at risk of tidal flooding in the future. There is tidal flood risk to the single access road onto Hayling Island.

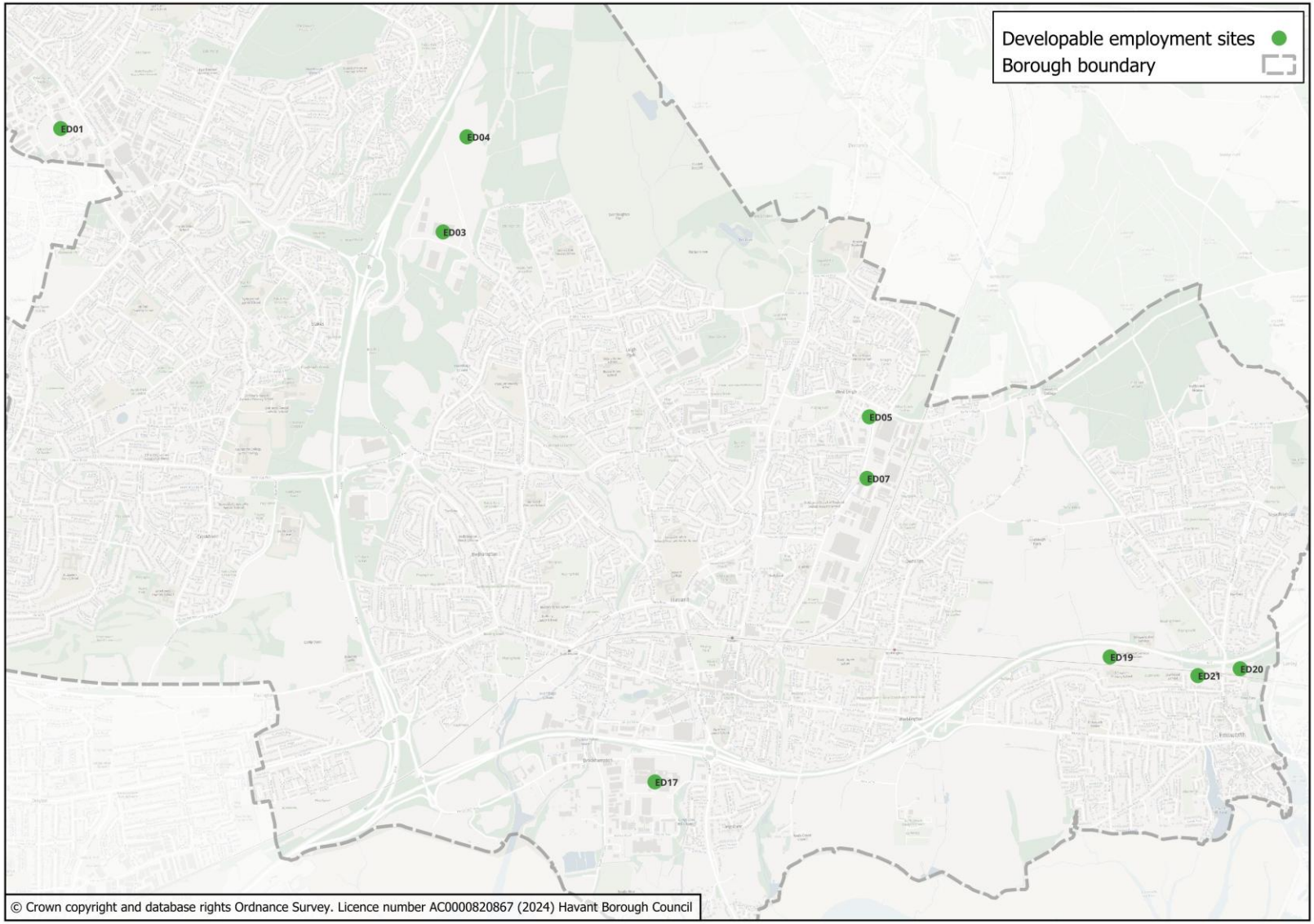
Site Reference	Site Name	Site Yield	Reason for discounting
LP04	Oakshott Drive	8	**Not suitable:** The site is undeveloped land within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
LP08	Land at Riders Lane	85	**Not suitable:** The site comprises former allotments within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, development would need to comply with the adopted open space planning policy. This has not currently been demonstrated.
WA02	Hazleton Wood	82	**Not suitable:** The trees protected by the woodland Tree Preservation Order and SINC covering the whole site mean that it is unlikely that an acceptable form of residential development could be achieved. **Not achievable:** The site promoter has not demonstrated how a suitable form of development could be achieved whilst avoiding root protection areas and providing a suitable buffer to avoid impact to the adjoining SINC. This would likely have a significant impact on the viability of the scheme. Whilst the site promoter has indicated that residential properties could be purchased to achieve access the site this has not been demonstrated, these would likely need to be purchased with ransom values.
WA05	Waterlooville Golf Club	42	**Not suitable:** Whilst the site is adjacent to the urban area and not prominent in the landscape. The site comprises part of a golf course. Development would need to comply with the adopted open space planning policy. This has not currently been demonstrated. The entire site forms part of a SINC. Noise from the A3(M) would need to be mitigated. **Not achievable:** It is not clear how access to the site would be achieved.
WA07	Forest End Garages	10	**Not suitable:** The site is previously developed land within the urban area. Whilst the site is currently allocated in the Adopted Local Plan, there are community uses on site. Development would therefore need to comply with the protection of existing community facilities policy which has not been demonstrated. In addition, the loss of garages of the site would likely result in the loss of parking provision and it would need to be demonstrated that an appropriate level of parking provision could be retained. **Not available:** The site is in multiple ownership and is not currently being promoted for comprehensive development. **Not achievable**: The reprovision of community facilities and/or parking would likely affect the capacity and viability of any development on site.
WA10	Open space north of Riverside School	48	**Not suitable:** For the site to be considered suitable for development compliance with adopted open space planning policy would need to be demonstrated, which has not currently been achieved.

Site Reference	Site Name	Site Yield	Reason for discounting
			Not achievable: It has not been demonstrated that Secretary of State's consent has been granted for the loss of the land last used as a playing field.
WA12	Land south of Purbrook Heath	91	**Not suitable:** this is a greenfield site and part of it is in use as allotments. Development would therefore need to comply with the adopted open space planning policy. This has not currently been demonstrated. The northern part of the site is at risk of flooding and other parts of the site are covered by a SINC. **Not available:** The site was included in a previous version of the SHLAA but is no longer available.
WA17	Land north of Fort Purbrook	219	**Not suitable:** This is a greenfield site, in an elevated location on Portsdown Hill. The site comprises a community golf course and its loss would need to be mitigated for the site to be considered suitable. The site lies within the setting of the Fort Purbrook Scheduled Monument which includes its "fields of fire". A Setting Study would need to be undertaken to determine the amount of space that would be needed to be left in order to respect the setting of the Scheduled Monument. **Not achievable:** It has not clear how access would be achieved. Existing properties would need to be purchased with likely ransom values. Furthermore, it has not been demonstrated that a deliverable scheme which respects the setting of the Scheduled Monument could be achieved.
WA18	Land south of Campdown	396	**Not suitable:** This is a greenfield site, in an elevated location on Portsdown Hill. The site lies within the setting of Bevis's Long Grave long barrow Scheduled Monument (SM) and other SMs within the vicinity of the site. The northern part of the site is a Solent Wader and Brent Goose Strategy primary support area and is particularly important as used by Curlew. The southern part of the site is also noted as a SWBGS Candidate site. **Not achievable:** The site promoter has not identified how a suitable replacement compensatory habitat could be achieved. Furthermore, it has not been demonstrated that a deliverable scheme which respects the setting of the Scheduled Monument could be achieved.
TOTAL		**2,990**	

NOTE: Shading denotes an adjustment has been made to the site yield to meet the Council's emerging density standards, but the site promoter has indicated a lower site yield. The revised site yield does not take into account site specific constraints or local character which may justify an alternative approach to the site. It is provided for consistency with the developable sites given the Council is unable to address the scale of its housing need.

* Denotes the existing use on the site would be retained in some form. On these sites, no adjustment to the site capacity has been made to meet the Council's emerging density standards.

Appendix 6 Economic Developable Sites



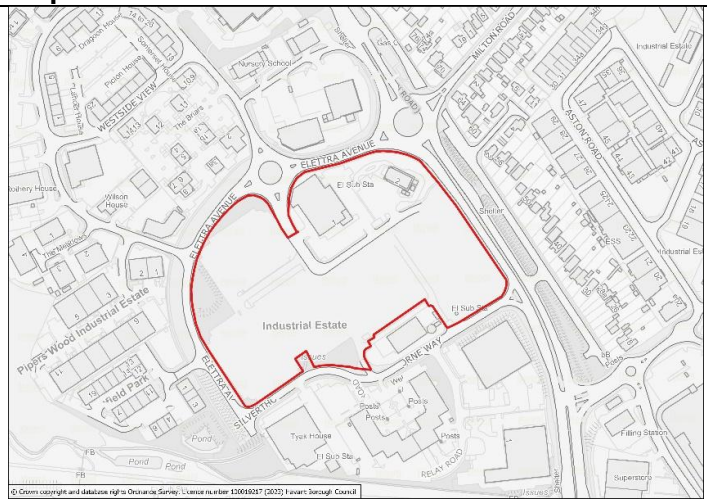
Economic Developable Sites		
Site Reference	Site Name	Borough Area
ED01	Waterloo Park Elettra Avenue, Waterlooville	Waterlooville
ED03	Dunsbury Park Phases 1 & 2	Leigh Park
ED04	Dunsbury Park Phase 3	Leigh Park
ED05	Former Colt site	Leigh Park
ED07	Gas Holder Site, Downley Road, New Lane	Leigh Park
ED17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

Site Ref	Site Address	Borough Area	Site Area	PDL
ED01	Waterloo Park, Elettra Avenue	Waterlooville	5.02 ha	Yes

Site Description

The site is bounded by Elettra Avenue, Hambledon Road and Silverthorne Way. It sits within the Brambles Farm Industrial Estate, west of Waterlooville Town Centre which is accessed via a roundabout on Elettra Avenue. The northern part of the site comprises a Lidl foodstore and McDonalds 'drive thru'. Mature trees, hedging and a grass verge line the north-west, west, south-west and eastern edges of the site. There are industrial units to the south and west with offices and industry to the north.

Map



Suitability

The site is a brownfield located within the urban area. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. An area in the south western corner of the site lies in fluvial Flood Zones 2 & 3. It is not expected to increase in the future. The site has good accessibility to the town centre, facilities and public transport. There is a reasonable prospect that a suitable form of development can be achieved.

Availability

Call for sites form was submitted in November 2022 confirming the sites availability for commercial use. Further representation for the site was submitted in July 2025 in relation to the draft (Regulation 18) Local Plan consultation in 2025 supporting the allocation of the site for commercial use within the plan.

Achievability

The site is likely to be achievable given that the current planning application has resolution to grant subject to Section 106. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability.

Previous Planning History

APP/12/00652 | Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue. Approved July 2013.

APP/15/00772 | Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping. Approved April 2016.

APP/15/00773 | Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping. Approved Oct 2015.

APP/18/01072 | Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments. Approved Oct 2021.

APP/21/00399 | Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure. Submitted April 2021. Approved October 2024.

APP/24/0077 | Outline planning application with all matters reserved apart from access for the development with Class E (light industrial, retail, café and restaurant, leisure/gym), B2, B8 and B8 trade counters. Submitted September 2024. Approved.

Potential Yield (net)	**Development Type**
12,000 sq. m	Class B1(c) / B2 / B8
Estimated or Proposed	Estimated

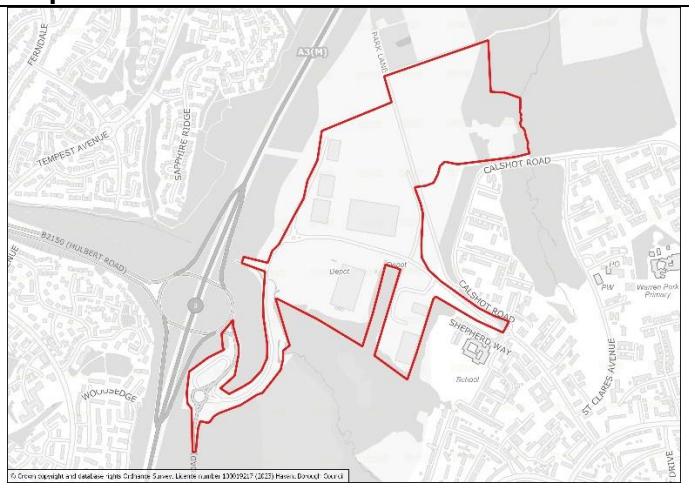
Site Ref	Site Address	Borough Area	Site Area	PDL
ED03	Dunsbury Park Phases 1 and 2	Leigh Park	32.92 ha	No

Site Description

The site is located between Leigh Park and Waterlooville, easily accessible from junction 3 of the A3(M). There is an area of woodland and agricultural fields to the south of the site, with superstores located further south on Purbrook Way. The A3(M) runs along the western edge of the site.

It is an allocated strategic employment site which was designated as a Freeport Tax Site (as part of the Solent Freeport) in December 2022. Large parts of Phase 1 now complete, with the remainder of Phase 1 and Phase 2 yet to be developed. The outline planning permission for the overall development of the site has now lapsed, and the site promoter will need to consider the most appropriate mechanism for the delivery of the remainder of the site.

Map



Suitability	Availability	Achievability
It is a greenfield site, with a SINC present, ancient woodland, and there is evidence of an enclosed Iron Age settlement and associated pit and poles which may be of regional significance. An area in the north-eastern part of the site lies in fluvial Flood Zones 2 and 3, with a small increase expected in the future. The site has previously benefited from outline consent. The potential constraints are mitigatable and there is a reasonable prospect that a suitable form of development can be achieved.	Portsmouth City Council submitted a representation in July 2025 in relation to the draft (Regulation 18) Local Plan consultation.	The site has been designated as a Freeport Tax site in December 2022 with a focus on advanced manufacturing development. It is a key employment site which will provide a centre of excellence for specialised industry and technology companies, accommodation for start up businesses and a large number of jobs in close proximity to Leigh Park. The site is attractive to both market and Freeport occupiers.

Previous Planning History

APP/12/00338 | Hybrid planning application comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works. Approved February 2014, Lapsed February 2024.
APP/15/01156 | Approval of Reserved Matters in respect to Plot 2 Phase 1 of outline application APP/15/00732 (new employment uses, hotel and access road) comprising construction of B8 warehouse and distribution building(18,037 sq m) to be constructed in 2 phases. Completed 2017.
APP/18/00224 | Approval of Reserved Matters in respect to Phase 1 Plot 3a of APP/15/00732 (new employment uses, hotel and access road) comprising construction of B2 commercial vehicle repair and maintenance facility with ancillary sales area. Completed 2019.
APP/18/00357 | Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises. Completed 2019.

APP/20/00508 | Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 sqm B2 commercial premises. Completed 2022. APP/23/00379 | Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm. Completed 2022.	
Potential Yield (net)	**Development Type**
43,369 sq. m	Class B2 / B8
Estimated or Proposed	Proposed

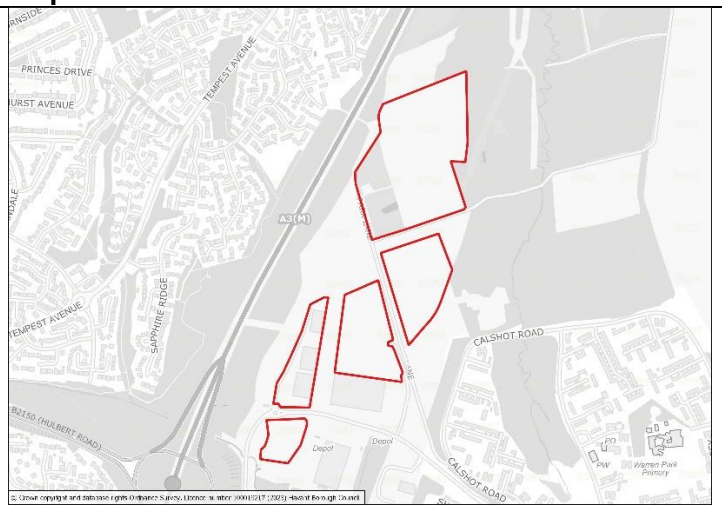
Site Ref	Site Address	Borough Area	Site Area	PDL
ED04	Dunsbury Park Phase 3	Leigh Park	17.01 ha	No

Site Description

The site is located between Leigh Park and Waterlooville, to the north of Dunsbury Park Phases 1 and 2 which is accessed from junction A3(M). There is an area of woodland immediately north of the site, with the A3(M) bounding the eastern edge of the site.

This phase of the site currently has no planning status, but forms part of the Freeport Tax Site designation (as part of the Solent Freeport).

Map



Suitability	Availability	Achievability
Though there are archaeological features on site of regional significance present on site, and open mosaic habitat but there is a reasonable prospect that a suitable form of development can be achieved.	Land owner submitted a representation in July 2025 in relation to the draft (Regulation 18) Local Plan consultation supporting its inclusion in the plan.	The site has been designated as a Freeport Tax site in December 2022 with a focus on advanced manufacturing development. It is a key employment site which will provide a centre of excellence for specialised industry and technology companies, accommodation for start up businesses and a large number of jobs in close proximity to Leigh Park. The site is attractive to both market and Freeport occupiers. Although the archaeological recording will need to secured via an appropriate worded condition and open mosaic habitat will need to be mitigated for the site is still achievable.

Previous Planning History

None.

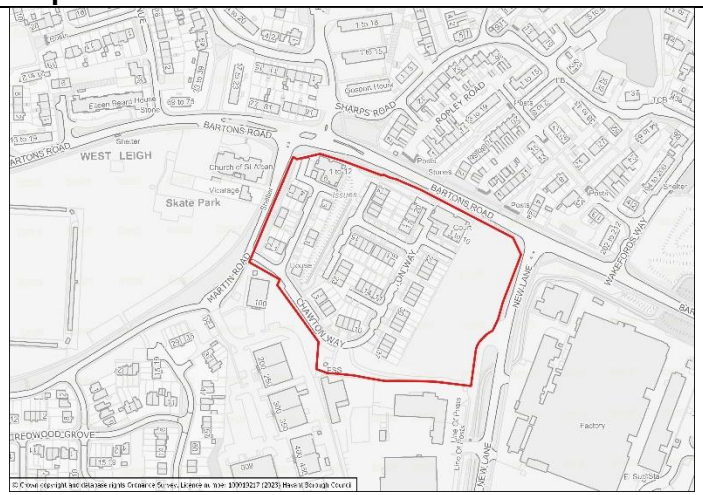
Potential Yield (net)	Development Type
13,935-17,400 sq. m	Class B2/B8
Estimated or Proposed	Proposed

Site Ref	Site Address	Borough Area	Site Area	PDL
ED05	Former Colt site	Leigh Park	3.13 ha	Yes

Site Description

This site is the former Colt International industrial premises and lies to the west of New Lane, south of Bartons Road and east of Martin Road. Until recently the tall buildings fronted New Lane including offices for the business with extensive lower industrial buildings to the rear. There is a car park area to the Martin Road frontage of the site. The site is relatively flat within the area of the buildings and car park, however, there is a drop in levels between the western car park and the former site of the buildings and from Bartons Road to the site. This is a cleared brownfield site located to the north of New Lane at the junction with Bartons Road.

Map



Suitability	Availability	Achievability
The site has planning permission for employment floorspace. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. There is a reasonable prospect that a suitable form of development can be achieved.	The site is currently owned by Homes England and confirmed in November 2025 that it is still available.	Although the site is small, there would be strong viable demand for a site in this location for industrial use. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability.

Previous Planning History

APP/18/00244 - Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).

Potential Yield (net)	Development Type
2,860 sq m of employment floorspace	Class B2/B8
Estimated or Proposed	Proposed

Site Ref	Site Address	Borough Area	Site Area	PDL
ED07	Gas Holder Site, Downley Road, New Lane	Leigh Park	0.9ha	Yes

Site Description	Map
The site is brownfield site within existing industrial units and estates. To the East of the site is Downley Road and to the West is New Lane. The site has access via both roads. There are trees surrounding the site.	

Suitability	Availability	Achievability
The site is previously developed land within the urban area. It is within an established industrial unit/estate. The site may contain Open Mosaic Habitat, a High Distinctiveness habitat under Biodiversity Net Gain. There is a secondary aquifer, source protection zone 1c and radon class 4 area present on site. There is reasonable prospect that site constraints can be mitigated and there is reasonable prospect that development can be achieved.	The site has recently changed ownership but it is not known whether the site is still available since the ownership change has occurred.	Although there are likely abnormal costs with a viable economic solution such as funding to support site remediation. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability.

Previous Planning History
None relevant.

Potential Density and Yield (net)	Development Type
3,760 sq m	B2/B8
Estimated or Proposed	Estimated

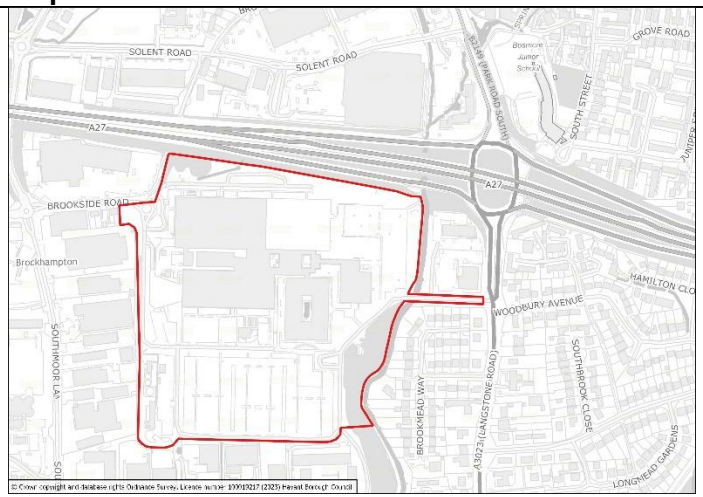
Site Ref	Site Address	Borough Area	Site Area	PDL
ED17	Langstone Park	Havant	15.83 ha	Y

Site Description

Langstone Park is located to the south of the A27 dual carriageway, to the west of the A3023 Langstone Road and to the East of Brookside Road and the Southmoor Lane Industrial Estate. The site is accessed from Langstone Road to the east and Brookside Road to the west.

The site has a 'campus' appearance originally forming an IBM business park with extensive buildings developed in the 1970's with substantial footprints, and comprise a mix of age and quality of units. The buildings are surrounded by extensive car parking and landscaping.

Map



Suitability	Availability	Achievability
Brownfield site, adjacent to the A27. The vast majority of the site is not considered to be at risk of fluvial flooding, with only a negligible part shown to be in Flood Zone 2. However, significant areas of the site are at risk in the future once climate change is taken into account. The risk is likely to be both tidally and fluvially influenced. Current and future fluvial risk zones may include functional floodplain. The site has good accessibility to the Town Centre services, facilities and public transport. There is potential landfill on site. There is reasonable prospect that site constraints can be mitigated and there is reasonable prospect that development can be achieved.	Call for sites was submitted for the site in November 2022. The site's inclusion within the Draft Local plan was also supported in a submitted representation by the owners in July 2025 in relation to the draft (Regulation 18) Local Plan consultation.	The site is likely to be achievable, subject to the area at flood risk being avoided for development. There are likely costs with a viable economic solution such as funding for any mitigation or remediation. There is a reasonable prospect the site will come forward.

Previous Planning History

APP/22/00172 | Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)). Granted December 2023.

APP/24/00274 | Submission of reserved matters (appearance, landscaping, layout and scale) for Phase 2 only (excluding phases 2a and 2b) pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. Registered April 2024. Approved December 2024. APP/25/00596 | APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR PHASE 2A AND 2B PURSUANT TO OUTLINE PLANNING PERMISSION (REF: APP/22/00172). Submitted July 2025. Pending Decision

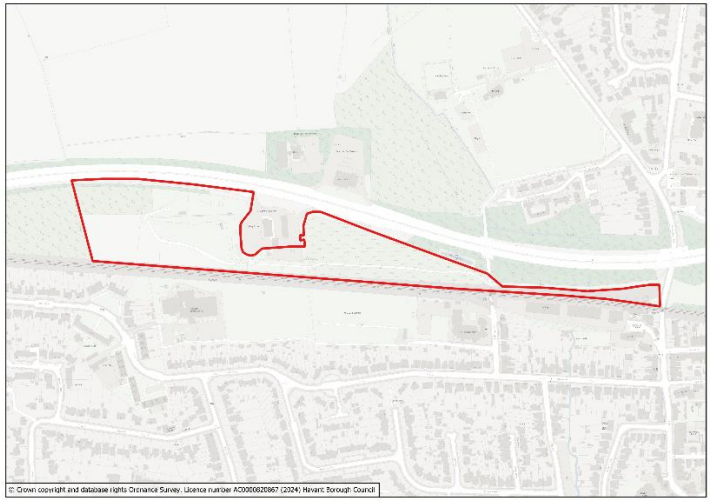
Potential Yield (net)	**Development Type**
49,000 sq. m	Class E(g)/B2/B8
Estimated or Proposed	Estimated

Site Ref	Site Address	Borough Area	Site Area	PDL
ED19	Interbridges West	Emsworth	5.34 ha	No

Site Description

The site is bounded almost entirely by the A27 which curves gently around the northern boundary of the site, excluding a petrol filling station. The Havant to Brighton and London Victoria Railway line runs in a straight line along the southern boundary. The site is greenfield, and has been previously promoted as part of the Southleigh Strategic site.

Map



Suitability	Availability	Achievability
The greenfield site is situated within a mineral and safeguarding area. There is reasonable prospect that site constraints can be mitigated and there is reasonable prospect that development can be achieved.	Representation for the site was submitted in July 2025 in relation to the draft (Regulation 18) Local Plan consultation in 2025 supporting the allocation of the site.	Although its elongated shape and compromised access may deter some occupiers, the site is likely to come forward for development during the plan period. There is reasonable prospect the site will come forward.

Previous Planning History

06/57199/004 | Outline application for the construction of a petrol filling station, restaurant, 80 bed hotel with access and egress from the A27 and mixed industrial use for the remainder of the site with access from New Brighton Road.

Potential Yield	Development Type
2,200 sq m	Roadside services/B8
Estimated or Proposed	Estimated

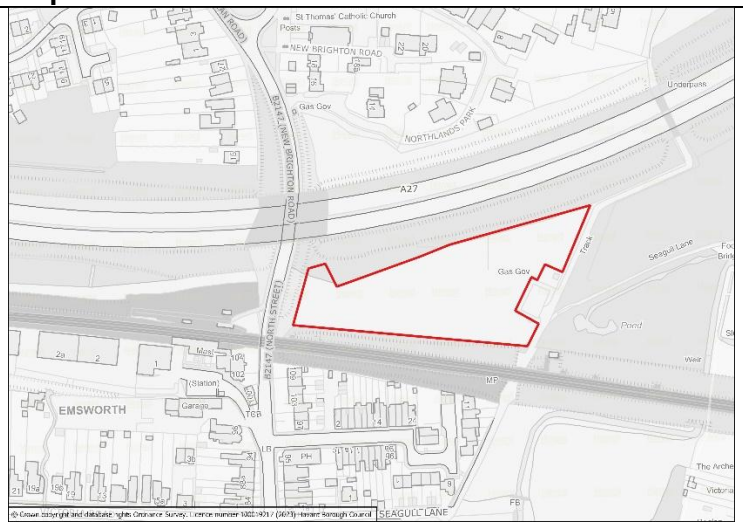
Site Ref	Site Address	Borough Area	Site Area	PDL
ED20	Interbridges East, New Brighton Road	Emsworth	0.78 ha	N

Site Description

The site is located on the east side of New Brighton Road, north of the main coast railway line and south of the A27(M). Access to the site, is off New Brighton Road between the existing bridges. The site has historically been used as a paddock for the grazing of horses.

A public footpath runs along the eastern side of the site comprising an unmade track going from Seagull Lane, under the A27 and on to north Emsworth. The site is well screened to the north and south by trees and is on a lower level than the A27 and railway line.

Map



Suitability	Availability	Achievability
A greenfield site, the eastern part of the site lies in Flood Zone 2. Additional areas are considered to be at risk in the future once climate change is taken into account. Current and future risk may include functional floodplain. It is within a mineral safeguarding area. There is reasonable prospect that site constraints can be mitigated and there is reasonable prospect that development can be achieved.	The site has a current live planning application.	The site is likely to be achievable, subject to the area at flood risk being avoided for development. There are access issues due to a height restriction on the nearby railway bridge. The site though is expected to come forward given local demand.

Previous Planning History

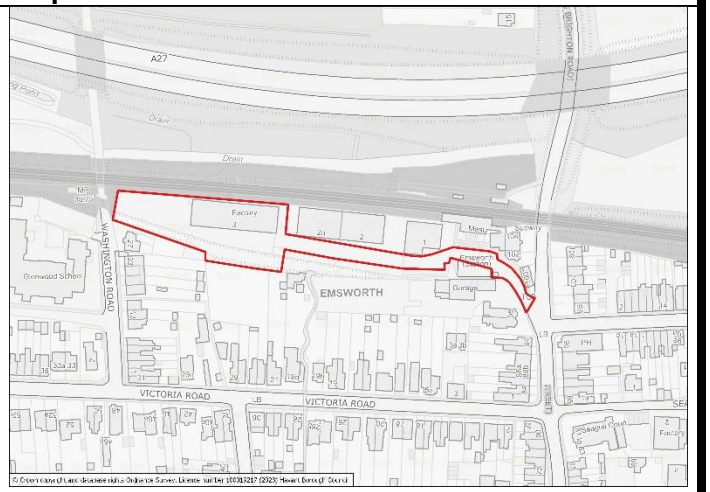
APP/16/00295 | Veterinary practice, 4No. business units, parking and open storage yards. Approved May 2017.

APP/24/01010 | Proposed employment development, with associated access, parking, yards and landscaping Classes B2 (General Industry), B8 (storage & distribution) and Class Ec-g. Submitted December 2024. Pending Decision

Potential Density and Yield (net)	Development Type
2,300 sq. m	Class B2/B8

Estimated or Proposed	Estimated

Site Ref	Site Address	Borough Area	Site Area	PDL
ED21	Unit 3, Station Approach, North Street	Emsworth	0.41 ha	Yes

Site Description	Map
This a brownfield site occupied by a warehouse and a parking area located on the north side of Station Approach. It lies on the south side of the railway and north of residential properties to the south.	

Suitability	Availability	Achievability
The site is previously developed land within the urban area.	Yes – the site has planning permission for a construction of a new two-storey warehouse.	Yes – the site is expected to come forward given local demand.

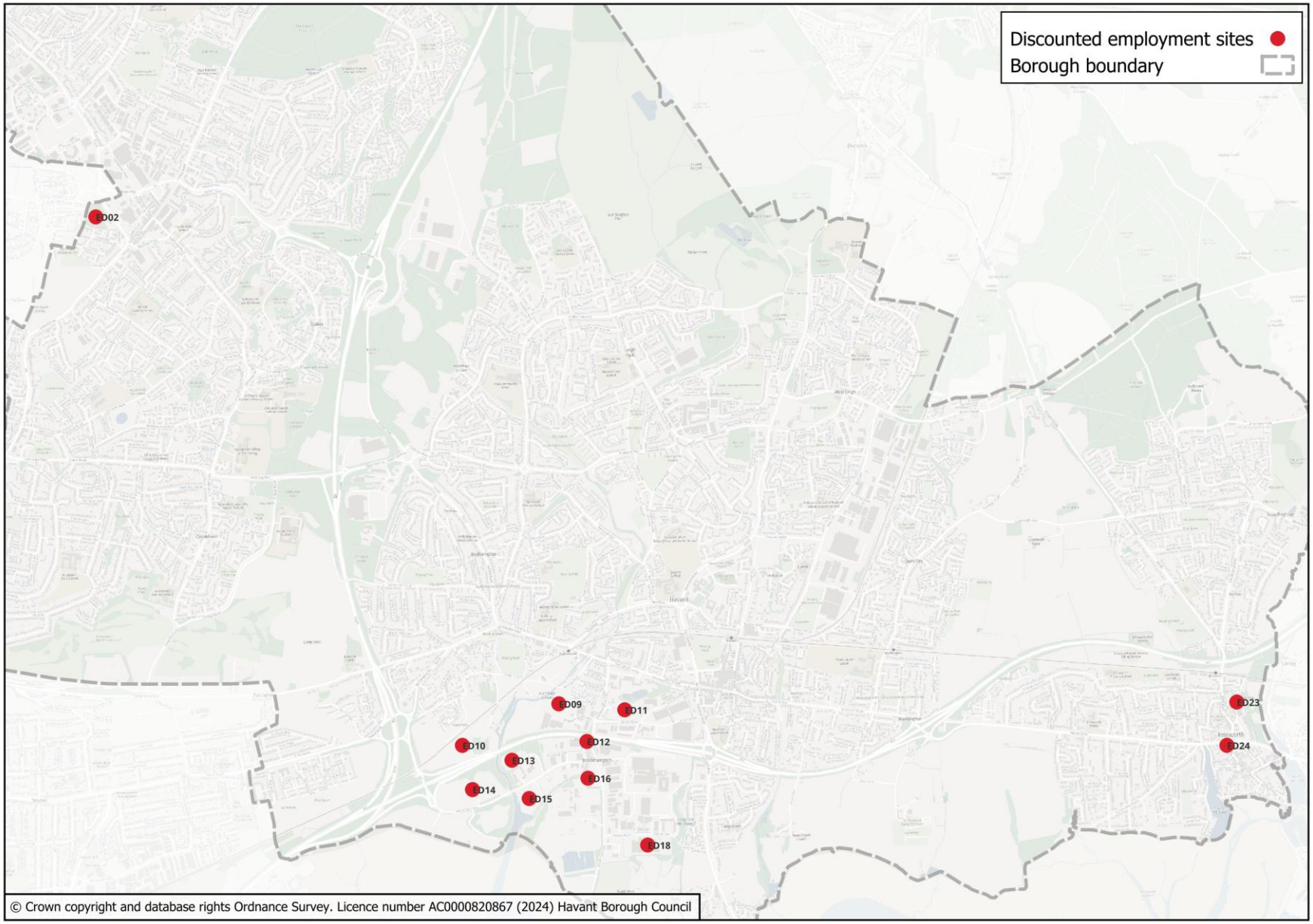
Previous Planning History

APP/21/01370 | Proposed demolition of existing single storey warehouse and replacement with a new two-storey warehouse.

PP/20/00529 | Single storey extension as a continuation from the existing warehouse with the addition of a single storey link building between the two, new parking platform near the entrance to building.

Potential Yield (net)	Development Type
620sq m	B8
Estimated or Proposed	Proposed

Appendix 7 Economic Discounted Sites



Economic Discounted Sites		
Site Reference	Site Name	Reason for discounting
ED02	Blue Star	**Not available:** There is no reasonable prospect of a development coming forward for a commercial use in the Adopted Local Plan.
ED09	Kingscroft Farm	**Not available:** There is no reasonable prospect of an application coming forward for its allocated employment use in the Adopted Local Plan.
ED10	Land north of the A27	**Not suitable:** This is a landlocked site with no access to the adopted highway and there is no viable access solution. If a viable access solution could be provided, development would need to avoid the areas of flood risk on the site now and in the future. **Not available:** whilst the site was originally promoted for storage and distribution uses in 2022, the site promoter has subsequently confirmed they wish to use it for environmental mitigation purposes. **Not achievable:** Access would need to be achieved via a roundabout arm from the Teardrop roundabout over the A27 which would make employment development unviable.
ED11	North of Solent Road	**Not suitable:** The vast majority of the site lies in the fluvial floodplain. The remainder of the site may be sensitive to increases in water levels, including through climate change. Risk cannot be avoided on this site.
ED12	BM Scaffolding, Brockhampton Road	**Not suitable: T**he whole site is at risk of flooding now and in the future. **Not available:** A previous planning permission granted in January 2021 for replacement buildings has now lapsed. The site is not being actively promoted.
ED13	Land north of the Regional Business Centre	**Not available:** The site is currently occupied used by a contractor for the storage of building materials. There is no willing landowner to bring the site forward for employment development.
ED14	Brockhampton West	**Not available:** The site has been acquired by Southern Water for a wastewater recycling plant which will be subject to a Development Consent Order application in 2025.
ED15	Bedhampton Wharf	**Not suitable:** The site is a safeguarded aggregates wharf in the Hampshire Minerals and Waste Plan. The release of this site for employment purposes would be contrary to the safeguarding policy.
ED16	Lorry Park, Harts Farm Way	**Not available:** Whilst the site is within the ownership of Havant Borough Council, the site is leased for lorry park / open storage by a new occupier. As such the site will come forward for employment development in the short to medium term.
ED18	SSE site, Penner Road	**Not available:** Part of the site may be released to the open market however, this would be a long term proposition and does not provide a realistic source of employment supply for the plan period in the short to medium term.
ED23	Gas site, Palmers Road	**Not suitable:** Whilst the majority of the site is not at risk of in the present day, risk is predicted to significantly increase in the future. Current and future risk zones may include functional floodplain. **Not achievable:** It would not be possible for development to avoid the area at flood risk given this affects most of the site.
ED24	6 North Street House	**Not available:** The earlier permission for the conversion of the building to offices has been superseded by a permission to convert the building to a hotel.

Appendix 8 Sites falling below the study threshold

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

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

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

Site ref	Site Name	Site area
ED08	36 New Lane, Havant	2.43
ED06	8 Downley Road, Havant	1.7
ED22	2, 2A, 4 & 6 Seagull Lane, Emsworth	0.27
ED24	Furniss Business Centre, Hayling Island	0.4



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