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# Strategic Housing Land Availability Assessment (SHLAA)

## 13<sup>th</sup> Edition

January 2021



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Purpose of this paper	The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan.
Objectives	<ul style="list-style-type: none"><li>▪ Provide an assessment of land within the borough with potential for housing development</li><li>▪ Assess sites for their housing potential and consider when they are likely to be developed</li><li>▪ Provide an integral part of the evidence base to inform the Local Plan</li></ul>

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# 1. Introduction

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

## 2. Methodology

### Assessment Area and Site Size

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

### Wider Involvement

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

### Housing need

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

## Desktop Review of Existing Information

### Development Opportunities and Sources of Information

- 2.7 The original methodology of the SHLAA and subsequent updates since 2007 have considered sites in accordance with the SHLAA Practice Guidance (Communities and Local Government 2007) and

the subsequent Housing and Economic Land Availability Assessment in the Planning Practice Guidance (PPG).

2.8 The following sources of sites with housing potential were identified in the assessment:

**Sites in the planning process:**

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

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

- Vacant and derelict land and buildings.
- Surplus public-sector land and land in the local authority's ownership.
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development; this included accommodation above shops.
- Additional housing opportunities in established residential areas, such as under-used garage blocks; this included Portsmouth City Council owned garage/parking courts.
- Large scale redevelopment and redesign of existing residential areas.
- Urban extensions – heavily relied upon.
- Sub-division of existing homes.
- Empty homes; found to be a small element of potential supply with questionable availability.

## Call for Sites

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

# 3. Site Assessment

## Methodology

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

## Deliverable and/or Developable

- 3.5 The SHLAA provides an assessment of whether sites are deliverable and developable based on the availability of the site and whether development is likely to be achievable.
- 3.6 To be considered **deliverable** a site should be *“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
  - a) Sites that do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) Sites with outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or identified on a brownfield register*

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<sup>1</sup> <http://www.havant.gov.uk/localplan/evidence-base>

*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.’ (NPPF 2019, Annex 2).*

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

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<sup>2</sup> <http://www.havant.gov.uk/localplan/evidence-base>



## **Physical Constraints**

### **Access**

Land-locked sites where no access can be gained were discounted on the basis that they were unsuitable.

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

### **Infrastructure**

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

### **Ground Conditions**

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

### **Flood Risk**

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

### **Hazardous Risks**

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

### **Pollution or Contamination**

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

<b>Potential Impacts</b>
<p><b>Landscape Impacts (wider Landscape)</b></p> <p>An Area of Outstanding Natural Beauty (AONB) is a national landscape designation identified in the NPPF as an area where development should be restricted. Whilst a site located in an AONB is not automatically discounted for development; the primary purpose of an AONB designation, to conserve and enhance nature beauty, should not be undermined.</p>
<p><b>Landscape Impacts (features such as Tree Preservation Orders)</b></p> <p>The presence of Tree Preservation Orders (TPOs) on a site does not necessarily mean a site would be discounted. Small clusters and individual TPOs can often have development successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On some occasions the loss a small number of TPO trees could be considered if it would facilitate an otherwise good scheme (such as to provide access to a sizeable housing site). This would normally be a last resort and compensatory planting would normally be requested. A site is unlikely to be discounted unless there is significant TPO coverage.</p> <p>Ancient Woodland is defined as an area that has been wooded continuously since at least 1600AD. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland.</p>
<p><b>Nature Conservation Designations</b></p> <p>There are many nature conservation designations of varying degrees. Nationally or internationally designated sites are unlikely to be suitable for development, but an adjacent designation can also act as a constraint that needs to be considered. The relationship of the proposal with the protected area will need to be considered as well as the impact of potential users of the development.</p> <p>Sites identified as important sites for Brent Geese and/or waders will not be considered suitable, unless there is significant evidence to justify otherwise. These sites may need to be subject to further surveys to confirm the importance of the site for these species.</p>
<p><b>Heritage Conservation</b></p> <p>Sites situated within Archaeology Zones were not discounted on the basis that each site would need to be assessed in terms of their archaeological value and potential impact. Where appropriate the view of the Council's Archaeologist could be sought. This issue could affect the viability or timing of delivery of a site.</p> <p>A conservation area is a potential impact. It can decrease the potential yield of a site due to the need to consider the impact on the conservation area. This will be addressed on a site by site basis as relevant and explained in the individual site assessments.</p> <p>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.</p> <p>The presence of a listed building does not prevent development. However, the setting of the listed building will need to be carefully considered and it may decrease the potential yield of a site as a result. This will be addressed on a site by site basis as relevant and explained in the individual site assessments.</p>
<p><b>Agricultural Land</b></p> <p>The NPPF requires Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land in the NPPF (Paragraph 120).</p>
<b>Other Considerations</b>
<p><b>Appropriateness and Market Value</b></p> <p>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.</p>

<p><b>Contribution to regeneration priority areas</b></p> <p>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.</p>
<p><b>Environmental/amenity impacts (new occupants and existing neighbours)</b></p> <p>In most instances this consideration can be satisfactorily overcome through the detailed planning application stage. However, should a significant potential amenity impact be identified then it may be appropriate to adjust the developable area or yield of a site. Should this arise then it will be explained on the relevant individual site assessment.</p>
<p><b>Other Local Constraints/Considerations</b></p>
<p><b>Utilities</b></p> <p>The presence of underground utilities such as high-pressure gas mains often require easements either side in which development is unlikely to be appropriate. This can vary, and further information can be sought from the relevant utility infrastructure provider. The costs for moving/altering utilities could be significant. The council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account this factor for it to be considered a suitable and developable site</p>
<p><b>Mineral Safeguarding</b></p> <p>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.</p>
<p><b>Settlement area boundaries</b></p> <p>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.</p>

*Table 3: Constraints*

## Suitable Sites for Further Assessment

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

## Sites Falling Below Study Threshold

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

## Discounted Sites

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

## 4. Site Tables

### Potential Developable Housing Sites Suitable for Further Assessment

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

It is important to note that any site identified within the SHLAA, along with any potential site yield, is made through a high-level analysis only and does not confirm the suitability of the site for development. The suitability of the site for development is made through the Sustainability Analysis process. Information on the site allocation process can be found in the Council's Allocation Methodology<sup>1</sup>

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
<b>Emsworth</b>											
EM2	Gas Site, Palmer's Road	0.48ha	25	55dph		✓		✓	Gas storage facility	Remediation measures necessary, flood risk along eastern boundary (Zone 2), adjacent to SINC, LNR and District Centre.	
EM3	Fowley Cottage	1.1ha	20	40dph on reduced net developable area.		✓		✓	Residential curtilage	Adjacent to AONB, SPA, SINC, SAC, RAMSAR site. Flood risk on lower part of site (Zones 2 and 3) <sup>5</sup>	A scheme that would preserve and enhance the AONB could be achieved. Net developable area reduced for SFRA and AONB reasons.

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
EM4	Land at Selangor Avenue	6.1ha	147	Planning permission (APP/16/00774)	✓	✓		✓	Livestock grazing for part of year	Gas pipeline runs through the site, adjacent to the A27 Grade 2 agricultural land, hydrologically linked to Chichester Harbour SSSI.	Planning permission (APP/16/00774)
EM41	Land west of Horndean Road, Emsworth	5.24ha	125	planning permission (APP/14/00547)				✓	Agriculture land	Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (Zone 3) in southern corner, uncertain for Brent Geese & Waders but no use when surveyed 2012-2014, Westbrook River runs along western boundary and is culverted through the northern section of the site, adjacent to BAP priority habitat (Ems River), hydrologically linked to Chichester Harbour SSSI.	Site now under construction
EM6	Land west of Coldharbour Farm	1.9ha	70	40dph		✓	✓	✓	Fields adjacent to recreation ground	Would require access through adjacent SINC (but ecology merit can be unaffected by likely development), flood zone affecting eastern side of site (Flood Zone 3), moderate potential for archaeological deposits, adjacent to River Ems BAP priority habitat, hydrologically linked to the Chichester SSSI, overlies Mineral Safeguarding Area (MSA), adjacent to A27.	Site area reduced for access road requirements
EM7	Land north of Long Copse Lane	16.9ha	260	Substantive pre-application work and site constraints		✓		✓	Open fields, residential curtilage	Suitability of access along Long Copse Lane and northern portion of Hollybank Lane, adjacent to BAP action areas.	Access issues can be potentially overcome through highway improvements which are likely to be achievable if sites come forward comprehensively.
EM8	Land rear of 15-27 Horndean Road	0.931ha	0 (16)	40dph		✓			Semi improved grassland	Whole site is a SINC.	Unlikely to be suitable for housing due to SINC Designation
EM9	Land east of 54 Long Copse Lane	0.435ha	20	40dph		✓			Grassland	Site is a SINC, close proximity to Bechstein's bat roost, noise and air quality considerations.	The site is designated SINC and due to the characteristics of the surrounding area the site may

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
											not be considered sustainable
EM10	Land west of Westbourne	3.975	140	40dph		✓			Paddocks and grassland	Proximity to South Downs National Park, close proximity to a Bechsteins bat roost. Access issues, noise and air quality considerations.	Potential access issues and proximity to adjoining settlements
STR1	Land between Denvilles and Emsworth	See below under Havant and Bedhampton (site overlaps both Havant and Emsworth boundaries)									
Havant and Bedhampton											
Perm	44-54 West Street	1.23ha	0(14)	Planning permission (APP/10/00992)	✓	✓	✓	✓	Previous town centre uses. Site presently cleared		Allocated through the Havant town centre area of search
HB4	9 East Street	0.05ha	11	Planning permission (APP/14/00576)	✓	✓	✓	✓	Town centre use		
HB1	Wessex Site	0.33ha	41	Planning permission (APP/15/01425)	✓	✓	✓	✓	Commercial	Potential ground quality issues from previous use, proximity to railway (noise/vibration)	
HB2	Portsmouth Water Headquarters	2.8ha	120	Based on approximately 40dph		✓		✓	Head Office for Portsmouth Water Company. Attractive lake and landscaped area (to be safeguarded associated with water provision)	Conservation Area, TPOs, (1 grey heron seen in 12 surveys visits 2012-2015), listed building and buildings of local interest, moderate potential for archaeological deposits, potential ground quality issues	
HB3	Land at Palk Road	0.4ha	20	40dph.		✓		✓	Some storage/ unused	Underground pipes that may affect final yield, proximity to railway (noise/vibration), low/moderate potential for archaeological deposits, overlays aquifer. Currently needed for open storage use but long term use for housing not ruled out.	Site has planning permission (APP/15/00447) for change of use to open storage B8 use, the addition of two portacabins and associated hard standing.

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
HB70	Land at former Oak Park School	1.93ha	99	Planning permission (APP/15/00303) granted 18/12/15. Dwelling numbers for flats elements of scheme only.	✓	✓	✓		Part of former Oak Park School (remainder of site for health centre)	TPOs, Flood Zones 2 and 3 on part of site, low/moderate potential for archaeological deposits, easement through northern part of site.	Planning permission commenced for health and wellbeing campus, comprising 80-bed nursing home, 51 affordable extra care flats and 48 affordable and market supported living flats.
HB5	Land south of Bartons Road	7.2ha	175	Outline planning permission (APP/15/01435)	✓	✓	✓	✓	Open fields	TPOs, overlies the Mineral Safeguarding Area, Grade 3 agricultural land, listed building adjacent.	
HB6a	Littlepark House	Approx 1.2ha	50	40dph		✓		✓	Majority of site wooded. Existing buildings consist of two dwellings, timber yard and small printing factory	SINC, TPOs. Only the area currently containing buildings considered suitable for redevelopment.	The nature of site in a more isolated, wooded setting could suit a specialist residential institution. Included in Local Plan Housing Statement.
HB7	Land South of Lower Road	3.8ha	50	Substantive pre-application work and site constraints	✓	✓		✓	Open fields	Aquifer Protection Zone, Brent Geese and Waders, however, Havant Winter Birds Survey 2012-2015 shows no sightings.	Planning permission reference (APP/19/00427) refused
(perm)	Eastleigh House	0.81ha	12	Planning permission (APP/15/01103)	✓	✓	✓		Residential dwelling (listed) and garden	TPOs, listed building, Havant BAP action area, Mineral Safeguarding Area (MSA), moderate potential for archaeological deposits	Under construction
HB8	Havant Garden Centre	2.4ha	85	40dph		✓		✓	Garden centre with associated building and hardstanding	Listed building (Grade II barn), proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits	
HB9	Southleigh Park House	3.2ha	90	Based on permitted application APP/17/00863	✓	✓		✓	Office, research and development, light industry	Grade II listed buildings on site. Majority of site in MSA. TPOs on site. Initial bat survey shows interest.	

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
HB10	Forty Acres	23.1ha	320	Planning Permission (APP/18/00450)	✓	✓		✓	Agricultural	Southern part of the site in Flood Zones 2&3. Gas pipeline runs through north east corner of site. The eastern part of the site is identified as a Secondary Support Area and the western part of the site as a Low Use Site for Solent Waders and Brent Geese. Eastern part of site in Aquifer Protection area. Part of the southernmost building is identified as being of local interest.	
HB11	Land east of Castle Avenue	9.5ha	260	Known constraints and safeguarding area for potential new junction	✓	✓		✓	Grazing land	The site is identified as a low use site for Brent Geese and Waders. Within MSA. Need to safeguard land for the upgrade of the A27 junction at Warblington to support delivery of Southleigh.	Combines two separate site submissions. Planning application APP/18/01033 for 69 dwellings on part of the site
HB12	Helmsley House	2.2ha	15	Known constraints		✓		✓	Large dwelling and its curtilage containing grassland and mature trees.	Mineral safeguarding area, Bechstein's bat area of search, existing house is a potential heritage asset	
HB13	Camp Field, Bartons Road	2.6ha	90	40dph		✓		✓	Arable farmland with boundary hedgerows and mature trees.	Potential for common reptiles, Bechstein's bat area of search	Potential for larger site including land outside of the borough boundary.
HB14	Havant and South Downs College (Havant Campus)	6.1ha	65	Pre-application discussions		✓		✓	Currently part of campus including sports pitches	Potential loss of sports pitches	Some potential for some housing pending detailed assessment
HB16	Land east of Manor Farm Close	10.2ha	0 – 360	Assessment of site for housing and to form part of larger settlement		✓		✓	Farmland	Medium/low capacity for landscape change, Bechstein's bat area of search, mineral safeguarding area, Groundwater source protection zone 1c	Some potential for housing but most suitable as part of Southleigh Strategic Site
TC1	Havant Town Centre	39.37ha	750	Council appraisal		✓		✓	Various town centre uses	Site assembly issues	Includes any site submission within town centre area of search
<b>Strategic Site: Land between Denvilles and Emsworth</b>											



Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
STR1	Land between Denvilles and Emsworth	152ha	2100	Masterplanning document		✓		✓	Mostly agricultural	Much of the area within MSA. TPOs. Some high grade agricultural land. Site adjacent to SINC in south-east and north-east corner. The delivery of the site is reliant on a comprehensive masterplanned scheme addressing key infrastructure needs.	Substantial community involvement undertaken to inform masterplanning process
<b>Hayling Island</b>											
HY1	Land rear of 13-21 Mengham Road	0.07	7	Planning permission (APP/14/00043)		✓	✓	✓	Carpark		Some potential for permission to lapse. Not considered deliverable at this time
HY12	Yacht Haven, Copse Lane	6.4ha	6	Planning permission (APP/13/00317)	✓	✓	✓		Former Boatyard		Development commenced
HY14	36, 38, & 40 & 1 West Lane Station Road		15	Planning permission (APP/16/00060)	✓	✓	✓		Salesroom and workshop		Development commenced
HY74	117 Elm Grove		33	Planning permission (APP/16/00568)	✓	✓	✓		Public house, parking and garden		Development commenced
HY2	Pullingers, Elm Grove	0.4ha	15	40dph	✓	✓		✓	Storage	Site assembly, access	
HY16	The NAB Car Park, Southwood Road	0.27ha	30	Appraisal work undertaken in the Council's Hayling Island analysis and feasibility paper		✓		✓	Carpark	Substantial flooding issues both now and in the future, regeneration potential	Council owned land – Part of Regeneration strategy
HY18	Eastoke Corner	2.9ha	20	Appraisal work undertaken in the Council's Hayling Island		✓		✓	Underused public space	Gas regulator on site	Council owned land – Part of Regeneration strategy

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
				analysis and feasibility paper							
HY17	Beachlands, Hayling Island (part)	2.4ha	100	Appraisal work undertaken in the Council's Hayling Island analysis and feasibility paper		✓		✓	Funfair, car parks, arcades	Site assembly, adjacent to nature designations and wastewater pumping station. Flood risk (majority of the site falls within the 2115 climate change flood risk Tidal Flood Zones 2 and 3 layers), tourism impacts, adjacent to SSSI, moderate potential for archaeological deposits.	Council owned land makes up part of site – Part of Regeneration strategy
HY15	41 Station Road	0.22ha	15	Permission 08/66979/007		✓			Residential		Under construction after material operation to keep permission extent
HY75	Station Road (east of Furniss Way)	2.4ha	3	Planning permission (APP/15/00919)	✓	✓	✓		Open fields, some business use/residential closer to Station Road	S106 includes maintenance of boundaries in respect of Brent Goose land in mitigation to avoid recreation access from Hayling Billy Trail and S106 with outline permission on application APP/13/00639 includes Brent Goose Mitigation Strategy with mitigation land to north (parcel H34D) for Brent Geese.	Planning permission (APP/15/00919) under construction
HY3	Manor Nurseries	0.4ha	15	40dph		✓		✓	Residential and plant nursery	Radon Class 2 area, noise consideration due to proximity of road	
HY4	Land north of Sinah Lane	12.8ha	195	Submitted planning application (APP/18/00724)		✓		✓	Arable field with boundary hedgerows	Medium/low capacity for landscape change, potential for common reptiles, primary support area for solent waders and Brent Geese, Grade 3a agricultural land	
HY5	Land north of Tournbury Lane	1.5ha	55	40dph		✓		✓	Carpark and agricultural grassland	Medium/low capacity for landscape change, secondary support area for solent waders and Brent Geese	
HY6	Northney Marina	5.1ha	40	Known constraints and pre-application		✓		✓	Marina uses	Access in Flood Zone 3 for SFRA. Whole site within AONB.	Strong potential for regeneration and support of marine industry /placemaking.
HY7	Fathoms Reach	1.6ha	55	40dph		✓		✓	Comprises overgrown semi-improved/improved grassland with developing scrub	Proximity to Newton House Hotel (grade II) listed building, potential for common reptiles, Core Site for solent waders and Brent Geese	

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
HY8	Rook Farm	11.9ha	390	40dph		✓		✓	Arable fields	Proximity to Newton House Hotel (Grade II) to the west, Church of St Mary (Grade II*) on the eastern boundary, along with Farm Cottage (Grade II) and Rook Farmhouse (Building of Local Interest) on the southern boundary, potential for common reptiles, Core Site for solent waders and Brent Geese, potential for common reptiles and foraging bats	
HY9	Land South of Stoke Barn	1.9ha	70	40dph		✓			Arable field	Noise consideration due to proximity to A3023, The site is surrounded by three listed buildings. These include Middlestoke Farmhouse (Grade II) in the north-east, along with Oakdene (Grade II) and Cottrell Farmhouse (Grade II) in the west. In addition, a locally listed building is on the site boundary and Stoke Cottage (Grade II) is in proximity in the south-east, potential for common reptiles and foraging bats. Infill development of this nature not recommended by landscape study. Mineral safeguarding area	
HY10	107 Havant Road	3.9ha	140	40dph		✓			Grassland	Mineral safeguarding area, potential for common reptiles and foraging bats, medium/low capacity for landscape change, the site's entrance is opposite Oakdene (Grade II Listed). In addition, West Stoke House and Boundary Wall (Grade II listed) lie to the north and is only separated from the site by a field, noise and air quality considerations due to the proximity of the A3023	
HY11	Land at Hayling Island College	1.4ha	50	40dph		✓			Recreational grassland in school grounds	Loss of sports pitches and recreational facility	
HY76	Land to the East of 17-29 Laburnum Grove, Hayling Island	0.6	24	40dph		✓			Paddocks, Residential and one small business (Boarding Cattery)	Some potential for foraging bats	Site submitted too late for appropriate assessment to be made for allocation purposes.
<b>Leigh Park</b>											
LP124	Kingsclere Avenue open space	1.46ha	38	Planning permission APP/16/00492	✓	✓	✓		Public open space identified for review in	Access, loss of open space, low/moderate potential for archaeological deposits	Under construction

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
									Open Spaces Audit		
LP1	Strouden Court	1.5ha	55	40dph		✓		✓	Precinct, mixed uses, garage and parking areas	Site assembly, retaining/reproviding active uses, adjacent to SINC, potential ground quality issues associated with previous uses	Most likely to involve some redevelopment of the underused parking/open areas surrounding existing buildings.
LP2	Land at Riders Lane	1.9ha	65	Illustrative layouts. Yield from Cricketers part of site listed separately		✓		✓	Former and part used allotment site	Site assembly (depending on access), Allotment reprovision required, relationship with proposed Thicket pipeline route, low/moderate potential for archaeological deposits	Areas at risk of flooding have been excluded from the developable area. Government Office approval for moving allotments in place (2013).
LP125	Blendworth Crescent Open Space, Leigh Park	1.19ha	48	Planning permission	✓	✓	✓		Open space identified in the Open Spaces Audit for review	Some open/play space to be retained, access, underground services, potential ecological impacts (bats), low/moderate potential for archaeological deposits	Under construction
LP3	Land at Dunsbury Way	0.36ha	15	40dph		✓		✓	Redundant land associated with previous wider factory site	Proximity to employment uses, potential ground quality issues	
TC2	Leigh Park Centre	7ha	75	High density redevelopment and/or infill development		✓		✓	Leigh Park District Shopping Centre	Land assembly, TPOs, suitable reprovision of shopping provision/centre	
LP4	Former Scottish and Southern Energy Offices	1.7ha	80	Local Plan Allocation Policy LP1		✓		✓	Previous office building. Site now cleared	TPOs, potential noise/air quality issues due to relationship with Petersfield Road	
LP5	Cabbagefield Row	7.4ha	155	40dph		✓		✓	Open fields	Adjacent SINC, trees, potential use associated with Havant Thicket Reservoir, adjacent to ancient woodland, BAP action area, low/moderate potential for archaeological deposits	SINC included within site area to allow for management

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
LP6	Colt Site	3.1ha	100	Pre-application – Mixed use		✓		✓	Office and industrial units now cleared	Groundwater Source Protection Zone (SPZ) 1c	Outline Planning Permission (APP/18/00244) for up to 100 dwellings
<b>Waterlooville</b>											
WV23	West of Waterlooville MDA – Berewood Phase 2	8.1ha	17	Planning permission (APP/14/00032)	✓	✓	✓		Open fields	Constraints addressed through relevant planning approvals	Under construction
WV22	West of Waterlooville MDA – Berewood Phase 8	8ha	210	Planning permission (APP/12/00008)		✓	✓		Open fields		Phase 8 is expected to be delivered 2026 onwards
Perm	Hermitage House, 7 St Georges Walk	0.044ha	5	Planning permission (APP/15/00672)	✓	✓	✓		Brownfield curtilage		
WV16	99-101 Latchmore House, London Road	0.096ha	8	Planning permission (APP/16/00057)	✓	✓	✓		Office use		Under construction
W56	Former Curzon Rooms, London Road	0.17ha	14	Based on previous planning approval		✓		✓	Vacant for some time and is considered suitable for town centre uses on the ground floor and residential uses above.	Potential ground quality associated with previous use, low/moderate potential for archaeological deposits.	In current use as carpark but would be suitable for future re-development. Allocated as part of town centre area of search.
WV1	Goodwillies Timber Yard	3.4ha	120	40dph		✓		✓	Timber centre. Mainly hardstanding and various buildings connected with the commercial use.	Potential ground quality issues associated with previous/current use, low/moderate potential for archaeological deposits.	
W109	ASDA/ Clocktower	3.5ha	0	Background work in the Waterlooville		✓		✓	Asda store and parking, other	Site assembly, TPOs adjacent, potential ground quality associated with previous use, moderate potential for archaeological deposits.	Part of town centre allocation

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
				Town Centre Urban Design Framework.					town centre uses/buildings.		
WV13	Wellington Way, Waterloooville	1.1ha	0 (part of Waterloooville Town Centre)	Background work in the Waterloooville Town Centre Urban Design Framework.		✓		✓	1960s largely single storey precinct. Predominately retail with good occupancy rates. Some residential at first floor.	Site assembly, potential ground quality associated with previous use, low/moderate potential for archaeological deposits.	No net increase.
WV2	Padnell Grange	2.7ha	80	40dph		✓		✓	Several existing buildings on the site and the main building is used as a conference centre.	TPOs, adjacent to SINC, potential ground quality issues, low/moderate potential for archaeological deposits. To the east of the site is a golf course.	Current planning application (APP/19/00224) for 86 dwellings.
WV3	Woodcroft Primary School former playing field	1.4ha	43	Permission	✓	✓		✓	Part of the former Meadowlands Infant and Junior School Sites.	Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits. A sports pitch has been relocated to the north within the Woodcroft Farm Site as part of access arrangements to the strategic site.	Outline planning permission APP/15/01235
WV4	Blue Star	1.91ha	90	55dph		✓		✓	Open land to rear of fire station	TPOs, moderate potential for archaeological deposits, potential ground quality issues associated with previous use	
WV5	Woodcroft Farm	10.9ha	288	Planning permission (APP/13/00804)	✓	✓	✓	✓	Open fields and farmhouse	TPOs.	Planning permission for 288 dwellings (APP/13/00804) granted 05/05/15.
WV6	Campdown	21.4ha	650	Known site constraints and extensive pre-application work		✓		✓	Grazing land	Variations in site levels. Noise from A3(M). Potential for archaeological remains in northern part of site. Gas pipeline and associated buffer along western boundary of site. Most of the site is identified as a Primary Support Area for Solent Waders and Brent Geese. Part of site within MSA	Hybrid planning application for 130 dwellings (detailed) and up to 650 dwellings (outline)
WV7	Havant and South Downs College (South	5.8ha	100	Council appraisal		✓		✓	Part of college campus – car park	Potentially within setting of scheduled monument. Potential for foraging bats. Groundwater source protection zone 1c	

Site Ref	Site Name	Site Area	Potential Site Yield from 31/03/18	Based on	Deliverable	Developable	Plan Perm at 31/03/18	HBLP (2036) Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
	Downs Campus)										
WV8	Land north of Highbank Avenue	0.66ha	25	40dph		✓		✓	Arable field with a strip of wet woodland/fen vegetation in the north-west corner	Medium/low capacity for landscape change, records of Hazel Dormice and potential for common reptiles and foraging bats, site within SPZ1c aquifer source protection zone. Agricultural land classified as 3a	Potential to form part of much larger site outside the Council's administrative boundary
WV9	Land at Waterloooville Golf Club	1.3ha	45	40dph		✓		✓	Managed grassland within golf course setting	Bechstein's bat area of search. Woodland element of the site has potential for protected species and is subject to Waterloooville Golf Course SINC for this habitat.	Site area reduced to remove woodland
WV10	Land South of Purbrook Heath	3.7ha	50	40dph		✓			Improved/semi-improved grassland and wet woodland.	SINC relating to wet woodland. The site is adjacent to the Old Rectory (Grade II) and also has medium archaeological potential. Medium/low capacity for landscape change.	Potential access issues from A3 strategic road
WV11	Land at Crookhorn College	2ha	70	40dph		✓			College field	Loss of playing field or land previously used as a playing field that is undeveloped. High archaeological potential. Potential for Hazel dormice and foraging bats. Bechstein's bat area of search	
TC3	Waterloooville Town Centre		600	Council appraisal		✓		✓	Various town centre uses	Land assembly and retention of town centre uses.	Includes any site submission within town centre area of search

Table 4: Developable Housing Sites

# Sites Falling Below the Study Threshold

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

Site Code	Site Name
EM11	Garages on Highland Road
EM12	Land adjacent to St James Road
EM13	Open space at Laurence Green
EM14	Spencer Road Car Park 1
EM15	Spencer Road Car Park 3
EM16	Spencer Road Car Park 4
EM17	Spencer Road Car Park 5
EM18	Conigar Road Allotments
EM19	Spencer Road Playing Area
EM20	Victoria Road (former allotment site)
EM21	Land at Emsworth House Close
EM23	Adj. 8 New Brighton Road

Site Code	Site Name
EM22	South Street Car Park (part)
EM42	Land to Rear of Redlands House
HY25	Land between Victoria Road and Rogers Mead
HY26	Parking area at Eastwood Close
HY27	Parking and green open space at Eastwood Close
HY28	Open space to south of Buccaneers PH
HY29	41 St Marys Road, Hayling Island
LP7	Garages at Dockfield Close
LP8	Parking area off Sparsholt Close
LP9	Land at Solridge Close
LP10	Parking area at Malwood Close
LP11	Parking area at St Albans Road

Site Code	Site Name
LP29	Garages, Winterslow Drive
LP30	Open land adj to Winterslow Drive
LP31	Garage court at Bondfield Crescent
LP32	Garage court, Malwood Close
LP33	Open land, Broxhead Road
LP34	Open land, Longstock Road
LP35	Garage court, Warbrook Court
LP36	Parking area, Rotherwick Close
LP37	Garage Court, Wonston Court
LP38	Woolmer Court
LP42	Garage court off Horsebridge Road
LP43	Garage court, St Alban's Road

Site Code	Site Name
LP54	Parking area off Awbridge Road
LP55	Garage court at Ernest Road
LP56	Garage Court off Sunwood Road
LP57	Parking area off Longstock Road
LP58	Parking area off Mardell Road
LP59	Parking area off Whitsbury Road
LP60	Parking area off Forestside Road (A)
LP61	Parking area off Fair Oak Drive
LP62 A	Garage court off Beaulieu Avenue
LP62 B	Parking area off Beaulieu Avenue
LP67	Parking off Forestside Avenue
LP68	Garage court off Rownhams Road

Site Code	Site Name
W73	Land at Boyle Crescent
W74	Land at Elizabeth Road/Ireland Way
W75	Ireland Way Car Park
W76	Green space off Ireland Way
W77	Car park off Coates Way
W78	Car park off Gilbert Way
W79	Land at Purcell Close
W81	Wooded area off Holst Way
W82	Car parking off Sullivan Way
W83	Land at Lambert Close
WV32	Land to rear of 49-51 Winifred Road
WV33	Land to rear of Forest Avenue



Site Code	Site Name
HB19	Open space at Forsythia Close
HB20	Parking area at Swallow Close
HB21	10-12 Southleigh Road
HB22	Garages off Cross Way
HB23	Parking area off James Road
HB24	Garages off Fraser Road
HB25	Plot at the end of Alderwood Close
HB26	1-2 Church Fields, Juniper Square
HB27	Shops opposite Christchurch Medical Centre
HB28	6 Lester Avenue
LP12	Garage Court, Priorsdean Crescent
LP13	Land at Oxenwood Green
LP14	Land at Plumley Walk
LP15	Land at Southfield Walk

Site Code	Site Name
LP16	Land at Larkwhistle Walk
LP17	Vacant shops off Sharps Road
LP18	Land at Inkpen Walk
LP19	Land at Rushmere Walk
LP20	Land at Frogham Green
LP21	Parking area, Nutley Road
LP22	Garage court, Middle Park Way
LP23	Garage court, Sunwood Road
LP24	Garage court, Merryfield Avenue
LP25	Parking area, Upton Close
LP26	Green space, Sandford Road
LP39	Open land, Whitsbury Road
LP40	Parking area off Forestside Road (B)
LP41	Garage court, Redlynch Close

Site Code	Site Name
LP44	Holybourne Open Space
LP45	Garage court, Abbotstone Avenue
LP46	Garage court of Liam Close
LP47	Dunsbury Way Open Land
LP48	Wheatsheaf PH
LP49	Garage court, Soberton Road
LP50	Garage court, Soberton Road
LP51	Open land between Priorsdean Crescent and Barncroft Way
LP52	Open land off Priorsdean Crescent, Leigh Park
LP53	Garage court, Rhinefield Close
LP63	Parking area off Millbrook Drive
LP64	Parking area off High Lawn Way
LP65	Parking area off Kingsclere Avenue
LP66	Parking area off Kimbridge Crescent

Site Code	Site Name
LP69	Garage court off Grateley Crescent
LP70	Garage court off Brockenhurst Avenue
WV24	Open space off Royal Way
WV25	Garage Court, James Copse Road
WV26	Milton Road Car Park
WV27	Parking Area, Passingham Walk
WV28	Parking Area, Harcourt Close
WV29	Land at Walton Close
WV30	Sage Close Play Area
WV31	Thrush Walk Play Area
WV34	Garages adj 12 Spinney Close
WV35	Land at Albretia Avenue
WV36	Land rear of shops 109-111 London Road
WV37	Land rear 12a-26 Padnell Road

Site Code	Site Name
WV38	Land at Padnell Road
WV39	Land adj 16a-20a Hart Plain Avenue and 25-29 Silvester Road
WV40	Garages east of 13-15 Passingham Walk
WV41	Rear of 105-113 Milton Road
WV42	Garaging rear of 62-70 Milton Road
WV43	Bliss Close Parking Area
WV46	Land to rear of flats in Bell Crescent
WV47	Land at Boyle Crescent
WV48	Land at Elizabeth Road/Ireland Way
WV49	Ireland Way Car Park
WV50	Green space off Ireland Way
WV51	Car park off Coates Way
WV52	Car park off Gilbert Way
WV53	Land at Purcell Close

Site Code	Site Name
WV54	Wooded area off Holst Way
WV55	Car parking off Sullivan Way
WV56	Land at Lambert Close
WV57	Car parking off Sullivan Way

Site Code	Site Name
WV58	Parking at Byrd Close
WV59	Car parking at Elgar Walk
WV60	Parking area at Elgar Walk
WV61	Parking area at Elgar Walk

Site Code	Site Name
WV62	Parking area at Vine Coppice
WV63	3 London Road, Purbrook
WV64	Land at 172 The Dale, Widley
WV65	Garaging at end of Valley Close

Site Code	Site Name
WV44	Solentec Ltd., Jubilee Road
WV45	Land adj to 118 Stakes Hill Road
WV66	Land adjacent to 47 Portsdown Hill Road
WV84	Car parking off Sullivan Way

Site Code	Site Name
WV85	Parking at Byrd Close
WV85	Parking at Byrd Close

Table 6: Sites Falling below Study Threshold

## 5. Windfall Assessment

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

## 6. Core Outputs (Checklist)

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

<b>PPG Core Outputs</b>	<b>Page Number where included</b>
<b>List of all sites</b> , crossed reference to their locations on <b>maps</b>	Lists of sites – Tables 4 to 6. Discounted sites are in Table 11 at Appendix 2. Maps – Appendix 3 in separate booklet.
<b>Assessment</b> of each site in terms of its suitability for development, availability and achievability (including viability) to determine whether a site is realistically expected to be developed and when	Outlined as relevant in Tables 4 to 6. And Table 11.
Contain <b>more detail</b> for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and <b>justified reasons</b>	More detail on deliverable and developable sites contained in Table 4.  Three tables for discounted sites (giving reason as relevant) - Tables 5, 6 and 11.
The potential <b>type and quantity</b> of development that could be delivered on each site, including a reasonable estimate on <b>build out rates</b> , setting out how any barriers to delivery could be overcome and when	Dwelling type left flexible and linked with density calculation. Quantity (yield) given and explained in Tables 4 to 6  Build out rates addressed on a site by site basis (largely through annual updates with site owners/agents /developers) and outlined in full trajectory table.
An <b>indicative trajectory</b> of anticipated development and consideration of associated risks	An indicative trajectory can be found at Section 6 of this report.  Consideration of associated risks are listed in Appendix 4 of this report.

Table 8: Core Outputs (Checklist)

# Appendix 1

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

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

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

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

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

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

*Table 9: Methodology (First Consultation)*

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

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

<b>Consultee</b>	<b>Comment</b>	<b>Response</b>
<b>Forte Property Ltd</b>	Methodology does not take into consideration the proposed type of housing that would be provided on site. Greater consideration to sites for the elderly in view of expected population changes	Information on the likely future demand for housing in the borough has been provided which shows a demand for housing to meet the needs for the elderly. The SHLAA does not prescribe what types of housing should be provided on each site. This would be led by the market and by future planning policy on housing mix and tenure
<b>Hallam Land Management</b>	Para. 3.2. Reserve right to make comments about windfall justification when published	Comment noted
<b>Hallam Land Management</b>	Para 4. Caution in determining potential for employment and open space to be developed for residential	Only employment sites and open spaces which have been identified through the ELR and Open Spaces Audit will be included within the study
<b>Hallam Land Management</b>	Proposals for large scale redevelopment of existing residential areas should be developable and deliverable	Residential areas and large scale development proposals will be identified through appropriate information sources identified in the assessment
<b>Hallam Land Management</b>	Study area too tightly drawn. Assessment should include consideration of broad locations for growth in Core Strategy	Allocation of sites will take place through the Allocations DPD when the Core Strategy vision will be taken into consideration
<b>Hallam Land Management</b>	Comprehensive list of sources for desktop review included in the DCLG Practice Guidance	Where appropriate, the assessment will use the list of sources included in the DCLG Practice Guidance
<b>Hallam Land Management</b>	Site assessment criteria does not assess locational context of the site (proximity to services, public transport) and how development will contribute to creation of sustainable and mixed communities	The proformas for the specific sites will include a section on accessibility to services and a section on suitability of development. Sites will be allocated through the Allocations DPD and accessibility will be a factor in making these decisions
<b>Hallam Land Management</b>	Points system does not fulfil any other purpose other than to encourage cramming and disregards market factors, economic viability and could result in an overestimate of capacity	The practice guidance requires SHLAAs to estimate how many dwellings can be accommodated on the site and suggests using existing policy in current local plans. Input from stakeholders about the estimated yield in terms of market factors and economic viability will be sought as part of the consultation
<b>Hallam Land Management</b>	Welcome inclusion of landowners and developers in the process	Comment noted
<b>Network Rail</b>	No wish to comment on the methodology other than promoting a site	Comment noted
<b>H and T Partnership</b>	Vital that shortage of social housing stock addressed	The SHLAA will be a key piece of evidence base for the Allocations DPD. This will assist in providing social housing as part of the HBLDF
<b>H and T Partnership</b>	All land, including greenbelt should be considered for housing	The assessment will include land outside the urban area
<b>H and T Partnership</b>	Not practical to discount potential building land because it may be at risk of flooding. Should employ building techniques to minimise address flooding	The SHLAA will take the sequential approach in Planning Policy Statement 25 (flooding)
<b>Highways Agency</b>	Highways Agency responsible for managing the A27 and A3(M). The	Comment noted

<b>Consultee</b>	<b>Comment</b>	<b>Response</b>
	former is operating at capacity and the latter is within capacity	
<b>Highways Agency</b>	Focus assessment on accessible, well connected areas	The borough is relatively accessible throughout. Due to the housing requirement in the borough over the next 20 years, it is considered necessary to consider housing potential in as much of the borough as possible.
<b>Highways Agency</b>	Request that the impact of the development on infrastructure is addressed including consideration of any committed development	The assessment will look at infrastructure requirements of development as far as possible but the council is carrying a more detailed assessment of infrastructure needs as part of an implementation plan
<b>Highways Agency</b>	Request that para. 36 and 46 of PPS3 be addressed in the methodology	Policies in PPS3 will be a consideration in determining the suitability of sites
<b>Highways Agency</b>	Site access and highways capacity issues should be included in the assessment of deliverability	Highways capacity issues have not been explored in detail at this stage. Further information will be sought as part of the consultation and through the Allocations DPD
<b>SEERA</b>	Currently being consulted by a number of districts on their SHLAAs but do not have the resources to comment on each individually. Looking to produce some supplementary guidance over the autumn to address specific issues in the region	Comment noted
<b>Turley Associates</b>	Useful to elaborate on genuine local circumstances to include a windfall allowance	Justification will be provided in draft SHLAA when consultees will have the opportunity to comment
<b>Turley Associates</b>	Want to ensure that Hooks Lane site is included within the list of sites for consideration	This site is being considered as part of the SHLAA
<b>Turley Associates</b>	Should show areas where sites are not being sought given their poor accessibility, sustainability or lack of compliance with spatial strategy	Assessment will identify areas where land is not suitable for housing potential. Sites which do not conform to the spatial strategy will not be allocated through the Allocations DPD process; however SHLAAs should identify as much land for housing as possible
<b>Turley Associates</b>	Impact on the character of the area and residential amenity important consideration in determining yields	Impact on the character of the area is included within the assessment of yields. Residential amenity is considered as part of overall assessment of suitability of sites and in yield assessment
<b>Turley Associates</b>	Useful to elaborate on how points are apportioned and weighted to ensure consistency and transparency across assessment	This will be elaborated upon in the draft document
<b>Turley Associates</b>	If information on availability is not available, assume these sites will be discounted	As far as possible, an assessment of the availability of sites will be made. Sites may not be discounted at the draft document stage but may be discounted after this if insufficient information is available
<b>Turley Associates</b>	Costs section should include reference to s106 costs	Reference will be made to likely s106 costs associated with developing the site but residual valuations will not be carried out for each site
<b>Richard Stubbs</b>	Concern about reference to Urban Potential Study and yield coming forwards from that study in lieu of comments raised at Local Plan Inquiry	Reference only made to previous urban potential study as a source of finding sites. Yields from the previous urban potential



Consultee	Comment	Response
		study will not be used in the current assessment
Richard Stubbs	Concern about how nature designations will apply to sites and query the role of strategic gaps	Land within strategic gaps will be assessed for housing potential. The extent of strategic gaps will be determined through the Allocations DPD not through the SHLAA. Land within areas of nature designations will not be surveyed for housing potential
Richard Stubbs	Wish to know what will be identified through the discounting process	The discounting process will discount sites which are not suitable for housing development
Pro Vision	Need to make clear in the methodology statement that it will include a review of all housing allocations	The SHLAA will include a review of reserve housing allocations
Pro Vision	Capacity and boundaries of reserve sites should be reviewed	The SHLAA will include a review of reserve housing allocations
White Young Green	Rigid interpretation of SHLAA could lead to over emphasis on development within built up area which may not meet affordable housing and sustainability principles. It could also lead to loss of character and housing choice	The assessment attempts to estimate a realistic yield for each site taking into account the character of the area
White Young Green	Methodology for estimating housing potential not clear and would be helpful to include a list of criteria intend to use	This will be elaborated upon in the draft document
White Young Green	Development on greenfield sites will facilitate comprehensive and integrated planning of areas. SHLAA should therefore include reserve sites	The SHLAA will include a review of reserve housing allocations
Home Builders Federation	Proposal is more akin to an old Urban Capacity study	The assessment will be based on the recent SHLAA Practice Guidance
Home Builders Federation	Should consider the developability and deliverability of all sites	As far as possible, the assessment will include a deliverability/developability assessment
Home Builders Federation	SHLAA is a technical exercise to identify all suitable land for development	Comment noted
Home Builders Federation	Selection method of sites should not form part of SHLAA methodology	Good practice guidance requires an assessment of the suitability of sites but assessment will make it clear that the SHLAA is not designed to allocate sites for development
Home Builders Federation	Main thrust of good practice guidance is on assessing deliverability of sites	As far as possible, the assessment will include a deliverability/ developability assessment
Home Builders Federation	Need to continually engage with landowners, developers and estate agents in order to ensure that all relevant considerations are factored in. Not just a case of asking landowners on the likely availability of sites they are promoting for development. Should factor in assessment of deliverability from the point of view of the house building industry	Landowners, developers and stakeholders have been involved in the consultation on the methodology, gathering of sites and market information. They will continue to be involved in the consultation on the draft SHLAA
Home Builders Federation	No detail of how SHLAA will take views of landowners, house builders and estate agents on board on whether the types of sites are those	Methodology refers to the fact that landowners, developers and estate agents will be invited to submit sites and that they will be involved in the consultation on the

<b>Consultee</b>	<b>Comment</b>	<b>Response</b>
	they are interested in bringing forward or on which there is a demand to live. Or the view of the likely purchasers	draft document which will also provide information on the availability/achievability of sites
<b>Home Builders Federation</b>	No detail about the costs associated with bringing forward sites, alternative use values or costs imposed on LPAs	Information about the likely s106 requirements will be provided based on the current local plan policy. Where information is available, the possibility of alternative uses will be addressed
<b>Home Builders Federation</b>	Should say what, why, when and who will be involved in factoring in vital considerations	Methodology included details on who will be involved and at what stage. Information about the consultation stages will also be available on the council's website
<b>Home Builders Federation</b>	Require co-operation of local house builders and developers in reaching a view about the housing trajectory	Methodology refers to the fact that stakeholders will be involved in the consultation on the draft document which will also provide information on the availability/achievability of sites
<b>Home Builders Federation</b>	No estimates of windfalls in first five and ten years supply unless in exceptional circumstances. Approach to this should be explained in the methodology	Assessment will include a justification for including an allowance from unidentified small housing sites

*Table 10: Methodology (Second Consultation)*

# Appendix 2

## Discounted Sites

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

Area	Site Code	Site Name	Reason for site being discounted
EMSWORTH	EM24	Maisemore Gardens Green	Limited potential due to layout of existing buildings and character of estate
	EM1	Emsworth Victoria Cottage Hospital	Site has commenced development for the GP surgery
	EM25	Allotments off Warblington Road	Open Spaces Audit recommends protection and partly within flood zones 2 and 3
	EM26	Land adjacent to South Street Car Park	Limited potential and restricted access
	EM27	Palmers Road Car Park	Car park well used
	EM28	Car park at Bridge Road	Car park well used
	EM29	Land off Bridge Road	Site within flood zone
	EM30	Allotments next to Glenwood School	Open Spaces Audit recommends protection
	EM31	Land at end of Cold Harbour Road	The trees on the site would significantly limit development potential
	EM32	125 New Brighton Road	No longer available
	EM33	Greville Green Open Space	Limited Potential due to layout of existing buildings and character of estate
	EM34	Spencer Road Car Park and Open Space	Residential parking area and open space. Limited potential due to layout of existing buildings and character of estate
	EM35	Lillywhite Bros, Employment Site	Loss of employment. Site in flood zones 2 and 3 and within Chichester Harbour Area of Outstanding Natural Beauty.
	EM36	Land at end of Emsworth House Close	Already developed
	EM37	Land at Convent Lane	Already developed
	EM38	Emsworth Delivery Office, 12 North Street, Emsworth	Site is unavailable
	EM39	Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part)	Site is within the Chichester Harbour Area of Outstanding Natural Beauty and development of this site would have an adverse impact on the landscape

Area	Site Code	Site Name	Reason for site being discounted
	EM41	Land south of Havant Road	Site is within the Chichester Harbour Area of Outstanding Natural Beauty and development of this site would have an adverse impact on the landscape
	EM5	Westwood Close	Flood risk
	EM40	Land East of Westbourne Avenue	Potential flood issues at site and size, shape and stream corridor issues would limit the development opportunity
HAVANT AND BEDHAMPTON	HB29	Land at River Way	Now part of larger site allocated for development
	HB3 (Ext)	Land at Palk Road – Site extension	Future flooding risk
	HB30	Land at the end of Old Copse Road	Forms part of drainage system of Oak Park
	HB31	Car park along Waterloo Road	Parking for the train station
	HB32	Prince George Street Car Park	Flood zone issues and well used parking area
	HB33	Former Petrol Filling Station, Park Road South	Already developed
	HB34	Burger King, Park Road South	Still in active use, no market indication of availability and understood to be underground infrastructure providing constraint
	HB35	St Andrews House	Flood Zone 3
	HB36	Portsmouth Water Land north of Solent Road	Flood risk issues on site render it unsuitable for residential development (within flood zones 2 and 3).
	HB37	Land on east of Brockhampton Road	Loss of employment land. It is recommended to exercise caution in considering the release of any employment allocations for other uses, as most are high or at least of average quality. Their viability will also improve further as market conditions begin to encourage new employment development.
	HB39	Former Post Office, East Street, Havant	Unavailable
	HB40	Land behind 15 South Street	Loss of employment land and potential yield would be below the study threshold.
	HB41	Garage, South Street	Loss of employment land and potential yield would be below the study threshold.
	HB42	Bosmere Field	Planning permission in place for commercial use
	HB43	Allotments to west of Staunton Road	Currently used for allotments and flood zone issues
	HB44	Allotments off James Road /New Road	Open Spaces Audit recommends protection – high quality and high value with high occupancy rate.
	HB45	Allotments, North Street	In active use as allotments – not available for development.
	HB46	Green at Mitchell Road	Limited Potential due to layout of existing buildings and character of estate
	HB47	Allotments, Newbarn Road	Open Spaces Audit recommends protection – high value and high quality.
	HB48	Green at Newbarn Road	Limited potential due to layout of existing buildings and character of estate
	HB49	Garages, Newbarn Road	Limited potential due to shape of site
	HB50	St Faiths Church Car Park	Loss of car parking facilities

Area	Site Code	Site Name	Reason for site being discounted
	HB51	Stonecroft House	Flood issues and site yield would be below study threshold.
	HB52	Havant Borough Council Civic Campus (Public Service Plaza)	Some uncertainty over likely yield and availability of site
	HB53	Office site adjacent to railway	Already developed
	HB54	Scratchface Lane Open Space	Open Space Audit recommends protection – high value, well used open space
	HB55	Christchurch Medical Centre	Loss of community use. As at 2016 used for children's nursery – not available.
	HB56	Rowan Road Open Space	Limited potential due to layout of existing buildings and character of estate
	HB57	Havant War Memorial Hospital	Not available – site has been redeveloped as care home.
	HB58	Portsmouth Water Land	Land required by Portsmouth Water company use
	HB59	Town End House	Site is in active employment use and not expected to become available for residential development
	HB60	Hooks Lane Recreation Ground	Rugby Club would need to be reprovided for elsewhere to allow development of site. No alternative location identified at present
	HB62	Land at Havant Railway Station and Market Parade	Part of site covered by another SHLAA site. No justification that proposal is achievable/developable
	HB63	Kingscroft Farm	Flood Zone 3 in 2115 on SFRA
	HB64	Langstone Lodge	Site located in Flood Zone 2, predicted Flood Zone 3 in 2115 on SFRA
	HB65	Land at Portsdown Hill	Part of the site has been developed and the land remaining cannot be developed due to a S106 agreement and a high pressure gas main.
	HB66	Land south of Bidbury Mead	Development would result in the loss of allotments.
	HB67	Land south of Wade Lane	Site previously promoted for open space in connection with land at Portsdown Hill reference HB65. Site unsuitable for housing given its inclusion within the Chichester Harbour Area of Outstanding Natural Beauty. Its development would have an adverse impact on the landscape.
	HB6b	Littlepark Wood	The site is covered by trees which are protected and designated SINC.
	HB15	Southmere Field	Gas pipeline and flooding constraints provide a site area that would not be suitable in the context of the built form and landscape.
HAYLING ISLAND	HY5	Land north of Tournembury Lane	No longer available for development.
	HY30	Land at Avenue Road	The SFRA shows the site to be at risk of flooding in 2115.
	HY31	103-105 Station Road, Hayling Island	No longer available
	HY32	Land at Elm Close	Limited potential due to layout of existing building and character of estates
	HY33	St Marys Road Car Park	Car park of merit to nearby uses. Limited prospect that the site will be developable and therefore removed from the SHLAA at this time
	HY34	Allotments (A), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY35	Allotments (B), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY36	Houses at Bound Lane	Residential gardens. No longer available for development.
	HY37	Sea Front Estate (A)	Limited potential due to layout of existing buildings and character of estate

Area	Site Code	Site Name	Reason for site being discounted
	HY38	Sea Front Estate (B)	Limited potential due to layout of existing buildings and character of estate
	HY39	Sea Front Estate (C)	Limited potential due to layout of existing buildings and character of estate
	HY40	Land off Old School Drive	Open space to be retained
	HY41	Land at end of St Andrews Road	Open Spaces Audit recommends protection
	HY42	North Crescent	Open Spaces Audit recommends protection
	HY43	Tennis court at corner of Itchenor Road and Brackesham Road	Site yield likely to be below study threshold
	HY44	Land at Southwood Road	Site used for storage and access purposes for flood defence
	HY45	Playground/picnic area adj to Creek Road Local Centre	Open space to be retained
	HY46	Land at Selsmore Avenue	The SFRA shows the site to be at risk of flooding in 2115.
	HY47	Earnley Road Open Space	Open space should be protected
	HY48	Kings Road Open Space	Open Space Audit recommends protection – high value open space/play area. The SFRA shows the site to be at risk of flooding in 2115.
	HY49	Sandy Point Tennis Court	Open space to be retained
	HY50	Mengham Library	Loss of community use
	HY51	Open space at Fishery Lane	Mature trees and the SFRA shows the site to be at risk of flooding in 2115.
	HY52	Land to the south of Victoria Road	Site located in Flood Zones 2 and 3.
	HY53	Land at Croft Lane	Site located in Flood Zone 3
	HY54	Land south of Saltmarsh Lane	Site located in Flood Zone 2
	HY55	Rookery Field, Manor Road (Land at Pound Close)	The SFRA shows the site to be at risk of flooding in 2115.
	HY56	Land south of Honeyrings	Site located in Flood Zone 2
	HY57	Land at Mill Rythe	Site located in Flood Zone 3
	HY58	Mengham Field, Tournurbury Lane	Large proportion of the site is in Flood Zone 3. Whole site in AONB
	HY59	Land opposite Maypole PH	Site in Flood Zones 2 and 3
	HY60	Land north of 132 Havant Road Hayling Island	Site in Flood Zones 2 and 3
	HY61	Stoke Common (land west of Havant Road), Hayling Island	Significant tree cover and flood risk zone
	HY62	Land at Winterlake, Yew Tree Road, Hayling Island	Majority of the site is at risk of flooding and as such is unsuitable for residential development (part of site not in area of flood risk would be below site size threshold)
	HY63	Land West of Tounerbury Golf Centre	No longer available
	HY64	Land at Avenue Road	No longer available
	HY65	256 Havant Road, Hayling Island	Due to the isolated nature of the site, the scale of the development would constitute isolated homes in the countryside which is contrary to the NPPF.
	HY66	Deer View Lodge, Copse Lane	Due to the presence of TPOs as well as the narrow shape and character of surrounding area the potential yield is likely to be below the study threshold
	HY67	Land North of Denhill Close	Significant tree cover and flood risk zone. Site designated as a SINC.
	HY68	Land East of West Lane	Winter bird surveys show significant Brent Geese sightings in 2012.

Area	Site Code	Site Name	Reason for site being discounted
	HY69	Land West of West Lane	Winter bird surveys show significant Brent Geese sightings in 2013 and 2014.
	HY70	Mill Rythe Holiday Village	Site in Flood Zone 3
	HY71	Upper Tye Farm, Copse Lane	Approximately 80% of the site affected by Flood Zones 2 and 3
	HY72	Oven Camp Site	No longer available and impact on tourism industry
	HY73	Land North of Billy Road	Site forms part of Brent Geese mitigation land associated with the Oysters development to the south.
	HY20	Creek Road open space	Loss of open space
	HY21	Land off Wheatlands Avenue	No longer available
	HY22	Land North of Selsmore Road	SFRA flood risk shows significant future flood risk
LEIGH PARK	LP71	Land fronting Hulbert Road	Majority of the site is wooded. Limited potential for development on the remaining part of site
	LP72	Middle Park Way Local Centre Car Park	Car parking for local centre
	LP73	Ernest Road/St Christopher's Open Space	Valuable open space and should be protected
	LP74	Swan PH	The pub is in active use and is not available for development.
	LP75	Land between Charlton Crescent, Ewhurst Road and Hermitage Stream	Site within Flood Zone 3
	LP76	Land at Otterbourne Crescent	Limited Potential due to layout of existing buildings and character of estate
	LP77	Parking area off Yaldhurst Court	Parking area well used
	LP78	Car park at Billy Lawn Avenue	Car park well used by offices/retail
	LP79	Verges at Wilverly Avenue	Limited potential due to layout of existing buildings and character of estate
	LP80	Wooded area next to medical centre, Park Lane	Limited potential due to wooded nature of site
	LP81	Green at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate
	LP82	Open land at Keyhaven Drive	Limited potential due to layout of existing buildings and character of estate
	LP83	Grassed area off Hazleholt Drive	Limited potential due to layout of existing buildings and character of estate
	LP84	Green at Hursley Road	Site subject to public realm improvements through the council's Liveability Scheme. No longer available.
	LP85	Land at Eversley Crescent	Limited potential due to layout of existing buildings and character of estate
	LP86	Land at Kingsley Green	Limited potential due to layout of existing buildings and character of estate
	LP87	Open space at Rowbury Avenue	Limited potential due to layout of existing buildings and character of estate
	LP88	Hooks Row	Valuable wooded open space and part of a sequence of open space
	LP89	Land at Millibrook Drive	Limited potential due to layout of existing buildings and character of estate
	LP90	Land at Broadmere Avenue	Limited potential due to layout of existing buildings and character of estate
	LP91	Land at Bramdean Drive	Site within Flood Zones 2 and 3
	LP92	Land at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate

Area	Site Code	Site Name	Reason for site being discounted
	LP93	Land at Hampage Green	Currently unavailable
	LP94	Methodist Church, Botley Drive	Loss of community use
	LP95	Park Community School Playing Field, Middle Park Way	Open Spaces Audit recommends protection
	LP96	Gas Site, Downley Road	Unsuitable location for residential development as the site is surrounded by employment/industrial uses
	LP97	Havant and Waterloo Football Club	The football club would need to be reprovided for elsewhere to allow development of the site. No alternative location identified at present.
	LP98	Play area at St Clare's Open Space	Open Space Audit recommends protection - Key open space for locality and site of recreational facilities. Not suitable for development
	LP99	Hawstead Green	Limited potential due to layout of estate and trees on the site
	LP100	Parking area at Well Meadow, Leigh Park	No longer available
	LP101	Bitterne Close Open Space	Majority of site within Flood Zones 2 and 3.
	LP102	Parking area off Kimbridge Crescent	Garages largely leased and parking area to be improved to offset L136 development
	LP103	Parking area off Oakshott Drive	Unavailable
	LP104	Bartons Green	Open Spaces Audit recommends protection
	LP105	Sharps Copse	Limited potential due to need to respect value of open space and protect mature trees
	LP106	Land adj Petersfield Road	Amenity space with significant tree cover
	LP107	Land adj Sherfield Road	Amenity space with significant tree cover
	LP108	Open land, Sherfield Avenue	Majority of land provides amenity space for existing flats
	LP109	Football ground, Bartons Triangle	Uncertain prospect of the site becoming available during the plan period
	LP110	St Alban's Road Open Space	Open space audit recommends protection
	LP111	Battins Copse	Open Spaces Audit recommends protection. Valuable wooded area and part of the identity of the locality
	LP112	Sombourne Drive	Has been redeveloped for retail/offices
	LP113	Land at Blackdown Crescent	Grassed amenity area and limited potential due to character of area
	LP114	Riders Lane Open Space	Majority of site within Flood Zone 3
	LP115	Stockheath Common	Open space important to the locality
	LP116	Stockheath Lane Open Land	Open Spaces Audit recommends protection
	LP117	Open space at junction of Petersfield Road and Bedhampton Way	Limited potential due to character of area
	LP118	Parkhouse Farm Open Space	Open space should be protected. Site has value as part of sequence of open space along stream corridor
	LP119	High Lawn Way (former allotment site)	The site is a sensitive strip of land due to location adjacent to mature woodland
	LP123	Land north of Leigh Park	Site immediately south of the Thicket Reservoir Strategic Site



Area	Site Code	Site Name	Reason for site being discounted
	LP121	Prospect Lane Open Space	Open space to be protected
	LP122	Land at Oakshott Drive	Open space to be protected
	LP120	Plaitford Grove, Leigh Park	Open space to be protected.
	LP127	Land at Hulbert Road	Site is not suitable for residential development due to its isolated nature. It is better suited for other uses.
WATERLOOVILLE	WV69	Land north of Highbank Avenue (extension)	The proposed extension to UE31 is currently in active use for allotments
	WV70	Hazleton Wood	The site is designated as a SINC. This together with a Woodland Protection Order and lack of clear access potential leads to a low prospect of the site being developable
	WV71	Land West of A3(M)	Site designated as a SINC with extensive tree cover. Access would need to be across 3 <sup>rd</sup> party land and that has not been agreed at this stage. Also, site is isolated in nature and therefore not a sustainable location for residential development.
	WV72	Wooded area at Wecock Recreation Ground	Significant tree cover would present a major constraint to development potential
	WV73	Rockville Drive, Waterloooville	Site no longer available
	WV74	Garage Court, Crombie Close	Site comprises parking amenity space for flats therefore limited potential
	WV75	Boxwood Close Open Space	Much of the site is wooded and not suitable for development
	WV76	Chatsworth Manor/Rosina Open Space	Not clear how access to the site could be achieved and open space should be protected.
	WV78	Sandy Row	Open space should be protected and significant tree cover over site.
	WV79	Borrows Field (not shown on maps)	Outside borough boundary
	WV80	Land off Lovedean Lane	Limited potential due to shape of site therefore potential yield is likely to be below study threshold.
	WV81	Borrows Field (not shown on maps)	Outside borough boundary
	WV82	Land adj Rachel Maddocks School	Site no longer available
	WV83	Land at Waterloooville Recreation Ground	Open Spaces Audit recommends protection - Loss of high value open space (Designated Local Green Space)
	WV84	Forest End Surgery	Site in active use as community facility (GP surgery) – not available for development.
	WV85	Units 1 and 2 Rockville Drive	Loss of retail and other potential uses appropriate to near town centre makes it unsuitable
	WV86	Open space, Harcourt Close	Limited potential due to layout of existing buildings and character of estate
	WV87	Triangular open space off Passingham Walk	Limited potential due to layout of existing buildings and character of estate
	WV88	Idlewood	Site of SINC quality and high level of tree cover
	WV89	Land adjacent to 97 Cherry Tree Avenue	Open space audit recommends protection – high quality open space.

Area	Site Code	Site Name	Reason for site being discounted
	WV90	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
	WV91	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
	WV92	Land at rear of Havant Construction	Site awkward shape to develop and in current employment use
	WV93	Jewsons	Development completed
	WV94	Stirling Avenue Open Space	Site in active use as community facility and cemetery.
	WV95	South Africa Lodge	In active use as a nursing home
	WV96	Land between 210-212 London Road	In active use
	WV97	Land at Beresford Close	Limited potential due to layout of existing buildings and character of estate
	WV98	Land at Anne Crescent	Limited potential due to layout of existing buildings and character of estate
	WV99	Garages at Anne Crescent	Garages appear well used and limited potential
	WV100	Elizabeth Road Allotments	This open space should be protected. Allotments well let and sewers crossing land may limit development
	WV101	Grassed area at Cunningham Road	Limited potential due to layout of existing buildings and character of estate
	WV102	Land at end of and adjoining 11 Durham Gardens	Limited potential due to shape of site
	WV103	Car park to rear of 18 London Road, Purbrook	Car park serves shops
	WV104	Allotments adj 106 London Road, Widley	Open Spaces Audit recommends protection
	WV105	Land at Apollo Drive	Limited potential due to layout of existing buildings and character of estate
	WV106	Green space rear of Perseus Place/Delphi Way	Limited potential due to layout of existing buildings and character of estate
	WV109	Land North of Fort Purbrook, Campdown	No longer available.
	WV107	Gordon Road Open Space	Public open space to be protected
	WV108	Land east of Purbrook Distributor Lake	No longer available
	WV110	Forest End Garages	Loss of community facilities. Reprovision on site would reduce the capacity below 5

Table 11: Discounted Sites

# Appendix 3

## Maps of Sites

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

The maps include allocations and proposed allocations.

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

# Appendix 4

## Housing Implementation Strategy

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

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
1. Wider economic impacts such as recession or crash in the housing market.	<p>a. Consider whether the viability of sites can be improved. For instance, consider other developer requirements and potential flexibility in these to improve viability and deliverability. This approach has already been taken by the council in some instances and relevant adopted Local Plan policies provide for flexibility on viability grounds accordingly. .</p> <p>b. Work positively in open collaborative conversation with developers to understand their viability issues and offer flexibility and support on variations to schemes when appropriate.</p> <p>c. Communicate the need for flexibility with elected members to gain their understanding and support in order to minimise delays.</p>
2. Funding for Registered Providers reduced or unavailable.	<p>a. Work and correspond closely with the council's Housing Team and Registered Providers that operate in the borough to understand the reason why and likely length of time the issue will continue. Consider other ways to deliver affordable housing and if none available consider land set-aside and contributions in lieu to ensure affordable housing can be provided at a later date.</p>
3. Housing delivery falls significantly short of projections with no indication of correction in the short term.	<p>a. Firstly the council will need to understand why the problem has arisen. It could be that these reasons are due to other potential obstacles such as the wider economy (point 1) or plenty of permissions but little delivery (point 4).</p> <p>b. If insufficient supply is due to lack of permissions, consultation will be undertaken with the Development Management Team to understand if planning applications have been refused and why – where appropriate progress can be sought to address previous reasons for refusal.</p> <p>c. If there is no indication that the problem will be corrected in the short term, and site availability has become a definite issue, then further sites included in the Strategic Housing Land Availability Assessment (SHLAA) but not allocated for development may need to be considered.</p> <p>d. If the issues cannot be resolved, consideration may be given to the need for a review or partial review of the Local Plan.</p> <p>e. In the event that a significant uplift in supply is envisaged in the short/medium term, then the above measures may not be necessary.</p> <p>f. Continue to develop positive relationships with local and national developers . Promote the borough as a good place to invest and consider how delivery issues could be improved through the Council's Regeneration Strategy.</p>

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
4. Plenty of permissions but little implementation/lots of land banking.	<p>a. Engage in direct discussion with landowners to understand the reason(s) for lack of implementation. Help to address these if and where appropriate.</p> <p>b. Consider the wider housing market. Is the lack of implementation the result of market trends or is it an issue specific to an individual site? Address as appropriate in relation to point (1) or 4(a).</p> <p>c. Is it suspected that permission has only been sought and kept extant in relation to land values and not a real intention to develop (particularly on greenfield sites)? Then carefully consider any revised proposal or planning application for an extension to the permission.</p> <p>d. Liaise with landowners and engage with other agencies to see if there is funding available to help unlock development (e.g. Homes England (HE), Local Enterprise Partnership etc).</p>
5. Major landowners of allocated sites uninterested in progressing potential housing sites.	<p>a. Engage in discussion with key landowners to understand the reasons why. If needed, consider alternative sites included in the SHLAA but not allocated for development or address through partial review of the Local Plan.</p> <p>b. Contact HE or other private developers active in the area and encourage them to look at the development opportunities at such sites.</p>
6. Sites becoming undevelopable due to unforeseen constraints.	<p>a. Gain understanding of constraints, and assist in overcoming such constraints where appropriate.</p> <p>b. In the event that constraints relate to land acquisition then on appropriate important sites (such as key regeneration projects) consider the potential and feasibility to use Compulsory Purchase powers.</p> <p>c. Ensure that the flexibility provided in the number of new dwellings allocated in the Local Plan (which effectively meets and exceeds objectively assessed needs in order to allow for changing circumstances and flexibility) is sufficient. This will be considered on a borough-wide basis rather than area by area. If sufficient flexibility exists, then no further action is likely to be required.</p>
7. Infrastructure is not implemented at the appropriate time to ensure delivery of sites.	<p>a. Liaison with infrastructure providers has/will occur at an early stage.</p> <p>b. If the infrastructure is delayed then this will be reflected in the housing supply data and phasing.</p> <p>c. Where infrastructure constraints cannot be overcome alternative housing supply will need to be considered. This will only be required when the flexibility built into the Local Plan is not sufficient to accommodate delivery issues with other sites. (This issue is not anticipated on any of the sites being taken forward for allocation).</p>

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
<p>8. Sites could deliver less than the predicted yield.</p>	<p>a. The expected yields provided in the SHLAA/Local Plan are considered achievable having regard to the need to make an efficient use of land.</p> <p>b. Instances where the permitted yield is lower than expected are likely to be offset by instances on other sites when greater capacity has been achieved. This will be looked at further if needed as part of the plan, monitor and manage approach.</p> <p>c. If monitoring shows yield numbers to be less in a number of instances, and the shortfall has not been met elsewhere, then additional sites may need to be brought into the supply to make up for any shortfall. This may not be required if windfall delivery has exceeded that expected..</p>