

Havant Borough Council

2014

**Strategic
Housing
Land
Availability
Assessment
(SHLAA)**

7th Edition

October 2014

Cleaner, Safer,
More Prosperous



2014

Strategic Housing Land Availability Assessment

(7th Edition, October 2014)

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.

This 2014 update has been produced in order to reflect the allocation of sites in the now adopted Local Plan (Comprising the Core Strategy 2011 and Allocations Plan July 2014). It also provides the opportunity to include appropriate sites that were promoted to the authority after the deadline for inclusion in the latest local plan. In addition to this it ensures consistency with the National Planning Policy Framework (NPPF) and the more recent Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2013).

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 at the site; the SHLAA is the evidence for the Local Plan not planning applications.

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Methodology

Stage 1:

Assessment Size and Site Size

The assessment has been completed on a borough-wide level. Havant Borough is part of the Partnership for Urban South Hampshire (PUSH) and is within the eastern (Portsmouth centred) Housing Market Area of PUSH.

Although this SHLAA assessment has been completed at the local authority level, regular formal and informal communication has taken place within PUSH in relation to SHLAAs and the delivery of housing. In addition to this the council have (and will continue to have) meetings with Chichester District Council (the neighbouring authority to the east) when appropriate. This is in line with the Duty to Co-operate and is more formally reported in the Havant Borough Council Duty to Co-operate reports.

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 'Below Study Threshold'

Wider Involvement

In addition to the involvement of PUSH 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, Planning Consultancies from the Havant Borough Local Plan database, key landowners in the borough, local Planning Agents, the Highways Agency and developers.

Members of the public and other organisations were also given the opportunity to comment on the SHLAA during formal stages of publication in Local Plan preparation (various stages between 2007-2013).

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. Further detail on the wider stakeholder involvement is available in Appendix 1

SHLAA Role in Housing Need

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 councils objectively assessed housing need. Instead the SHLAA provides information on the range of sites which are available to meet the need. 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.

Desktop Review of Existing Information

Development Opportunities and Sources of Information

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 2013 Housing and Economic Land Availability Assessment PPG.

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

Sites not currently in the Planning Process

- Vacant and derelict land and buildings
- Surplus public sector land
- 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
- Sites in rural settlements; not an option with the urban nature of Havant Borough
- Urban extensions – heavily relied upon
- New free standing settlements; not an option with the urban nature of Havant Borough
- Sub-division of existing homes
- Empty homes; found to be a small element of potential supply with questionable availability

Call for Sites

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.

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. The most recent official 'call for sites' took place during November 2011 – January 2012. In addition to this sites have been promoted to the council at formal regulatory stages in plan making. Most recently this has included the Publication and

Submission stages for the Havant Borough Local Plan (Allocations) at the end of 2013. These sites have been incorporated in this 2014 update to the SHLAA.

Site Survey

Each identified site was visited to record the site characteristics and constraints. The site visits also provided an opportunity to identify further sites for inclusion within the assessment which were not identified from the desktop review.

Stage 2:

Site Assessment

The methodology originally devised for the 2007 SHLAA has been reviewed and found to remain a good basis for likely density and yield calculations for sites. In instances where a planning application is in place or site layout plans have been produced (that appear deliverable) then this more detailed information has informed the likely yields in the SHLAA and superseded any previous quantitative density assessment.

The methodology used to calculate site yields was partly based on encouraging higher densities in areas close to public transport and town, district or local centres. Points were awarded according to a sites proximity to key sustainable features (such as public transport, town centres, etc). Additional criteria also included the proximity to an area of open space, context and identity.

The methodology used is summarised in Table 1 below.

Table 1: Density Methodology

Density Criteria		Assessment
Accessibility	Proximity to train station (Havant, Bedhampton, Emsworth)	Within 400m of a train station = 1 point Further than 400m of train station = 0 points
	Proximity to bus stop (Bus stop with at least four buses every hour)	Within 400m of a bus stop = 1 point Further than 400m of bus stop = 0 points
	Proximity to bus interchange (Havant and Waterlooville)	Within 400m of a bus interchange = 1 point Further than 400m of a bus interchange = 0 points
	Town, district or local centre (As defined in the Havant Borough District-Wide Local Plan 2005)	Within 400m of a town, district or local centre = 1 point Further than 400m of a town, district or local centre = 0 points
	Major public open space (sites identified for protection or enhancement in the Open Spaces Audit)	Within 400m of a major open space = 1 point Further than 400m of a major open space = 0 points
Urban Design	Context Can higher density housing be justified because of the existing pattern of development	1 point awarded unless Landscape Character Assessment recommends low density development to protect character of area
	Identity Can higher density on site contribute to the borough's identity by introducing landmark development along A and B class roads and railways, in town, district or local centres or near major road junctions	1 point awarded to sites which represent an opportunity for a landmark building

The methodology was applied to all sites in the urban area to produce a total for each site. According to the total number of points each site received, it was categorised into a density range as set out below:

- 7 points indicates a density of between 90 - 110dph (average = 100dph)
- 6 points indicates a density of between 70 - 90dph (average = 80dph)
- 4-5 points indicates a density of between 50 - 70dph (average = 60pdh)
- 0-3 points indicates a density of between 30 - 50 dph (average = 40dph).

Yields were adjusted accordingly if a site had a constraint, or other development commitment, which was considered to affect the final yield e.g. some tree cover, mixed use. An appropriate density was applied to each site using this methodology as a broad basis. The density and final estimation of housing potential was recorded in the tables contained in pages 14 to 22

It was not considered appropriate to use the same methodology for the urban area sites as applied to the urban extension sites. The size of many of the urban extension sites means that they could deliver a range of uses on site, with housing at varying densities across the site. It was not possible to design a scheme for each site due to resource constraints and the possibility of setting unrealistic expectations for developers. It was considered more appropriate to apply a gross density across the whole site based on densities achieved on recent housing developments in the borough and examples of exemplar schemes in other parts of the country.

When the SHLAA was originally formulated in 2007 the Commission for Architecture and the Built Environment (CABE) had carried out a number of housing audits, looking at completed housing developments in terms of their quality, layout, urban design and place making. Housing developments in suburban areas which were regarded as 'very good' or 'good' by the audit have been taken as a basis for deriving a gross density for the borough. Housing developments in the audits which were in town centre locations were not selected on the basis that they would not be representative of the type of development which could take place on urban extension sites.

Table 2: Densities on a Range of Completed Housing Developments

South East Region		
Development	No. dwellings	Density
Beaulieu Park, Chelmsford	57	28 dph
Willow Court, Chelmsford	21	25 dph
North East, North West, Yorkshire and Humberside		
Staiths, Gateshead	158	43 dph
Housing schemes on urban extensions in Havant Borough		
Locks Farm, Denvilles	279	29 dph
Rook Farm, Hayling Island	14	41 dph

Table 2 shows a range of site sizes. It is acknowledged that some sites may be built at a higher density and some at a lower density but it is considered that 35dph represents a good average across all sites. This density will in most cases respect the surrounding context whilst also make best use of land available.

Deliverable and/or Developable

The SHLAA provides an assessment of whether sites are deliverable and developable.

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 and in particular that Developable Housing Sites development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.' (NPPF, paragraph 47, footnote 11)

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, paragraph 47, footnote 12)

The definition of 'deliverable' includes whether a site is 'suitable', 'available' and 'achievable'.

Suitable – Assessment against the Development Plan, emerging policy and national policy (considering any constraints and whether they can be overcome)

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 within the SHLAA. When appropriate the table also provides an explanation of how such constraints and impacts could be typically overcome. The list of constraints, impacts and considerations is taken from the suitability assessment of the relevant PPG.

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)

Achievable – Reasonable prospect the site will be developed at some time. Essentially in relation to the economic viability of the site.

Table 3: Constraints

Physical Constraints
<p>Access Land-locked sites where no access can be gained were discounted on the basis that they were unsuitable.</p> <p>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</p>

Infrastructure

Infrastructure can include a wide range of matters such as 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).

Some strategic road junctions are at or near capacity.

Infrastructure linked with flood risk is a significant concern for Hayling Island in the long term. This matter is addressed separately in relation to the suitability of long term development on Hayling Island contained in Appendix 2

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 yield calculation) was adjusted to exclude the flood risk area. Hayling Island presents a different scenario in relation to flood risk due to accessibility in a flood event and associated risk to life. This is explained further in Appendix 2

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. Remedial measures are normally possible in the event that contamination does exist although this could affect the viability or timing of delivery of a site. Where relevant this has been addressed as part of individual site assessments

Potential Impacts

Landscape Impacts (wider Landscape)

Area of Outstanding Natural Beauty (AONB). This is a national landscape designation identified in the National Planning Policy Framework (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. A site in the AONB can therefore still provide development but any development would have to consider and be sensitive to its surroundings. It would be the role of the Local Plan to determine which sites to take forward.

Undeveloped gaps/non-urban areas; these are an important local policy consideration. Sites within undeveloped gaps or outside of the urban area will not normally be excluded as they could be considered alongside a revision to gap policy as part of Local Plan development. However, in instances when the final remnant of a settlement gap will be eroded or significantly reduced then sites may be discounted

Landscape Impacts (features such as Tree Preservation Orders)

The presence of Tree Preservation Order (TPO) 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

Nature Designations

There are many nature designations of varying degrees. 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.

Brent Geese and waders use sites inland from the Special Protection Area during high tide for feeding. These are identified in the Solent Wader and Brent Goose Strategy 2010 and taken forward at a local level through Policy DM23. Sites identified as important sites for Brent Geese and/or waders will not be considered suitable (unless there is significant evidence to justify otherwise). Sites that are uncertain for Brent Geese and/or waders will be highlighted as having a question mark over developability. This potential impact could be dealt with by addressing the criteria contained in Policy DM23 relating to site surveys of use and/or alternative and satisfactory site mitigation. However, the commuted sum option available through Policy DM23 does not present a full solution. This was an acceptable mitigation approach based on the Local Plan housing allocations and housing numbers contained in the Havant Borough Local Plan (Core Strategy and Allocations). Sites beyond this will need to be considered on a cumulative basis and in relation to the overall squeeze on inland feeding ground sites that could arise

Heritage Conservation

Sites situated within Archaeology Zones were not discounted on the basis that each site would need to be assessed in terms of their archaeological value and potential impact. Where appropriate the view of the County Archaeologist could be sought. This issue could affect the viability or timing of delivery of a site.

A conservation area is a potential impact. It can decrease the potential yield of a site due to the need to consider the impact on the conservation area. This will be addressed on a site by site basis as relevant and explained in the individual site assessments.

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

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

Other Considerations

Appropriateness and Market Value

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

Contribution to regeneration priority areas

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

Environmental/amenity impacts (new occupants and existing neighbours)

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

Other Local Constraints/Considerations

Gas Pipeline

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 gas infrastructure provider. The costs for moving/altering a gas main could be significant. The council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account this factor for it to be considered a suitable and developable site

Mineral Safeguarding

Hampshire County Council produce work associated with waste and mineral 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.

Developable Sites

The following pages outline those sites that are deliverable and developable (pages 14 to 22). Some of these sites do have constraints but it is considered that these constraints can be overcome in any final development of the site and therefore the site is 'developable' providing these are appropriately addressed.

Uncertain Brent Geese and Wader Sites

Unallocated sites affected by the 'uncertain' constraint for Brent Geese and waders (as identified in the Solent Waders and Brent Goose Strategy 2010) have been listed separately when this is the only issue preventing their inclusion as a developable site. These sites may need to be subject to further surveys (based on the criteria in Policy DM23 of the Local Plan) to ascertain the importance of the site for these species. There is also a need to consider the cumulative impact of development in relation to the SPA and sites for Brent Geese and waders.

Hayling Island

Table 6 relates specifically to sites on Hayling Island. Hayling Island presents a unique set of issues principally associated with climate change impacts of long term flood risk and resulting suitability of the island for residential development. This is explained further in Appendix 2 which outlines information relating to the specific risks at Hayling Island and the need for a precautionary approach at present. In summary, the likely frequency and depths of flooding will get worse and will result in the single access road on/off the island potentially becoming impassable. This could present a 'risk to life' situation as access to hospital by land may not be possible and the ability of emergency services/emergency planning to assist islanders will be severely restricted. The potential infrastructure costs to address this constraint are unlikely to be available/sustainable and as such, at this current time, the sites are not considered developable/suitable.

The council and wider stakeholders need to consider the responsible planning approach for Hayling Island and one option might be to prevent further residential development on the island (beyond that already in the 'pipeline') in order to avoid placing further people in this 'at risk' situation. This approach/decision goes beyond the realms of the SHLAA. However, the factual information and predictions currently available clearly indicate that the matter should be taken seriously to ensure the thrust and principles of sustainable planning in relation to flood risk are adhered to.

Discounted Sites

Discounted sites are those where there remains notable uncertainty as to the developability of the site. These are listed separately within Table 7. These sites typically have more significant constraints and there is insufficient evidence to believe that the constraints can be overcome.

As necessary these sites will be reviewed should the situation change or new evidence arise.

Sites Falling Below Study Threshold

Table 8 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.

Where possible smaller sites have been practically grouped and included as a 'developable' site. In particular this has included a number of smaller garage/parking courts owned by Portsmouth City Council.

Developable Housing Sites

Table 4 below indicates those housing sites that are considered developable. Columns within the table indicate if a site has the benefit of planning permission and 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).

Table 4: Developable Housing Sites

Site Ref	Site Name	Site Area	No. of dwellings (this excludes completed dwellings at 31 st March 2014)	Based on	Deliverable	Developable	Planning Permission (at 31/03/14)	Local Plan (Core Strategy or Allocations) allocation	Current Use	Constraints, Potential Impacts, Other Considerations	Other
Perm	Dolphin Quay	1.26ha	8	Planning Permission (APP/14/00510)	✓	✓	✓				
EM18	Land off Oaktree Drive, Emsworth	1.78ha	48	Planning Permission (09/72129/002)	✓	✓	✓	✓	Two dwellings and gardens	Adjacent to a SINC, TPOs	Construction commenced (2013)
UE10	Hampshire Farm, Emsworth	8ha	129	Planning approval (APP/11/01089 and APP/12/00837) 279 dwellings	✓	✓	✓		Open fields and some residential properties	TPOs	Construction commenced (2012)
UE11	Land west of Emsworth (opp Brookfield Hotel, Havant Road)	3.5ha	50	35dph, but taking into account less developable land due to flood risk constraints		✓			Open fields, horse grazing	AONB, TPOs, Flood Risk (Zones 2 and 3) at east of site, adjacent to a HBC SINC, development would require a surface water drainage scheme incorporating SUDS, hydrologically linked to Chichester Harbour SSSI, overlies the Mineral Safeguarding Area (MSA), Grade 2 agricultural land, adjacent to potentially suitable Brent Goose site	
UE13	Land west of Hordean Road, Emsworth	5.24ha	125	Planning application APP/14/00547	✓	✓		✓	Agriculture land	Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (Zone 3) in southern corner, listed as 'uncertain' for waders (current use), 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	Planning application submitted (2014). Outline application (APP/14/00547) for 125 dwellings. Potential to provide Flood Alleviation Works for wider Emsworth area. S106 currently applicable to site (deed of variation required to develop)

UE32	Land east of Hordean Road	4.84ha	80	35dph, but taking into account less developable land due to constraints		✓			Informal open space	Trees, adjacent to SINC, need to retain some open space, development at the site would require a surface water drainage system incorporating SUDS, within 250m of Southleigh Landfill Site, adjacent to River Ems a BAP priority habitat and BAP action areas, hydrologically linked to Chichester Harbour SSSI, overlies the Mineral Safeguarding Area (MSA)	Site could be considered for alternative non-housing use (so may not be available). S106 currently applicable to site (deed of variation required to develop). Access and ecology considered important issues. Hedges and trees may have to be removed to create a suitable access. An early ecological assessment may be required as bat issues could potentially be present. Potential drainage issues
UE37	West of Coldharbour Farm	1.94ha	53	Planning application APP/14/00360	✓	✓		✓	Fields adjacent to recreation ground	Would require access through adjacent SINC (but ecology merit can be unaffected by likely development), flood zone effecting 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, considered uncertain for wader use, overlies Mineral Safeguarding Area (MSA), adjacent to A27	Planning application submitted (2014). Outline application (APP/14/00360) for 53 dwellings. Possible location for part of the EA Emsworth Flood Alleviation Scheme (could be delivered alongside development)
UE39	Land North of Hollybank Lane and Long Copse Lane, Emsworth	3.5ha	105	30dph		✓			Open fields	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. The site has a distinctly rural character
Perm	44-54 West Street	1.23ha	14	Planning permission (APP/10/00992)	✓	✓	✓				
Perm	23 South Street	0.63ha	4	Planning permission (09/58042/007)	✓	✓	✓				
Perm	22 Homewell House, Homewell	0.9ha	14	Planning permission (APP/13/00060)	✓	✓	✓				
Perm	36 Waterloo Road	0.17ha	5	Planning permission (APP/11/01238)	✓	✓	✓				
Perm	Former Richard Cobden Arms, West Street	0.6ha	9	Planning permission APP/12/00377)	✓	✓	✓				
H06	Warblington School Field	1.82ha	78	Planning permission (APP/12/00407)	✓	✓	✓	✓	Previously school fields	Site listed as 'Uncertain' for waders (current use), part of school playing field	

H07	Wessex and Network Rail Land, Havant	0.96ha	30	Assessment of site potential and mixed use development taking approximately half of the site area at 60dph		✓		✓	Commercial	Potential ground quality issues from previous use, proximity to railway (noise/vibration)	
H10	Market Parade	1.55ha	225	Based on Havant Town Centre Urban Design Framework SPD and indicative drawings (2013) for just part of the site. Potential for a multi-storey building. Loss of approximately 25 existing units to give net of 225	✓	✓		✓	Parade of shops, residential flats and other commercial uses	Site assembly, adjacent to conservation area, archaeological area, Flood Zone 3, moderate potential for archaeological deposits	Significant progress was made in relation to site assembly during 2013
H14	Portsmouth Water HQ	3.22ha	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, listed as 'uncertain' for waders (current use), listed building and buildings of local interest, moderate potential for archaeological deposits, potential ground quality issues	Larger site now available (2013) as existing offices expected to relocate to Solent Road
H18	Portsmouth Water Site	2.09ha	79	Planning permission (APP/12/00772)	✓	✓	✓	✓	Currently open fields, farm	Adjacent to conservation area, Mineral Safeguarding Area (MSA), TPOs, moderate potential for archaeological deposits, part of site uncertain for Brent Geese and waders	
H19	Land at end of Palk Road	0.53ha	21	40dph	✓	✓		✓	Some storage/unused	Underground pipes that may affect final yield, proximity to railway (noise/vibration), partially listed as 'uncertain' for waders (current use), low/moderate potential for archaeological deposits	
H22	East Street (Including car parks behind Bear Hotel), Havant	0.93ha	40	Numbers based on informal consultation with wider community, key stakeholders and English Heritage		✓		✓	Hotel/pub car park, retail units, residential (mixed uses)	Conservation area, listed buildings, moderate potential for archaeological deposits, provision of car parking, existing community facilities	
H69	Land at former Oak Park School	2.70ha	90	Based on discussions with HCC, NHS and mixed use nature of site	✓	✓		✓	Part of former Oak Park School	TPOs, Flood Zones 2 and 3 on part of site, low/moderate potential for archaeological deposits	Potential for a mix of uses incorporating a health centre and nursing home
H72	Town End House, Havant	0.49ha	19	40dph	✓	✓		✓	Office building on edge of Havant Town Centre. Including building, car parking and some informal open/garden space associated with use. Adjacent to a museum/community use and has access to an attractive pedestrian/cycle route	Conservation area, low/moderate potential for archaeological deposits, underground services	Area used as a public car park is not included in the site area. Need to respect cycle/pedestrian route adjacent
H79	Job Centre Plus Site, Elmleigh Road	0.22ha	22	High density sustainable location (100dph)		✓		✓	Job Centre Plus Site	Relocation of job centre facility	The availability of this site may follow the provision of new office floorspace to accommodate the JobCentre Plus at the Public Service Plaza
H80	Havant Retail Park	2.03ha	86	Planning permission APP/13/00266	✓	✓	✓	✓	Previously a retail park featuring two commercial units and car parking.	Existing community use (2013), noise from A3M, physical setting (chalk cliff face)	

H144	Barncroft School (part of site)	1.14ha	38	Outline planning permission (APP/11/01082)	✓	✓	✓	✓	Part of the site will be available for housing development following alterations to the schools to provide a two form entry single primary school as opposed to the separate infant and junior schools that previously existed	Mature trees on some site boundaries, low to moderate potential for archaeological deposits	
UE03a	Land north of Bartons Road	0.86ha	39	Illustrative layout and HBC/EHDC split (Cross boundary site)	✓	✓		✓	Part of site that was originally promoted. Number of buildings on the site, some in commercial use. Railway to west	Two strips of TPOs on the site, Grade 3 agricultural land, adjacent to a SINC, within Havant BAP action area, proximity to railway line (noise/vibration), moderate potential for archaeological deposits	
UE03b	Land south of Bartons Road	6.61ha	203	Based on 30dph to take account of the need to create a buffer between the development and the undeveloped gap	✓	✓		✓	Open fields	TPOs, overlies the Mineral Safeguarding Area, Grade 3 agricultural land	S106 currently applicable to site (deed of variation required to develop)
UE04	Strides (Manor) Farm & Copseys Nursery	5.85ha	187	Planning permission (APP/12/01222) 191 dwellings on original permission	✓	✓	✓	✓	Predominately fields and glasshouses associated with nursery and farm use	TPOs, site assembly, Mineral Safeguarding Area, listed as 'uncertain' for waders (current use), Grade 1 agricultural land, potential contamination, adjacent to tributary of the River Ems where there are water vole records, moderate potential for archaeological deposits	Development commenced (2013)
UE05	Land at Portsdown Hill	4.28ha	46	Planning application APP/14/00232	✓	✓		✓	Open fields	Gas pipeline adjacent to site. Listed as 'uncertain' for waders (current use), Aquifer Protection Zone, adjacent to listed building, BAP and HBC SINC, adjacent to listed building, noise from A27 and A3M, moderate potential for archaeological deposits	
UE07	Scratchface Lane, Bedhampton	1.77ha	92	Planning permission (APP/12/00612)	✓	✓	✓		Fields	Noise (from A3M), Aquifer Protection Zone, TPOs, Archaeology Zone, Source Protection Zone 1 for Havant and Bedhampton Springs, Flood Zone 1, surface water drainage scheme required incorporating SUDS, Bedhampton Brook crosses the site, hydrologically linked to Langstone Harbour SSSI	
UE28	Littlepark House, Bedhampton	Approx 1.63ha	47	35dph		✓			Majority of site wooded (only the area currently containing buildings considered suitable). Existing buildings consist of two dwellings, timber yard and small printing factory	SINC, TPOs	Slightly excluded nature of site could suit a specialist residential institution
UE33	Eastleigh House	0.81ha	5	Potential conversion of listed building and possible development within curtilage	✓	✓		✓	Residential dwelling (listed) and garden	TPOs, listed building, Havant BAP action area, Mineral Safeguarding Area (MSA), moderate potential for archaeological deposits	
UE43	Havant Garden Centre, Bartons Road	2.46ha	49	35dph	✓	✓		✓	Garden centre with associated building and hardstanding	Listed building, proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits	
Perm	41 Station Road, Hayling Island	0.23ha	13	Planning permission (08/66979/007)	✓	✓	✓				
Perm	Former Hayling Bay Hotel, Webb Lane, Hayling Island	0.56ha	10	Planning permission (10/53184/002)	✓	✓	✓				

HY13	Land rear of 108-110 Elm Grove, Hayling Island	0.17ha	14	Based on indicative drawings	✓	✓		✓	Storage	Site assembly, access	
HY17	Rose in June PH Selsmore Road, Hayling Island	0.24ha	4	Planning permission (APP/13/00546)	✓	✓	✓		Disused public house	Listed Building	Work on previous pub building commenced (2013)
HY45	Beachlands, Hayling Island (part)	2.38ha	125	High density development		✓		✓	Funfair, car parks, arcades	Site assembly, adjacent to nature designations, 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	Figures have risen due to greater understanding of constraints which potentially do not hinder development yield as much as first thought (2013)
UE16	Land north of Goldring Close/south of Beech Grove	4.3ha	131	Planning permission (APP/X1735/A/13/2192777)	✓	✓	✓	✓	Fields largely used for horse paddocks	TPOs, adjacent to AONB, listed as 'uncertain' for waders (current use), site mainly falls outside of the Year 2115 climate change flood risk Tidal Flood Zones 2 and 3 layers, apart from the south east corner of the site, grade 2 agricultural land, relationship/proximity with SPA	Allowed at appeal (outline approval) (2013)
UE21	Station Road (east of Furniss Way)	2.81ha	75	Indicative drawings (2013). Part of site has permission (APP/13/00639) for 59 dwellings	✓	✓	Part	✓	Open fields, some business use/residential closer to Station Road	TPOs, current use listed as 'uncertain' for Brent Geese and waders, future use listed as 'Potentially Important Brent Goose Site', BAP action area, Grade 2 agricultural land, moderate potential for archaeological deposits, proximity to nature designations	Outline permission granted for part of site (59 dwellings) APP/13/00639 (2014)
Perm	Mary Rose House, Woolston Road	0.42ha	24	Planning permission (APP/12/00545)	✓	✓	✓				
Perm	Cricketers PH redevelopment, Riders Lane	Part of L83	10	Planning permission (APP/11/01272). Mapped as part of L83	✓	✓	✓	✓			
Perm	Tweed Court, Dunsbury Way	0.35ha	19	Planning permission (APP/13/01278)	✓	✓	✓	✓			
L02	Garage court, Rhinefield Close	0.07ha	60 (total yield from garage/parking courts allocated through Policy LP2)	Assessment of individual site potential to derive a broad figure for overall sites	✓*	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	These sites are collectively allocated under Policy LP2 of the Local Plan (Allocations)
L06	Parking area off Awbridge Road	0.09ha			✓*	✓		✓	Parking area laid to hardstanding	Addressing relationship with neighbouring properties	
L08	Garage court at Ernest Road	0.09ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L16	Garage Court off Sunwood Road	0.09ha			✓*	✓		✓	Garage/parking area	Flood Zone 3, addressing relationship with neighbouring properties	
L43	Parking area off Longstock Road	0.07ha			✓*	✓		✓	Parking area	Archaeology Zone, addressing relationship with neighbouring properties	
L47	Parking area off Marldell Road	0.09ha			✓*	✓		✓	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	
L56	Parking area off Whitsbury Road	0.11ha			✓*	✓		✓	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	
L61	Parking area off Forestside Road (A)	0.09ha			✓*	✓		✓	Parking area	Archaeology Zone, addressing relationship with neighbouring properties	
L90	Parking area off Fair Oak Drive	0.14ha			✓*	✓		✓	Parking area	Archaeology Zone, underground services, culverted stream on southern boundary of site, mature trees, addressing relationship with neighbouring properties	
L117a	Garage court off Beaulieu Avenue	0.06ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	

L117b	Parking area off Beaulieu Avenue	0.04ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L136	Parking area off Millbrook Drive	0.07ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L137	Parking area off High Lawn Way	0.09ha			✓*	✓		✓	Parking Area	Addressing relationship with neighbouring properties	
L139	Parking area off Kingsclere Avenue	0.13ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L140	Parking area off Kimbridge Crescent	0.08ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L146	Parking off Forestside Avenue	0.03ha			✓*	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L147	Garage court off Rownhams Road	0.11ha			✓*	✓		✓	Garage/parking area	Flood Zone 3, addressing relationship with neighbouring properties	
L148	Garage court off Grateley Crescent	0.06ha			✓*	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	
L149	Garage court off Brockenhurst Avenue	0.07ha			✓*	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	
L04	Plaitford Grove, Leigh Park	0.26ha	5	Low density due to need to retain some open space		✓			Public open space in residential area	Loss of locally valued open space	
L21	Kingsclere Avenue open space	1.46ha	26	Based on half the site at 40dph (approx)	✓	✓		✓	Public open space identified for review in Open Spaces Audit	Access, loss of open space, low/moderate potential for archaeological deposits	
L25	Strouden Court	1.88ha	40	Site assembly issues and discussions with landowner		✓		✓	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
L44	Prospect Lane Open Space, Leigh Park	1.03ha	31	Open space will limit net developable area		✓			Recreation area with a fenced play area	Archaeology Zone	
L46	Land at Oakshott Drive, Leigh Park	0.14ha	8	60dph	✓	✓		✓	Open space	Main and water sewer thought to affect site	
L83	Riders Lane Allotments, Leigh Park	3.03ha	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)
L86	Blendworth Crescent Open Space, Leigh Park	1.19ha	48	Potential indicated in conjunction with PCC and HBC	✓	✓		✓	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	
L89	Land adjacent to 27 Holybourne Road, Leigh Park	0.3ha	8	Based on illustrative layout	✓	✓		✓	Open space	Trees	
L108	Fox Public House, Prospect Lane	0.15ha	7	Planning permission (APP/12/00442)	✓	✓	✓		Public House with associated parking	Archaeology Zone, retention of community use (the PH)	Development commenced (2013)
L119	Dunsbury Way	0.36ha	72	Based on previous planning approval		✓		✓	Redundant land associated with previous wider factory site	Proximity to employment uses, potential ground quality issues	
L138	Leigh Park Centre	7ha	62	High density redevelopment and/or infill development		✓		✓	Leigh Park District Shopping Centre	Land assembly, TPOs, suitable reprovision of shopping provision/centre	

L145	SSE, Bartons Road, Havant	1.72ha	90	Based on high density taking into account existing built form on site		✓		✓	The site is a largely vacated office building for an energy company who have now moved the majority of operations elsewhere in Havant. Some proportion of the overall site will remain in use by the company and this has been excluded from the area identified	TPOs, potential noise/air quality issues due to relationship with Petersfield Road	
UE6a	Land north of Leigh Park (Cabbagefield Row)	3.86ha	116	30dph	✓	✓		✓	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	Site area historically reduced as northern field of SINC merit
Perm	West of Waterlooville MDA – Berewood Phase 2	8.1ha	226	Planning permission (APP/14/00032)	✓	✓	✓	✓	Open fields	Constraints addressed through relevant planning approvals	Construction started on phase 1 (2012) and phase 2 (2014)
Perm	West of Waterlooville MDA – Berewood Phases 4 & 8	8ha	197	Planning permission (APP/12/00008)	✓ (part)						
Perm	West of Waterlooville MDA - Dukes Meadow Phase 2	2.48ha	21	Outstanding gain on planning permission (APP/10/00610 and APP/12/01243)	✓	✓	✓	✓	Open fields	Constraints addressed through relevant planning approvals	
Perm	West of Waterlooville MDA - Dukes Meadow Phases 3 & 4	3.6ha	85	Planning permission (APP/12/00008)	✓	✓	✓	✓			
Perm	Land at junction of Main Ave, Dukes Meadow, Waterlooville	0.2ha	27	Extra care housing. Planning permission (APP/11/00015)	✓	✓	✓				
Perm	38 Bushy Mead	0.25ha	4	Outstanding on planning permission (APP/11/01756)	✓	✓	✓				
Perm	9-11 St Georges Walk, Waterlooville	0.07ha	11	Planning permission (APP/13/00415)	✓	✓	✓				
Perm	Brewmaster, 158 Hart Plain Ave, Waterlooville	0.08ha	9	Planning permission (APP/12/00860)	✓	✓	✓				
Perm	Car Park South of Raebarn House	0.11ha	14	Planning permission (APP/11/00343)	✓	✓	✓				
W53a	St Michael's Convent, London Road	3ha	69	Planning permission (APP/12/00760). 82 originally permitted	✓	✓	✓		Convent/church on and adjacent to site. Much of site open space leading down to stream corridor	TPOs, two listed buildings, Flood Zone 1, hydrologically linked to Langstone Harbour SSSI	Development underway (2013)
W53b	Land at Sacred Heart Church, London Road, Waterlooville	0.25ha	10	Planning permission (APP/13/00921)	✓	✓	✓	✓	Residual land following construction of the church and presbytery	TPOs, low/moderate potential for archaeological deposits	
W56	Former Curzon Rooms, London Road	0.17ha	14	Based on previous planning approval		✓		✓	Currently has permission for car park (2012). The site has been 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	

W58	Forest End Garages (incorporating former Royal British Legion Hall), Waterlooville	0.22ha	10	40dph	✓	✓		✓	Hard surfaced parking area with some garage buildings, and a current Air Training Corps/Cadets' Hut and former Royal British Legion Hall	Re-provision of the Air Training Corps/Cadets' Hut will need to be addressed, potential ground quality issues	
W63	Goodwillies Timber Yard	3.37ha	96	Based on lower range density to take into account surrounding built form		✓		✓	Timber Centre. Mainly hardstanding and various buildings in connection with the commercial use	Potential ground quality issues associated with previous/current use, low/moderate potential for archaeological deposits	It is the desire of the trustees to relocate the existing use to an alternative smaller site in the area (1.2ha required)
W64	Gordon Road Open Space	0.43ha	13	30dph having regard to the potential need to retain some open space		✓			Open space identified in the Open Spaces Audit for review	Loss of open space	Need to potentially retain some open space
W109	ASDA/Clocktower	3.46ha	0	Background work in the Waterlooville Town Centre Urban Design Framework. No net increase		✓		✓	Asda store and parking, other town centre uses/buildings	Site assembly, TPOs adjacent, potential ground quality associated with previous use, moderate potential for archaeological deposits	
W110	Wellington Way, Waterlooville	1.11ha	0	Background work in the Waterlooville Town Centre Urban Design Framework. No net increase		✓		✓	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	
W122	Land east of Purbrook Distributor Lake	0.56ha	10	30dph		✓			Land to the east of Purbrook Distributor Lake, part of open space	Whole of area may not be developable, mature trees on site	
W125	Former Purbrook Park School Playing Field	3.3ha	38	Majority of site has planning permission. 40dph on remainder (equals 19) and 19 dwellings on permission outstanding in 2014	✓ (Part)	✓	Part	✓	Grass field	TPOs, moderate potential for archaeological deposits	Majority of site largely complete (2014)
W126	Padnell Grange	2.64ha	84	Illustrative layouts		✓		✓	To the east of the site is a golf course. There are a number of 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	
W130	Meadowlands Schools	1.5ha	52	Based on work produced by HCC	✓	✓		✓	The land originally formed part of Meadowlands Infant and Junior School Sites. The schools now form Woodlands Primary School and residual land is available for housing. A sports pitch will be relocated to the north within the Woodcroft Farm Site as part of access arrangements to the strategic site	Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits	School now named Woodcroft Primary
W135	Land west of Asda, Waterlooville	1.91ha	50	High density mixed use recognising proximity to town centre		✓		✓	Open land to rear of fire station	TPOs, part of the BAP Action Area, moderate potential for archaeological deposits, potential ground quality issues associated with previous use	
W139	325 Milton Road	0.26ha	25	Based on planning permission (APP/11/01377)	✓	✓	✓	✓	Redundant petrol filling station site	Potential ground quality issues associated with previous use, part of site Flood Zone 3	Discharge of condition application permitted in 2014 (APP/14/00099)

UE9	Woodcroft Farm, Waterlooille	10.45ha	288	Planning permission (APP/13/00804)	✓	✓	✓ (Res. To grant)	✓	Open fields and farmhouse	TPOs, site assembly	Resolution to grant planning permission for 288 dwellings (2014) APP/13/00804
UE31	Land north of High Bank Avenue, Widley	0.67ha	20	35dph		✓			Open fields	Adjacent to HBC SINC, adjacent to site uncertain for waders	

✓* Sites will be brought forward in phased batches, some will fall within five year (deliverable) period

Uncertain Brent Geese and Wader Designations

The following sites have a key outstanding matter that would require further justification/evidence to indicate that the site is developable. Presently the sites are neither allocated for development or subject to a planning approval and the land is identified as 'uncertain' in relation to its importance for Brent Geese and waders. In order to understand the importance of the site for Brent Geese and waders, three years of survey data (undertaken in a format acceptable to Natural England) should be undertaken and provided. The site(s) may be undevelopable depending on the outcome of survey data and the ability to mitigate or compensate for the land and its use. The cumulative impact beyond the individual development of a site also needs to be considered. Without such data there remains significant uncertainty as to whether the constraint exists or can be overcome.

Table 5: Uncertain Brent Gees and Wader Designations

Site Ref	Site Name	Site Area	No. of dwellings	Based on	Deliverable	Developable	Planning Permission (at 31/03/14)	Local Plan (Core Strategy or Allocations) allocation	Current Use	Constraints, Potential Impacts, Other Considerations	Other
UE30	Land south of Lower Road, Bedhampton	7.11	50	Based on likely capacity following traffic assessment produced by site agent and other constraints					Open fields	Aquifer Protection Zone, adjacent to conservation area, lack of footpath from site in northerly direction (and incorporating safe access having regard to conservation area). Uncertain for Brent Geese and waders	Surrounding built form and nature of the access limit suitability of site for large scale residential

In addition to the above the following sites on Hayling Island are also affected by the same issue. However, these sites have been discounted on the basis of the long term suitability of Hayling Island for development (explained further below and in Appendix 2).

UE17 – Rook Farm, Hayling Island

UE18 – Station Road (north of Sinah Lane/west of Furniss Way), Hayling Island

UE35 – Land north off Rook Farm, west of St Marys Road/Church Road

UE47 – Land west of Tournerbury Golf Centre, Hayling Island

UE48 – Land at Avenue Road, Hayling Island

Hayling Island – Discounted Sites on Basis of Long Term Suitability of Hayling Island for Further Residential Development

Hayling Island presents unique issues for development. In particular this is associated with flooding and the expected frequency and depth of tidal flooding that will occur on the only vehicular access on and off the island. Evidence gathering on this continues but an outline of the context and key issues is provided in Appendix 2.

The following sites are available on Hayling Island and are not either allocated or subject to a planning approval. However, taking a precautionary approach they are not considered developable at this time. This is explained further in Appendix 2.

Table 6: Hayling Island – Discounted Sites on Basis of Long Term Suitability of Hayling Island for Further Residential Development

Site Ref	Site Name	Site Area	No. of dwellings	Based on	Deliverable	Developable	Planning Permission (at 31/03/14)	Local Plan (Core Strategy or Allocations) allocation	Current Use	Constraints, Potential Impacts, Other Considerations	Other
UE15	Manor Nurseries Hayling Island	0.38ha	13	35dph					Currently in use as a plant nursery and dwellings. Various outbuildings	Grade 2 agricultural land, adjacent to a site of importance to feeding Brent Geese and uncertain wader use	
UE17	Rook Farm, Hayling Island	1.5 ha	53	35dph					Arable farmland	Listed as 'uncertain' for waders (current use), grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE18	Station Road (north of Sinah Lane/west of Furniss Way)	5.7ha	200	35dph					Open fields	Current use listed as 'uncertain' for Brent Geese and waders, future use listed as 'Potentially Important Brent Goose Site', BAP action area, HCC SINC worthy, Grade 2 agricultural land.	
UE35	Land north off Rook Farm, west of St Marys Road/Church Road	3.4ha	119	35dph					Open farmland	Listed as 'uncertain' for waders (current use), Grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE47	Land west of Tournerbury Golf Centre	1.5ha	52	35dph					Paddocks/fields	Uncertain Brent Geese and waders, SFRA 2115 layer shows potential risk to access road, proximity and visibility to Chichester Harbour AONB	
UE48	Land at Avenue Road	0.68ha	24	35dph					Open fields	Uncertain for Brent Geese and waders, potential impact to AONB, TPOs, SFRA 2115 layer shows access road and western and southern parts of site at flood risk	
UE100	Oven Campsite	4.3ha	150	35dph					Campsite	Flood Zone 2 in north west corner of site, loss of a tourism facility of Hayling Island, Grade 2 agricultural land	

Discounted Sites

Discounted sites where there remains notably uncertainty as to the sites developability 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.

Table 7: Discounted Sites

Area	Site Code	Site Name	Reason for site being discounted	
EMSWORTH	EM02	Maisemore Gardens Green	Limited potential due to layout of existing buildings and character of estate	
	EM05	Allotments off Warblington Road	Open Spaces Audit recommends protection	
	EM06	Land adjacent to South Street Car Park	Limited potential and restricted access	
	EM08	Palmers Road Car Park	Car park well used	
	EM09	Car park at Bridge Road	Car park well used	
	EM10	Land off Bridge Road	Site within flood zone	
	EM12	Allotments next to Glenwood School	Open Spaces Audit recommends protection	
	EM14	Land at end of Cold Harbour Road	The trees on the site would significantly limit development potential	
	EM15	125 New Brighton Road	No longer available	
	EM20	Greville Green Open Space	Limited Potential due to layout of existing buildings and character of estate	
	EM22	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	
	EM33	Lillywhite Bros, Employment Site	Loss of employment and flooding issues	
	EM36	Emsworth Victoria Cottage Hospital	Currently uncertain as to whether the site is developable and for what end use (2013)	
	EM37	Land at end of Emsworth House Close	Already developed	
	EM38	Land at Convent Lane	Already developed	
	EM40(pt)	South Street Car Park, Emsworth (part)	Site not currently being progressed for development	
	EM41	Emsworth Delivery Office, 12 North Street, Emsworth	Currently unavailable	
	UE02b	Land south of A27	Impact to undeveloped gap/settlement definition	
		Site Code	Site Name	Reason for site being discounted
		UE11	Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part)	Part of the area promoted to the council has been considered suitable for possible housing development but the area to the south is not because of the more significant impact to the AONB
	UE27	Land east of Westbourne Avenue	Potential flood issues at site and size, shape and stream corridor issues would limit the development opportunity	
	UE34	North of railway/south of A27 (Interbridges), Emsworth	Not considered suitable or available for residential use	
	UE38	West of Emsworth Recreation Ground	Significant access issues raise questions over whether site is developable	
	UE46	Land east of 54 Long Copse Lane Emsworth	SINC merit	
HAVANT AND BEDHAMPTON	H75	Land at River Way	Now part of site H69 and allocated for development	
	H01	Land at the end of Old Copse Road	Forms part of drainage system of Oak Park	
	H08	Car park along Waterloo Road	Parking for the train station	
	H09	Prince George Street Car Park	Flood zone issues and well used parking area	
	H11	Former Petrol Filling Station, Park Road South	Already developed	
	H12	Burger King, Park Road South	Still in active use, no market indication of availability and understood to be underground infrastructure providing constraint	
	H13	St Andrews House	Flood Zone 3	
	H15	Portsmouth Water Land north of Solent Road	Flood risk issues on site render it unsuitable for residential development. Likely to be employment site (BD14)	
	H16	Land on east of Brockhampton Road	Loss of employment land	
	H17	South of Ranelagh Road	Now incorporated in with site H18	
	H21	Former Post Office, East Street, Havant	Unavailable	
	H23	Land behind 15 South Street	Loss of employment land	
	H24	Garage, South Street	Loss of employment land	
	H25	Bosmere Field	Planning permission in place for commercial use	
	H30	Allotments to west of Staunton Road	Currently used for allotments and flood zone issues	

	H32	Allotments off James Road	Open Spaces Audit recommends protection
	H34	Allotments, North Street	Open Spaces Audit recommends protection
	H37	Green at Mitchell Road	Limited Potential due to layout of existing buildings and character of estate
	H38	Allotments, Newbarn Road	Open Spaces Audit recommends protection
	Site Code	Site Name	Reason for site being discounted
	H39	Green at Newbarn Road	Limited potential due to layout of existing buildings and character of estate
	H40	Garages, Newbarn Road	Limited potential due to shape of site
	H43	St Faiths Church Car Park	Loss of car parking facilities
	H46	Stonecroft House	Flood zone issues
	H47	Havant Borough Council Civic Campus (Public Service Plaza)	Some uncertainty over likely yield and availability of site at this time
	H48	Office site adjacent to railway	Already developed
	H55	Scratchface Lane Open Space	Valuable and much used open space
	H63	Christchurch Medical Centre	Loss of community use. As at 2011 used for children's nursery
	H65	Rowan Road Open Space	Limited potential due to layout of existing buildings and character of estate
	H68	Havant War Memorial Hospital	Not expected to be available for C3 use dwellings
	H70	Portsmouth Water Land	Land required by Portsmouth Water company use
	H73	Hooks Lane Recreation Ground	Rugby Club would need to be reprovided for elsewhere to allow development of site. No alternative location identified at present
	H74	Havant Retail Park	Site partially suitable. Subject to current planning application for entirely residential (2013)
	H76	Land north east of Havant College, New Road	Not currently available for development
	H77	Land at Havant Railway Station and Market Parade	Part of site covered by another SHLAA site. No justification that proposal is achievable/developable
	H78	59-61 West Street, Havant	Loss of employment would need to be justified before it could be included as a SHLAA site
	UE01	Langstone Lodge	Site located in Flood Zone 2, predicted Flood Zone 3 in 2115 on SFRA
	UE02a	Land north of A27	Impact to local gap/settlement definition
	UE03a	Land north of Bartons Road (part)	Part of the area promoted to the council has been considered suitable for possible housing development but the remaining area is not because of the impact to gap/settlement definition
	UE03b	Land south of Bartons Road (part)	Part of the area promoted to the council has been considered suitable for possible housing development but the remaining area is not because of the impact to gap/settlement definition
	UE05	Land at Portsdown Hill	Part of the area promoted to the council has been considered suitable for possible housing development but the remaining area is not because of the impact to gap/settlement definition and the presence of a gas pipeline
	Site Code	Site Name	Reason for site being discounted
	UE12	Land south of Bidbury Mead	The site is adjacent to the conservation area and development of the site is considered to detrimentally affect the unique semi-rural character of the area
	UE23	Land south of Wade Lane	The site has been suggested to the council for open space in connection with the land at Portsdown Hill. Development of the site for housing is considered to detrimentally affect the unique semi-rural character of the area
	UE29(a)	Littlepark House (part)	Part of the area promoted to the council has been considered suitable for possible housing development but the remaining area is not because of protected trees
	UE29(b)	Littlepark Wood	The site is covered by trees which are protected
HAYLING ISLAND	HY04	Land at Avenue Road	Site within Flood Zone 2 or 3 in SFRA
	HY08	103-105 Station Road, Hayling Island	No longer available
	HY10	Land at Elm Close	Limited potential due to layout of existing building and character of estates
	HY11	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
	HY14	Allotments (A), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY15	Allotments (B), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY20	Houses at Bound Lane	Residential gardens. Unclear developable
	HY21	Sea Front Estate (A)	Limited potential due to layout of existing buildings and character of estate
	HY22	Sea Front Estate (B)	Limited potential due to layout of existing buildings and character of estate
	HY23	Sea Front Estate (C)	Limited potential due to layout of existing buildings and character of estate
	HY24	Land off Old School Drive	Open space to be retained
	HY25	Land at end of St Andrews Road	Open Spaces Audit recommends protection
	HY26	North Crescent	Open Spaces Audit recommends protection
	HY30	Tennis court at corner of Itchenor Road and Brackesham Road	Site yield likely to be below study threshold
	HY31	Land at Southwood Road	Site used for storage and access purposes for flood defence
	HY32	Playground/picnic area adj to Creek Road Local Centre	Open space to be retained
		Site Code	Site Name

	HY33	Land at Selsmore Avenue	Site shown to be in flood zone in SFRA
	HY37	Earnley Road Open Space	Open space should be protected
	HY39	Kings Road Open Space	Open space is a valuable play area to be protected and site within Flood Zone 2 and 3 in SFRA
	HY42	Sandy Point Tennis Court	Open space to be retained
	HY44	Mengham Library	Loss of community use
	HY47	Open space at Fishery Lane	Mature trees and flood zone on SFRA
	UE14	Land to the south of Victoria Road	Flood risk
	UE19	Land at Croft Lane	Site located in Flood Zone 3
	UE20	Land south of Saltmarsh Lane	Site located in Flood Zone 2
	UE22	Land at Pound Close	SFRA shows that site would be affected by flooding as result of climate change
	UE24	Land south of Honeyrings	Site located in Flood Zone 2
	UE25	Land at Mill Rythe	Site located in Flood Zone 3
	UE36	Mengham Field, Tournurbury Lane	Large proportion of the site is in Flood Zone 3. Whole site in AONB
	UE41	Land opposite Maypole PH	Site in Flood Zones 2 and 3
	UE42	Land north of 132 Havant Road Hayling Island	Site in Flood Zones 2 and 3
	UE44	Stoke Common (land west of Havant Road), Hayling Island	Significant tree cover and flood risk zone
	UE45	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
	UE49	Northney Marina	Approximately 40% of site affected by Flood Zones 2 and 3 and access to the site significantly affected by Flood Zone 3. Impact to harbour nature designations needs to be justified/evidenced to should site could be developable
LEIGH PARK	L01	Land fronting Hulbert Road	Majority of the site is wooded. Limited potential for development on the remaining part of site
	L07	Middle Park Way Local Centre Car Park	Car parking for local centre
	L09	Ernest Road/St Christopher's Open Space	Valuable open space and should be protected
	L10	Swan PH	Looks well maintained. Loss of community facility
	L100	Land between Charlton Crescent, Ewhurst Road and Hermitage Stream	Site within Flood Zone 3
	Site Code	Site Name	Reason for site being discounted
	L101	Land at Otterbourne Crescent	Limited Potential due to layout of existing buildings and character of estate
	L104	Parking area off Yaldhurst Court	Parking area well used
	L107	Car park at Billy Lawn Avenue	Car park well used by offices/retail
	L109	Verges at Wilverly Avenue	Limited potential due to layout of existing buildings and character of estate
	L11	Wooded area next to medical centre, Park Lane	Limited potential due to wooded nature of site
	L110	Green at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate
	L111	Open land at Keyhaven Drive	Limited potential due to layout of existing buildings and character of estate
	L112	Grassed area off Hazleholt Drive	Limited potential due to layout of existing buildings and character of estate
	L113	Green at Hursley Road	Site subject to public realm improvements through the council's Liveability Scheme
	L114	Land at Eversley Crescent	Limited potential due to layout of existing buildings and character of estate
	L116	Land at Kingsley Green	Limited potential due to layout of existing buildings and character of estate
	L118	Open space at Rowbury Avenue	Limited potential due to layout of existing buildings and character of estate
	L12	Hooks Row	Open space should be protected. Valuable wooded open space and part of a sequence of open space
	L120	Land at Millibrook Drive	Limited potential due to layout of existing buildings and character of estate
	L121	Land at Broadmere Avenue	Limited potential due to layout of existing buildings and character of estate
	L126	Land at Bramdean Drive	Site within Flood Zones 2 and 3
	L128	Land at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate
	L131	Land at Hampage Green	Currently unavailable
	L14	Methodist Church, Botley Drive	Loss of community use
	L15	Park Community School Playing Field, Middle Park Way	Open Spaces Audit recommends protection
	Site Code	Site Name	Reason for site being discounted
	L22	Play area at St Clare's Open Space	Key open space for locality and site of recreational facilities. Not suitable for development
	L31	Hawstead Green	Limited potential due to layout of estate and trees on the site
	L33	Parking area at Well Meadow, Leigh Park	No longer available (2011 SHLAA update response)
	L38	Bitterne Close Open Space	Flood risk maps show majority of site to be at risk of flooding

	L41	Parking area off Kimbridge Crescent	Garages largely leased and parking area to be improved to offset L136 development	
	L48	Parking area off Oakshott Drive	Unavailable	
	L52	Bartons Green	Open Spaces Audit recommends protection	
	L54	Sharps Copse	Limited potential due to need to respect value of open space and protect mature trees	
	L58	Land adj Petersfield Road	Amenity space with significant tree cover	
	L59	Land adj Sherfield Road	Amenity space with significant tree cover	
	L60	Open land, Sherfield Avenue	Majority of land provides amenity space for existing flats	
	L64	Football ground, Bartons Triangle	Uncertain prospect of the site becoming available during the plan period	
	L70	St Alban's Road Open Space	Open space audit recommends protection	
	L74	Battins Copse	Open Spaces Audit recommends protection. Valuable wooded area and part of the identity of the locality	
	L75	Sombourne Drive	Has been redeveloped for retail/offices	
	L76	Land at Blackdown Crescent	Grassed amenity area and limited potential due to character of area	
	L78	Riders Lane Open Space	Majority of site within Flood Zone 3	
	L81	Stockheath Common	Open space important to the locality	
	L85	Stockheath Lane Open Land	Open Spaces Audit recommends protection	
	L93	Open space at junction of Petersfield Road and Bedhampton Way	Limited potential due to character of area	
	L94	Parkhouse Farm Open Space	Open space should be protected. Site has value as part of sequence of open space along stream corridor	
	L99	High Lawn Way (former allotment site)	The site is a sensitive strip of land due to location adjacent to mature woodland	
	UE6b	Land north of Leigh Park	Site immediately south of the Thicket Reservoir Strategic Site	
	Site Code	Site Name	Reason for site being discounted	
WATERLOOVILLE	UE31	Land north of Highbank Avenue (extension)	The proposed extension to UE31 is currently in active use for allotments	
	UE8	Hazleton Wood	A survey undertaken by HBIC has highlighted that the site is of SINC quality. This together with a Woodland Protection Order and lack of clear access potential leads to a low prospect of the site being developable	
	W08	Wooded area at Wecock Recreation Ground	Significant tree cover would present a major constraint to development potential	
	W108	Rockville Drive, WaterlooVille	No indication still available for development	
	W11	Garage Court, Crombie Close	Site comprises parking amenity space for flats therefore limited potential	
	W112	Boxwood Close Open Space	Much of the site is wooded and not suitable for development	
	W113	Chatsworth Manor/Rosina Open Space	Open space should be protected	
	W117	Sandy Row	Open space should be protected	
	W119	Borrows Field (not shown on maps)	Outside borough boundary	
	W12	Land off Lovedean Lane	Limited potential due to shape of site	
	W120	Borrows Field (not shown on maps)	Outside borough boundary	
	W13	Parking area Harcourt Close	No indication developable	
	W131	Land adj Rachel Maddocks School	Site no longer available	
	W133	Land at WaterlooVille Recreation Ground	Loss of high value open space	
	W136	Forest End Surgery	Current uncertainty on existing facilities moving therefore not clear developable at this time	
	W138	Units 1 and 2 Rockville Drive	Loss of retail and other potential uses appropriate to near town centre makes it unsuitable	
	W14	Open space, Harcourt Close	Limited potential due to layout of existing buildings and character of estate	
	W15	Triangular open space off Passingham Walk	Limited potential due to layout of existing buildings and character of estate	
	W20	Idlewood	Site of SINC quality and covered in trees	
	W28	Land adjacent to 97 Cherry Tree Avenue	Open space audit recommends protection	
	W36	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133	
	W40	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133	
		Site Code	Site Name	Reason for site being discounted
		W44	Land at rear of Havant Construction	Site awkward shape to develop and in current employment use
		W54	Jewsons	Development completed
		W59	Stirling Avenue Allotments	Open Spaces Audit recommends protection
		W60	South Africa Lodge	Still in active use as a nursing home
	W61	Land between 210-212 London Road	Still in active use	

W65	Land at Beresford Close	Limited potential due to layout of existing buildings and character of estate
W66	Land at Anne Crescent	Limited potential due to layout of existing buildings and character of estate
W67	Garages at Anne Crescent	Garages appear well used and limited potential
W69	Elizabeth Road Allotments	This open space should be protected. Allotments well let and sewers crossing land may limit development
W72	Grassed area at Cunningham Road	Limited potential due to layout of existing buildings and character of estate
W80	Land at end of and adjoining 11 Durham Gardens	Limited potential due to shape of site
W91	Car park to rear of 18 London Road, Purbrook	Car park serves shops
W94	Allotments adj 106 London Road, Widley	Open Spaces Audit recommends protection
W95	Land at Apollo Drive	Limited potential due to layout of existing buildings and character of estate
W96	Green space rear of Perseus Place/Delphi Way	Limited potential due to layout of existing buildings and character of estate

Sites Falling Below the Study Threshold (five dwellings)

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.

Table 8: Sites Falling Below Study Threshold

Site Code	Site Name	Site Code	Site Name	Site Code	Site Name	Site Code	Site Name	Site Code	Site Name
EM11	Garages on Highland Road	HY34	Parking area at Eastwood Close	L32	Land at Eling Court, Leigh Park	L91	Open land between Priorsdean Crescent and Barncroft Way	W73	Land at Boyle Crescent
EM13	Land adjacent to St James Road	HY35	Parking and green open space at Eastwood Close	L34	Green space at Well Meadow Garages, Winterslow Drive	L92	Open land off Priorsdean Crescent, Leigh Park	W74	Land at Elizabeth Road/Ireland Way
EM19	Open space at Laurence Green	HY43	Open space to south of Buccaneers PH	L35	Open land adj to Winterslow Drive	W01	Open space off Royal Way	W75	Ireland Way Car Park
EM21	Spencer Road Car Park 1	HY46	41 St Marys Road, Hayling Island	L36	Garage court at Bondfield Crescent	W07	Garage Court, James Copse Road	W76	Green space off Ireland Way
EM23	Spencer Road Car Park 3	L03	Garages at Dockenfield Close	L37	Milton Road Car Park	W09		W77	Car park off Coates Way
EM24	Spencer Road Car Park 4	L05	Parking area off Sparsholt Close	L39	Garage court, Malwood Close	W10	Parking Area, Passingham Walk	W78	Car park off Gilbert Way
EM25	Spencer Road Car Park 5	L102	Land at Solridge Close	L40	Open land, Broxhead Road	W103	Land at Walton Close	W79	Land at Purcell Close
EM26	Conigar Road Allotments	L105	Parking area at Malwood Close	L42	Open land, Longstock Road	W121	Sage Close Play Area	W81	Wooded area off Holst Way
EM31	Spencer Road Playing Area	L106	Parking area at St Albans Road	L49	Garage court, Warbrook Court	W124	Thrush Walk Play Area	W82	Car parking off Sullivan Way
EM32	Victoria Road (former allotment site)	L13	Garage Court, Priorsdean Crescent	L50	Parking area, Rotherwick Close	W129	Land to rear of 49-51 Winifred Road	W83	Land at Lambert Close
EM39	Land at Emsworth House Close	L130	Land at Oxenwood Green	L51	Garage Court, Wonston Court	W21	Land to rear of Forest Avenue	W84	Car parking off Sullivan Way
UE40	Adj. 8 New Brighton Road	L132	Land at Plumley Walk	L53	Woolmer Court	W22	Garages next to 12 Spinney Close	W85	Parking at Byrd Close
H02	Open space at Forsythia Close	L133	Land at Southfield Walk	L55	Open land, Whitsbury Road	W23	Land at Albretia Avenue	W86	Car parking at Elgar Walk
H03	Parking area at Swallow Close	L134	Land at Larkwhistle Walk	L62	Parking area off Forestside Road (B)	W25	Land rear of shops 109-111 London Road	W87	Parking area at Elgar Walk
H05	10-12 Southleigh Road	L135	Vacant shops off Sharps Road	L65	Garage court, Redlynch Close	W27	Land rear 12a-26 Padnell Road	W88	Parking area at Elgar Walk
H29	Garages off Cross Way	L141	Land at Inkpen Walk	L66	Garage court off Horsebridge Road	W29	Land at Padnell Road	W89	Parking area at Vine Coppice
H31	Parking area off James Road	L142	Land at Rushmere Walk	L68	Garage court, St Alban's Road	W31	Land adj 16a-20a Hart Plain Avenue and 25-29 Silvester Road	W90	3 London Road, Purbrook
H33	Garages off Fraser Road	L143	Land at Frogham Green	L69	Holybourne Open Space	W34	Garaging to east of 13-15 Passingham Walk	W98	Land at 172 The Dale, Widley
H36	Plot at the end of Alderwood Close	L17	Parking area, Nutley Road	L71	Garage court, Abbotstone Avenue	W35	Rear of 105-113 Milton Road	W99	Garaging at end of Valley Close
H42	1-2 Church Fields, Juniper Square	L18	Garage court, Middle Park Way	L72	Garage court of Liam Close	W38	Garaging rear of 62-70 Milton Road		
H64	Shops opposite Christchurch Medical Centre	L19	Garage court, Sunwood Road	L77	Dunsbury Way Open Land	W39	Bliss Close Parking Area		
HY02	Land at Island Close	L20	Garage court, Merryfield Avenue	L80	Wheatsheaf PH	W42	Solentec Ltd., Jubilee Road		
HY03	Doma, Queensway	L29	Parking area, Upton Close	L87	Garage court, Soberton Road	W68	Land adj to 118 Stakes Hill Road		
HY05	Land between Victoria Road and Rogers Mead	L30	Green space, Sandleford Road	L88	Garage court, Soberton Road	W70	Land to rear of flats in Bell Crescent		

Table 8

Stage 3:

Windfall Assessment

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 (2013) is available on the council's website at

<http://www.havant.gov.uk/sites/default/files/documents/Windfall%20Background%20Paper%202013.pdf>

No windfall allowance is included within the five year supply of housing. Delivery from windfall development will be monitored and reviewed at appropriate intervals.

Stage 4:

Assessment Review

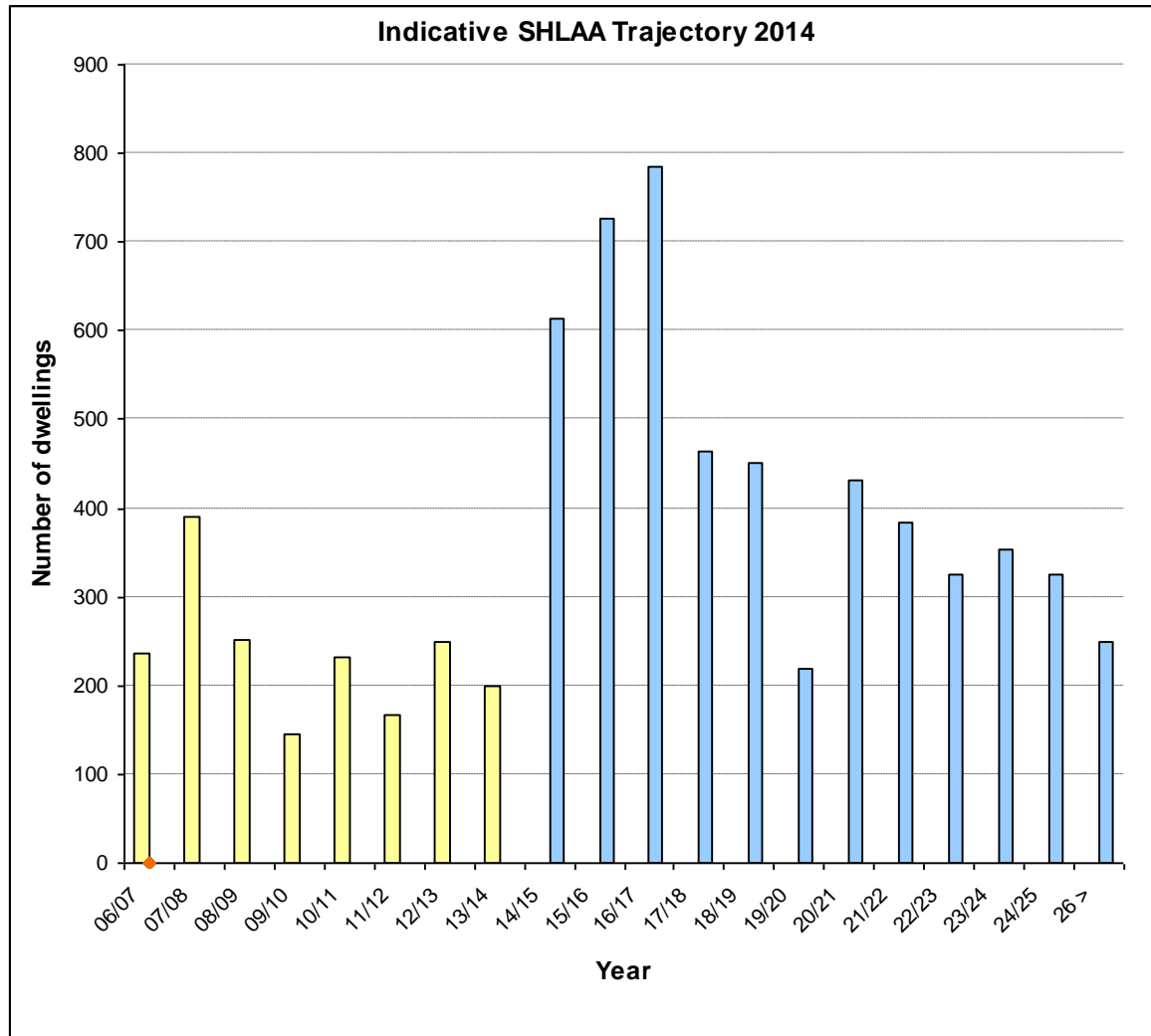
The cumulative development potential of all deliverable and developable sites has been set out below. This includes an overall numerical assessment (Table 9) and an indicative trajectory graph (Figure 1). This is based from 2006 (the start of the current plan period) until 2026. All developable sites have been included (i.e. there are no further sites that have been promoted that would go beyond the 2026 period).

Table 9: Assessment Review

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	26 >
Total Borough Past Completions	236	390	252	145	231	168	249	200	0	0	0	0	0	0	0	0	0	0	0	0
Indicative SHLAA Deliverable and Developable									613	727	784	465	452	220	432	383	325	353	325	250
Cumulative Total	236	626	878	1023	1254	1422	1671	1871	2484	3211	3995	4460	4912	5132	5564	5947	6272	6625	6950	7200

The current Havant Borough Local Plan objective (Core Strategy 2011) is to deliver 6,300 dwellings between 2006 and 2026. It can be seen from the above table that cumulatively there would appear to be maximum capacity for 7,200 dwellings from 2006 onwards. This includes an allowance from windfall development and all developable sites included in this 2014 SHLAA.

Figure 1: Indicative SHLAA Trajectory



Objectively Assessed Need

Havant Borough Council are part of the Partnership for Urban South Hampshire (PUSH). PUSH have considered objectively assessed need at the housing market level to 2036. A PUSH Spatial Strategy to 2036 will be produced that will look at how this will be met across the PUSH authorities. This will take account of the availability of land and constraints within PUSH. The PUSH Spatial Strategy 2036 is expected to be approved in 2016.

Core Outputs (Checklist)

The Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment requires Core Outputs. These are outlined below together with an overview of where they are included/addressed as part of this SHLAA.

Employment land availability will be addressed separately. This evidence based covers housing land availability only.

Table 10: Core Outputs (Checklist)

PPG Core Outputs	Page Number where included
List of all sites , crossed reference to their locations on maps	List of sites – Tables 4 to 8 Maps – Separate booklet
Assessment of each site in terms of its suitability for development, availability and achievability (including viability) to determine whether a site is realistically expected to be developed and when	Outlined as relevant in Tables 4 to 8
Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	More detail on deliverable and developable sites contained in Table 4 Three tables for discounted sites (giving reason as relevant) - Tables 5 to 8
The potential type and quantity of development that could be delivered on each site, including a reasonable estimate on build out rates , setting out how any barriers to delivery could be overcome and when	Dwelling type left flexible and linked with density calculation. Quantity (yield) given and explained in Tables 4 to 6 Build out rates addressed on a site by site basis (largely through annual updates with site owners/agents /developers) and outlined in full trajectory table (Appendix 3)
An indicative trajectory of anticipated development and consideration of associated risks	Indicative trajectory contained in Figure 1 Associated Risks are listed and updated annually as part of the Housing Implementation Strategy included in the council's Annual Monitoring Report

Appendix 1: Results from the Consultation on the Methodology

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 (including the 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:

Table 11: Methodology (First Consultation)

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

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

Table 12: Methodology (Second Consultation)

Consultee	Comment	Response
Forte Property Ltd	Methodology does not take into consideration the proposed type of housing that would be provided on site. Greater consideration to sites for the elderly in view of expected population changes	Information on the likely future demand for housing in the borough has been provided which shows a demand for housing to meet the needs for the elderly. The SHLAA does not prescribe what types of housing should be provided on each site. This would be led by the market and by future planning policy on housing mix and tenure
Hallam Land Management	Para. 3.2. Reserve right to make comments about windfall justification when published	Comment noted
Hallam Land Management	Para 4. Caution in determining potential for employment and open space to be developed for residential	Only employment sites and open spaces which have been identified through the ELR and Open Spaces Audit will be included within the study

Hallam Land Management	Proposals for large scale redevelopment of existing residential areas should be developable and deliverable	Residential areas and large scale development proposals will be identified through appropriate information sources identified in the assessment
Hallam Land Management	Study area too tightly drawn. Assessment should include consideration of broad locations for growth in Core Strategy	Allocation of sites will take place through the Allocations DPD when the Core Strategy vision will be taken into consideration
Hallam Land Management	Comprehensive list of sources for desktop review included in the DCLG Practice Guidance	Where appropriate, the assessment will use the list of sources included in the DCLG Practice Guidance
Hallam Land Management	Site assessment criteria does not assess locational context of the site (proximity to services, public transport) and how development will contribute to creation of sustainable and mixed communities	The proformas for the specific sites will include a section on accessibility to services and a section on suitability of development. Sites will be allocated through the Allocations DPD and accessibility will be a factor in making these decisions
Hallam Land Management	Points system does not fulfil any other purpose other than to encourage cramming and disregards market factors, economic viability and could result in an overestimate of capacity	The practice guidance requires SHLAAs to estimate how many dwellings can be accommodated on the site and suggests using existing policy in current local plans. Input from stakeholders about the estimated yield in terms of market factors and economic viability will be sought as part of the consultation
Hallam Land Management	Welcome inclusion of landowners and developers in the process	Comment noted
Network Rail	No wish to comment on the methodology other than promoting a site	Comment noted
H and T Partnership	Vital that shortage of social housing stock addressed	The SHLAA will be a key piece of evidence base for the Allocations DPD. This will assist in providing social housing as part of the HBLDF
H and T Partnership	All land, including greenbelt should be considered for housing	The assessment will include land outside the urban area
H and T Partnership	Not practical to discount potential building land because it may be at risk of flooding. Should employ building techniques to minimise address flooding	The SHLAA will take the sequential approach in Planning Policy Statement 25 (flooding)
Highways Agency	Highways Agency responsible for managing the A27 and A3(M). The former is operating at capacity and the latter is within capacity	Comment noted

Highways Agency	Focus assessment on accessible, well connected areas	The borough is relatively accessible throughout. Due to the housing requirement in the borough over the next 20 years, it is considered necessary to consider housing potential in as much of the borough as possible.
Highways Agency	Request that the impact of the development on infrastructure is addressed including consideration of any committed development	The assessment will look at infrastructure requirements of development as far as possible but the council is carrying a more detailed assessment of infrastructure needs as part of an implementation plan
Highways Agency	Request that para. 36 and 46 of PPS3 be addressed in the methodology	Policies in PPS3 will be a consideration in determining the suitability of sites
Highways Agency	Site access and highways capacity issues should be included in the assessment of deliverability	Highways capacity issues have not been explored in detail at this stage. Further information will be sought as part of the consultation and through the Allocations DPD
SEERA	Currently being consulted by a number of districts on their SHLAAs but do not have the resources to comment on each individually. Looking to produce some supplementary guidance over the autumn to address specific issues in the region	Comment noted
Turley Associates	Useful to elaborate on genuine local circumstances to include a windfall allowance	Justification will be provided in draft SHLAA when consultees will have the opportunity to comment
Turley Associates	Want to ensure that Hooks Lane site is included within the list of sites for consideration	This site is being considered as part of the SHLAA
Turley Associates	Should show areas where sites are not being sought given their poor accessibility, sustainability or lack of compliance with spatial strategy	Assessment will identify areas where land is not suitable for housing potential. Sites which do not conform to the spatial strategy will not be allocated through the Allocations DPD process; however SHLAAs should identify as much land for housing as possible
Turley Associates	Impact on the character of the area and residential amenity important consideration in determining yields	Impact on the character of the area is included within the assessment of yields. Residential amenity is considered as part of overall assessment of suitability of sites and in yield assessment
Turley Associates	Useful to elaborate on how points are apportioned and weighted to ensure consistency and transparency across assessment	This will be elaborated upon in the draft document

Turley Associates	If information on availability is not available, assume these sites will be discounted	As far as possible, an assessment of the availability of sites will be made. Sites may not be discounted at the draft document stage but may be discounted after this if insufficient information is available
Turley Associates	Costs section should include reference to s106 costs	Reference will be made to likely s106 costs associated with developing the site but residual valuations will not be carried out for each site
Richard Stubbs	Concern about reference to Urban Potential Study and yield coming forwards from that study in lieu of comments raised at Local Plan Inquiry	Reference only made to previous urban potential study as a source of finding sites. Yields from the previous urban potential study will not be used in the current assessment
Richard Stubbs	Concern about how nature designations will apply to sites and query the role of strategic gaps	Land within strategic gaps will be assessed for housing potential. The extent of strategic gaps will be determined through the Allocations DPD not 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	As far as possible, the assessment will include a

	deliverability of all sites	deliverability/developability assessment
Home Builders Federation	SHLAA is a technical exercise to identify all suitable land for development	Comment noted
Home Builders Federation	Selection method of sites should not form part of SHLAA methodology	Good practice guidance requires an assessment of the suitability of sites but assessment will make it clear that the SHLAA is not designed to allocate sites for development
Home Builders Federation	Main thrust of good practice guidance is on assessing deliverability of sites	As far as possible, the assessment will include a deliverability/developability assessment
Home Builders Federation	Need to continually engage with landowners, developers and estate agents in order to ensure that all relevant considerations are factored in. Not just a case of asking landowners on the likely availability of sites they are promoting for development. Should factor in assessment of deliverability from the point of view of the house building industry	Landowners, developers and stakeholders have been involved in the consultation on the methodology, gathering of sites and market information. They will continue to be involved in the consultation on the draft SHLAA
Home Builders Federation	No detail of how SHLAA will take views of landowners, house builders and estate agents on board on whether the types of sites are those they are interested in bringing forward or on which there is a demand to live. Or the view of the likely purchasers	Methodology refers to the fact that landowners, developers and estate agents will be invited to submit sites and that they will be involved in the consultation on the draft document which will also provide information on the availability/achievability of sites
Home Builders Federation	No detail about the costs associated with bringing forward sites, alternative use values or costs imposed on LPAs	Information about the likely s106 requirements will be provided based on the current local plan policy. Where information is available, the possibility of alternative uses will be addressed
Home Builders Federation	Should say what, why, when and who will be involved in factoring in vital considerations	Methodology included details on who will be involved and at what stage. Information about the consultation stages will also be available on the council's website
Home Builders Federation	Require co-operation of local house builders and developers in reaching a view about the housing trajectory	Methodology refers to the fact that stakeholders will be involved in the consultation on the draft document which will also provide information on the availability/achievability of sites
Home Builders Federation	No estimates of windfalls in first five and ten years supply unless in exceptional circumstances. Approach to this should be explained in the methodology	Assessment will include a justification for including an allowance from unidentified small housing sites

Appendix 2: Hayling Island

Hayling Island presents a unique set of potential issues for development. Principally this surrounds the impact of climate change on the long term flood risk and resulting developability/suitability of the island for residential development. The following provides some facts and observations taken from key stakeholders relating specifically to Hayling Island:

Context

- Hayling Island is separated from the mainland by Langstone and Chichester Harbours
- Hayling Island is served by one road bridge to/from the mainland at Langstone
- There is no hospital or A&E facility on the island
- A first responders service is based on the island
- The island has a retained fire service
- Policing is primarily served from the mainland
- Council emergency planning services (including the council depot) are based on the mainland
- The island is largely flat with a mix of agricultural land and urban development. The larger proportions of the urban development are focused to the south of the island
- Much of the island is surrounded by a Special Protection Area (SPA). Various other nature and landscape designations also apply
- Some of the open land is important or uncertain for use by Brent Geese and waders
- Hayling Island is entirely below approximately 9m Above Ordnance Datum (AOD)

Flood Risk

- The Strategic Flood Risk Assessment (SFRA) shows the areas of the island and mainland to be at risk of flooding (see Figure 2). There is a significant amount of Flood Zones 2 and 3 (from coastal sources)
- At the request of the council the Environment Agency have provided data on likely depths of flooding at points around the main access on/off the island (shown in Figure 3)
- The main (and only) vehicular access on/off the island is likely to be submerged and potentially impassable in some high tide instances. The frequency of such events and depth of water are likely to increase (see Figure 3)
- The potential depth of flood water identified in Figure 3 is based on still water conditions. In reality waves/wind could make the ability to pass/cross flood waters more difficult
- Inland flooding will increase as tidal height restricts the ability of rain water to disperse into the sea
- Existing flood defences are in situ but their effectiveness is based on present day high tide levels (i.e. not climate change/not 2115 levels) and based on still water conditions
- Initial estimates for the costs of flood defences to cover the southern Langstone, north Hayling and north west Hayling coasts would suggest in excess of £30,000,000 flood defence costs

- The costs of new/upgraded flood defences is unlikely to be met through developer contributions based on current economic factors and viability
- Flood depths in excess of 0.5m are considered a 'danger for all' (including the emergency services) (Defra/EA R&D Report FD2320/TR2)
- Some emergency vehicles may operate in water of 1m (Defra/EA R&D project FD2321) but this will depend on type/size of the vehicle and the flow/velocity of flood waters
- Any implementation and possibility of flood defences will have to be balanced against nature and environmental considerations, particularly in relation to the SPA designation at the harbours

Figure 2: Extract from SFRA map showing areas at risk of flooding 2115

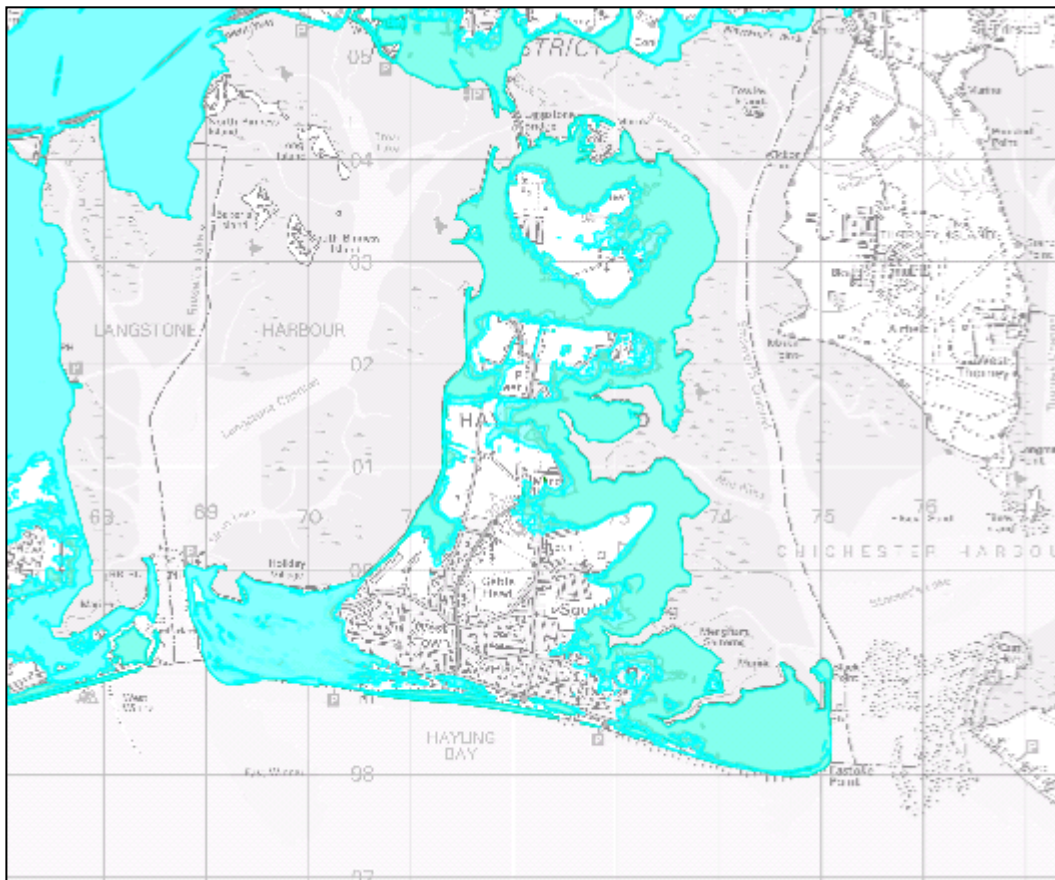
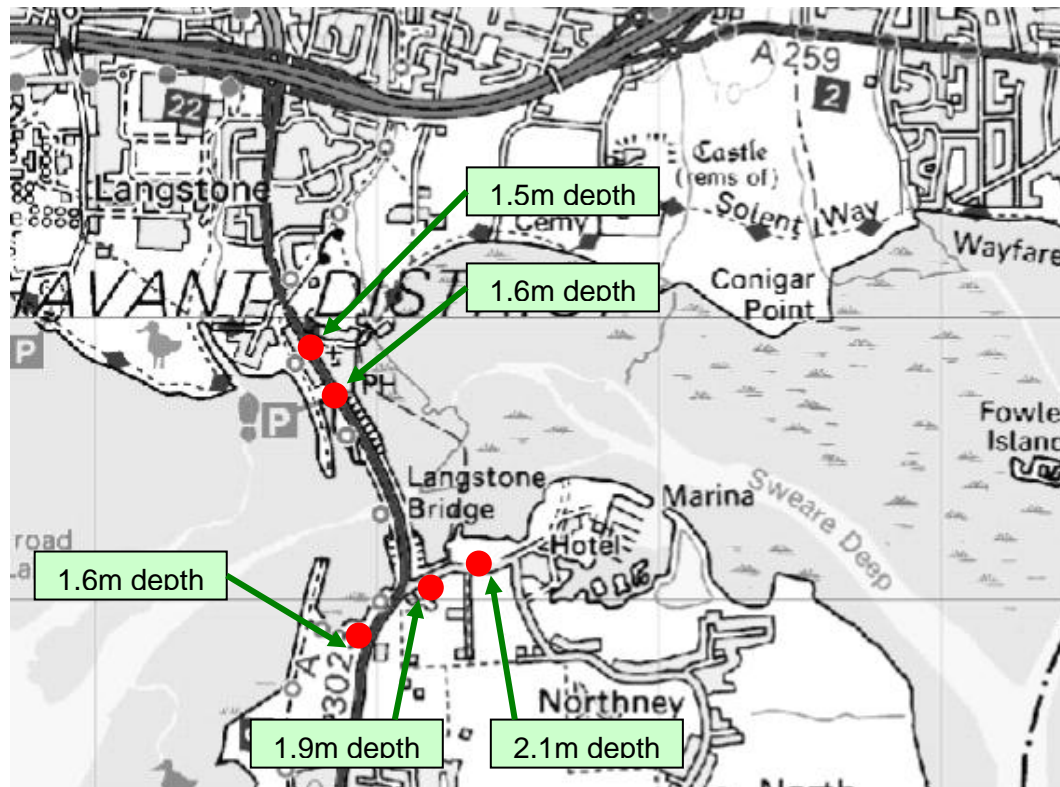


Figure 3: 2115 Indicative Flood Depths on Road Access (Source: PUSH SFRA and Environment Agency)



Further work with key stakeholders such as the Environment Agency, the Eastern Solent Coastal Partnership, Emergency Service providers, etc will be required to develop a greater understanding of the risks present to determine the most appropriate long term approach to residential development on the island. However, the evidence available at present (July 2014) is clear that flood risk to the only vehicular access on/off the island is significant in terms of frequency and depth during the lifetime of any new housing development. The potential depths of water will potentially prevent all vehicular access. If this were to be coupled with a storm event then other means of access/escape (e.g. sea/helicopter) may also be difficult or unavailable.

With these factors in mind it is considered appropriate to adopt a precautionary approach at this time. As such further potential housing sites on Hayling Island are not currently considered developable. This will be investigated and evidenced further as necessary and should a deliverable solution be found to overcome this constraint then this position could be reviewed.

Appendix 3: Full SHLAA Trajectory Table

The table below informed the Assessment Review and indicative SHLAA trajectory (Figure 1):

Site Code	Site Name	24/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Emsworth														
EM18 (Perm 09/72129/002))	Land at Oak Tree Drive, Emsworth	30	18											48
UE10 (Perm 12/00837))	Hampshire Farm	100	29											129
(14/00510)	Dolphin Quay, Queen Street, Emsworth			8										8
UE13	Land west of Horndean Road		10	50	50	15								125
UE32	Land east of Horndean Road							40	40					80
UE39	Land north of Hollybank Land and Long Copse Lane								20	30	30	25		105
UE11	Land west of Emsworth (opp Brookfield Hotel, Havant Road)									25	25			50
UE37	West of Coldharbour Farm		15	38										53
	Sites with planning permission for less than 5 dwellings (Emsworth)	3	3	3										9
	Windfall Development (Emsworth)							19	19	19	19	19	20	115
Havant and Bedhampton														
Perm (10/00992)	44-54 West Street, Havant									14				14
Perm (09/58042/007)	23 South Street	4												4
Perm (13/00060)	22 Homewell House, Homewell	14												14
Perm (11/01238)	36 Waterloo Road, Havant			5										5
Perm (12/00377)	Former Richard Cobden PH, 74-76 West Street, Havant	9												9
H80 Perm (13/00266)	Havant Retail Park (Bedhampton)	20	56	10										86
H6 (Perm 12/00407)	Warblington School	22	30	26										78

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Perm (12/01233)	St Andrews House, 59-61 West Street, Havant		10	14										24
H7	Wessex and Network Rail Land											30		30
H10	Market Parade			-25		150					50	50		225
H14	Portsmouth Water HQ (existing HQ on West Street)				30	40	40	10						120
H18 (Perm APP/12/00772)	South of Ranelagh Road/Portsmouth Water Site				40	39								79
H19	Land at end of Palk Road				10	11								21
H22	Car Park behind Bear Hotel and East Street mixed use development											20	20	40
H69&H75	Land at former Oak Park School and land at River Way			45	45									90
H72	Town End House		19											19
H79	Job Centre Plus Site, Elmleigh Road								22					22
H144 (Perm 11/01082)	Barncroft School (part of site)		34					4						38
UE3a	Land north of Bartons Road	26	13											39
UE3b	Land south of Barton's Road			40	45	45	45	28						203
UE4	Strides Farm and Copseys Nursery (Manor Farm and Copsey part)	100	70	17										187
UE5	Land at Portsdown Hill		5	41										46
UE7 (Perm 12/00612)	Scratchface Lane	20	50	22										92
UE43	Havant Garden Centre, Bartons Road		20	29										49
UE28	Littlepark House											20	27	47
UE33	Eastleigh House, Bartons Road			5										5
	Sites with planning permission for less than 5 dwellings (Havant and Bedhampton)	7	7	7										21
	Windfall Development (Havant and Bedhampton)								20	20	20	21	21	21

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Hayling Island															
Perm (08/66979/007)	41 Station Road, Hayling Island								13						13
Perm (10/53184/002)	Former Hayling Bay Hotel, 50 Webb Lane, Hayling Island	10													10
HY17 (Perm 13/00546)	Rose In June Public House			4											4
HY13	Land to rear 108-110 Elm Grove, Hayling Island		14												14
HY45	Beachlands, Hayling Island Seafront									50	50	25			125
UE16 (Perm)	Land at Goldring Close		48	44	39										131
UE21 (Perm on part 13/00639)	Station Road (east of Furniss Way)				20	20	19	16							75
	Sites with planning permission for less than 5 dwellings (Hayling Island)	9	9	9											27
	Windfall Development (Hayling Island)							17	17	17	17	17	17	18	103
Leigh Park															
Perm (12/00545)	Mary Rose House, Woolston Road	24													24
Perm (11/01272)	Cricketers PH Redevelopment, Riders Lane	10													10
Perm (13/01278)	Tweed Court, Dunsbury Way	-12	31												19
L21	Kingsclere Open Space			10	16										26
L25	Strouden Court							10	30						40
L46	Land at Oakshott Drive			8											8
L83	Riders Lane Allotments			20	20	25									65
L86	Blendworth Crescent Open Space		20	28											48
L89	Land adjacent to Holybourne Road		8												8
L108 (12/00442)	Fox PH	7													7
L119	Dunsbury Way (land at former Procter and Gamble Site)										52	20			72
L138	Leigh Park Centre							50						12	62
L145	SSE Office Site, Bartons Road								45	45					90
L04	Plaitford Grove										5				5

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L44	Prospect Lane Open Space (part of)											10	21	31
UE6a	Land north of Leigh Park (Cabbagefield Row)			20	40	40	16							116
	Leigh Park Garage Courts and Parking Areas		5	5	5	5	10	10	10	10				60
	Sites with planning permission for less than 5 dwellings (Leigh Park)	3	3	3										9
	Windfall Development (Leigh Park)							11	11	11	11	11	11	66
Waterlooville														
Perm (10/00610 & 12/01243)	West of Waterlooville MDA (Taylor Wimpey) Dukes Meadow (Phase 2)	21												21
Perm (12/00008)	West of Waterlooville MDA (Taylor Wimpey) Dukes Meadow (Phases 3 & 4)	19	35	26										80
Perm (14/00032)	Major Development Area West of Waterlooville (Grainger Trust plc) Phase 2	60	100	66										226
Perm (12/00008)	Major Development Area West of Waterlooville (Grainger Trust plc) Phase 4 and 8				5		90	102						197
Perm (11/00015)	Land at junction of Main Avenue, Dukes Meadow (extra care housing)							17	10					27
Perm (11/01756)	38 Bushy Mead	4												4
Perm (13/00415)	9-11 St Georges Walk, Waterlooville			11										11
Perm (12/00860)	158 Hart Plain Avenue (former PH)					9								9
Perm (11/00343)	Car Park south of Raebarn House	14												14
W53a (12/00760)	St. Michaels Convent	52	17											69
W53b (13/00921)	Land at Sacred Heart Church, London Road (St. Michaels Convent)	10												10
W56	Former Curzon Rooms, London Road, Waterlooville												14	14
W58	Forest End Garages			10										10
W63	Goodwillies Timber Yard									30	30	36		96
W125	Former Purbrook Park School Playing Field	19								19				38

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W126	Padnell Grange							30	54					84
W130	Meadowlands Infant and Junior School		20	32										52
W135	Land to West of ASDA									20	30			50
W139 (Perm 11/01377)	325 Milton Road			25										25
W64	Gordon Road Open Space									13				13
W122	Land east of Purbrook Distributor Lake										10			10
UE31	Land north of High Bank Avenue, Widley											20		20
UE9 (13/00804)	Woodcroft Farm		20	120	100	53								293
	Sites with planning permission for less than 5 dwellings (Waterlooville)	8	8	8										24
	Windfall Development (Waterlooville)							35	35	35	35	36	36	212
	Annual Total	613	727	784	465	452	220	432	383	325	353	325	250	5329

Appendix 4: Maps – Developable Housing Sites (available as separate downloads online)

The following maps show the developable housing sites. This includes urban extension and urban sites.

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 5: Maps – Discounted Housing Sites (available as separate downloads online)

The following maps show sites considered undevelopable, discounted and those below the study threshold:

- Undevelopable Sites (due to outstanding matter relating to Brent Geese and waders)
- Discounted Sites (based on the long term suitability of Hayling Island)
- Discounted Sites
- Sites Below Study Threshold