

Strategic Housing Land Availability Assessment (SHLAA)

**LOCAL
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FRAMEWORK**

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Strategic Housing Land Availability Assessment (SHLAA) 2011

The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base which will underpin the Havant Borough Local Development Framework (LDF). 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.

The assessment identifies sites with housing potential, including previously developed and Greenfield sites, and includes a review of the sites in terms of their suitability, availability, achievability and developability for housing development. **The SHLAA does not determine whether a site should be allocated for housing development, this is a role of the Development Delivery (Allocations) Plan and in some cases the Core Strategy.**

This document is divided into two sections, each available separately.

Part One provides the details on all sites considered to offer potential for five or more dwellings. Maps are also provided to indicate the location of these sites.

Part Two of the SHLAA is available separately. It contains information pursuant to the original study methodology and consultation. It also includes information about calculating the likely potential of each site and the housing market. In addition to this Part Two separately lists all those sites considered, but deemed unsuitable, for listing as potential housing supply together with the reasons why.

Part One

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Appendix 1

2011 five year housing supply

Appendix 2 (available December 2012)

2012 five year housing supply and SHLAA update list

Appendix 3 (available December 2013)

2013 five year housing supply and SHLAA update list

1.0 Site References

1.01 Sites have been assigned references along the following basis:

Prefix:

UE: Potential urban extension sites (i.e. those outside of the 2005 urban area boundary)

EM: Sites inside the urban area in Emsworth

H: Sites inside the urban area in Havant and Bedhampton

HI: Sites inside the urban area in Hayling Island

L: Sites inside the urban area in Leigh Park

W: Sites inside the urban area in Waterlooville

In addition to this a '**(P)**' will be shown after an individual site reference in the event that a residential planning permission exists on the site.

1.02 The information provided for each of the sites has been based on the best information available at the time of the study. The constraints and likely potential (i.e. yield) of each site are provided as a guide for the purpose of this assessment and should not be used as a definitive guide for any final development potential. In addition, some matters can be subject to change as a result of more up-to-date evidence or individual site assessment.

1.03 The sources that have made up the borough's land availability assessment are:

- Site specific opportunities (including sites within the existing built up area which could yield five or more dwellings and also sites outside of the built up area (urban extensions)
- Commitments (sites which have a valid planning permission)
- Other planned development (trend based assessment of sources from housing sites which could deliver less than five dwellings. This source of supply is usually excluded from the forthcoming 10 year period as per guidance in Planning Policy Statement 3)
- Portsmouth City Council owned sites in Leigh Park. Although individually often delivering less than 5 units cumulatively provide a significant number of potential housing sites

1.04 Further information relating to the methodology behind the SHLAA is available in Part Two (available separately).

2.0 Deliverable and/or Developable

2.01 The SHLAA provides an assessment of whether sites are Deliverable and Developable. A definition of these terms is given below:

2.02 **Deliverable** – to be considered deliverable a site should be available, offer a suitable location for housing development and there should also be a reasonable prospect of housing being delivered in the forthcoming five year period.

Available – the site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships or ransom strips, tenancies or operational requirements of landowners.

Suitable – the site is suitable for housing development and offers a suitable location for development that would contribute to sustainable, mixed communities.

Achievable – there is a reasonable prospect that the site will deliver housing in the next five year period.

2.03 **Developable** – The site provides a potentially suitable location for development and there is a reasonable prospect that the site is available for and can be developed at the point envisaged (at 6 -10 years and 11 -15 years).

3.0 Site Constraints

- 3.01 Where significant constraints have been identified rendering a site unsuitable for housing development (such as a high risk flood zone) then these sites have been listed in the considered unsuitable section in Part Two (available separately).
- 3.02 Other less major constraints have been listed against those sites considered suitable and below is an outline of these constraints and how they **could** be overcome.

<p>Access</p> <p>Land locked sites where no access could be gained were considered unsuitable. Other sites may be constrained by a limited or difficult access point that may be a constraint that needs to be overcome.</p>
<p>Archaeology Zone</p> <p>Sites which were 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 views of the County Archaeologist could be sought. This issue could affect the costs associated with development.</p>
<p>Area of Outstanding Natural Beauty (AONB)</p> <p>If a site is located in an AONB it does not automatically mean it is unsuitable for development. The primary purpose of an AONB designation is to conserve and enhance natural beauty. 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 Development Plan Documents to determine which sites to take forward.</p>
<p>Aquifer Protection Zone</p> <p>Sites which fell into the Aquifer Protection Zone were not discounted, however, it would need to be demonstrated that any development would not lead to an unacceptable deterioration in quality or quantity of coastal, surface and ground water sources.</p>
<p>Brent Geese/Waders</p> <p>This identifies whether the site is identified as being of importance for Brent Geese/Waders as part of The Solent Waders and Brent Goose Strategy 2010. In most parts sites of high importance will be avoided and any detailed discussion relating to impacts on deliverability will be discussed with the Hampshire and Isle of Wight Wildlife Trust. Mitigation (for example by improvement of habitat nearby) could provide an acceptable solution and therefore sites will not automatically be discounted on this basis.</p>
<p>Conservation Area</p> <p>A conservation area is a consideration rather than a constraint in most cases. It can however decrease the potential yield of a site due to the need to consider the impact to the conservation area. This will be addressed on a site by site basis.</p>
<p>Flood Risk</p> <p>Most sites identified to be at risk from flooding have been considered unsuitable and are therefore excluded from the SHLAA as a potential housing site (see 'Sites Considered Unsuitable' section). In some instances where development will be beneficial in the interest of regeneration and making best use of brownfield sites (and where flood risk can be mitigated) the site may still provide a viable option for</p>

<p>development. In such instances a Sequential and Exception Test may be required as per Planning Policy Statement 25/NPPF (national policy).</p>
<p>Gas Pipeline High pressure gas mains often require an easement 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.</p>
<p>Historic Park A site being within a historic park was not itself a reason for exclusion from the study unless it was considered that development would harm its character or appearance.</p>
<p>Listed Buildings 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.</p>
<p>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.</p>
<p>Nature designations There are many nature designations of varying degree. 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 proposals relationship with the protected area will need to be considered as well as the impact of potential users of the development.</p>
<p>Potential Ground Quality Issues This can sometimes affect all or a very small part of the site and can often be connected with previous uses that may have taken place 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 and where needed the advice of the council's Environmental Health Team will be sought.</p>
<p>Site Assembly Site assembly could affect the timing for the availability of a site. For the site to be considered developable there has to be a reasonable likelihood that assembly would be possible and as such the site could be delivered at some point in the plan period.</p>
<p>Strategic Gaps Sites within the gaps identified in the Havant Borough District-Wide Local Plan 2005 will not necessarily be excluded as they could be considered alongside the identification of new local gaps as part of the Development Delivery (Allocations) Plan. However, in instances when the final remnants of settlement gaps will be eroded then sites may be considered unsuitable.</p>
<p>Tree Preservation Orders (TPOs) The presence of TPOs on a site does not necessarily render a site inappropriate for development. Small clusters and individual TPOs can often have development</p>

successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On very few occasions the loss of a small number of TPO trees could be considered if it will facilitate an otherwise good scheme (such as to provide access). This would normally be the last resort and compensatory planting would normally be requested.

4.0 Sites Offering Housing Potential

4.01 The following pages outline potential housing sites by area. The location of the sites can be seen using the site reference and the maps available on pages 29 to 35. Those sites that offer housing supply for the forthcoming five year period (the Council's five year housing supply) are listed in the Appendices. Annually an additional appendix will be added to this document to give the up-to-date five year supply position and advise of any key amendments to the SHLAA content. The five year supply data will include further sites that have received planning permission which will not necessarily be listed individually in the forthcoming pages.

Area	Page commencing	Maps
Emsworth	9	Pages 29 onward 6
Havant and Bedhampton	11	4, 5 & 6
Hayling Island	16	7
Leigh Park	18	3 & 5
Waterlooville	24	1, 2 & 4

Emsworth

Emsworth – Potential Housing Sites									
Further housing sites in Emsworth may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the grant of planning permission.									
Site Reference	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
EM18(P)	Land off Oaktree Drive, Emsworth	1.78ha	46	Planning permission	✓	✓	Two dwellings and garden	Adjacent to a SINC, TPOs	
EM36	Emsworth Victoria Cottage Hospital	0.165ha	6	Low density due to potential mixed use	✓	✓	Emsworth Victoria Cottage Hospital	TPOs	Garden to south held in trust and removed from overall site (2011)
EM40	South Street Car Park, Emsworth (part of)	0.05ha	5	Pattern of development in area and likely yield	✓	✓	Site comprises two areas. Part occupied by single storey toilet block and smaller part two parking spaces	AONB, Conservation Area, Archaeology Zone	Toilet re-provision will need to be considered
EM41	Emsworth Delivery Office, 12 North Street	0.04ha	5	High density recognising location and also mixed use	✓	✓	Royal Mail Delivery Office		Retail/commercial units should be provided on ground floor shopping frontage
UE10(E) (P)	Hampshire Farm	8ha	279	Planning permission	✓	✓	Open fields and some residential properties	TPOs	Outline Planning Permission approved (2011)

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UE11(E)	Land West of Emsworth	3.5ha	123	35dph		✓	Open fields, horse grazing	AONB, TPOs, Flood Risk (Zones 2 and 3) at east of site	Currently outside of urban area (2011). Would require allocation to be deliverable
UE13(E)	Land West of Horndean Road	4.2ha	147	35dph		✓	Agriculture land	Mineral Safeguarding Area, TPOs, Archaeology Zone, flood risk (Zone 2) in southern corner, listed as 'uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable
UE32(E)	Land East of Horndean Road	4.8ha	80	35dph		✓	Informal open space	Trees, Adjacent to SINC. Need to retain some open space	Currently outside of urban area (2011). Would require allocation to be deliverable. Currently has a covenant on the site restricting it's use but indications are this could be modified
UE37(E)	West of Coldharbour Farm	1.9ha	66	35dph		✓	Fields adjacent to recreation ground	SINC status of part of site under review. Flood zone effecting eastern side of site, mineral safeguarding	If eastern field of SINC merit still than site will be considered unsuitable (not unlikely).
UE39(E)	Land North of Hollybank Land and Long Copse Lane, Emsworth	3.5ha	105	30dph		✓	Open fields	Suitability of access along Long Copse Land and northern portion of Hollybank Lane, awaiting biodiversity survey	Access issues can be potentially overcome through highway improvement which are likely to be achievable

Havant and Bedhampton

Havant and Bedhampton – Potential Housing Sites									
Further housing sites in Havant and Bedhampton may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the grant of planning permission.									
Site Reference	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
H6	Warblington School Field	1.89ha	56	Based on illustrative layouts and likely yield	✓	✓	School playing fields	Site listed as 'uncertain' for waders (current use)	
H10	Market Parade, Havant	1.64ha	125	Based on Havant Town Centre Urban Design Framework SPD and considered potential	✓	✓	Parade of shops, residential flats and other commercial uses	Site assembly, adjacent to conservation area, archaeological area	
H14	Portsmouth Water HQ	1.2ha	48	Based on approximately 50 dph	✓	✓	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)	Other deliverable options for alternative HQ locations within company ownership.
H17	North and South of Ranelagh	0.87ha	53	Planning permission on northern site and	✓	✓	Previously open space in part and some allotments which have now been	Adjacent to conservation area, TPO tree	North of Ranelagh Road has planning permission and construction underway on 22

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	Road			potential of southern site			relocated		units (2011)
H18	Portsmouth Water Site	3.6ha	108	30dph to take account of suitable distance/ relationship with adjacent employment uses	✓	✓	Currently open fields, farm		Previously allocated for employment but potential access through predominately residential area
H19	Land at end of Palk Road	0.53ha	21	40dph	✓	✓	Some storage/unused	Underground pipes that may effect final yield, proximity to railway, partially listed as 'uncertain' for waders (current use)	
H21	Former Post Office, East Street, Havant	0.22ha	20	70dph (high density due to sustainable location)	✓	✓	Post Office sorting office	Conservation area	Relocation of sorting office would be required
H22	Car Parks behind Bear Hotel, Havant	0.22ha	11	Reduced yield to take account of possible need to reprovide some parking	✓	✓	Hotel/pub car park	Conservation area, listed building adjacent	May be potential to extend redevelopment area wider
H68	Havant War Memorial Hospital	0.20ha	12	Higher density could be achieved	✓	✓	Havant War Memorial Hospital	There is a mature Yew tree to the front of the site which is the subject of a TPO and also an area TPO	
H69	Land at former Oak Park School	0.55ha	22	40dph	✓	✓	Part of former Oak Park School	TPOs	
H72	Town End House, Havant	0.47ha	19	40dph	✓	✓	Office building on edge of Havant town centre.	Conservation area	Area used as a public car park is not included in the

							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		site area. Need to respect cycle/pedestrian route adjacent
H75	Land at River Way	0.24ha (developable area)	10	Based on developable area minus flood risk at 35 dph.	✓	✓	Previously used as an education office. A proportion of the site is in Flood Zone 3 due to fluvial flooding but this has been excluded from the development area. The site is ready for release for redevelopment	Flood risk area excluded from development potential	
H76	Land north east of Havant College, New Road	1.172ha	41	35dph on developable area		✓	Open space and playing fields associated with Havant College	Loss of open space will need to be resolved	
H79	Job Centre Plus Site, Elmleigh Road	0.22ha	35	high density sustainable location	✓	✓	Job Centre Plus site		The availability of this site will follow the provision of new office floorspace to accommodate the Job Centre Plus at the Plaza site.
H144 (formerly L144)	Barncroft School (part of site)	0.7ha	34	Based on submitted outline application 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		

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							schools that currently exist		
UE3a	Land north of Bartons Road	0.85ha	30	35dph		✓	Part of site originally promoted. Number of buildings on the site, some in commercial use. Railway to west	Two strips of TPOs on the site	Currently outside of urban area (2011). Would require allocation to be deliverable
UE3b	Land south of Bartons Road	5.8 ha	203	35dph		✓	Open fields, arable use	TPOs, adjacent to listed building	Currently outside of urban area (2011). Would require allocation to be deliverable
UE4	Strides Farm and Copseys Nursery (Manor Farm Part)	3ha	105	35dph		✓	Predominately fields associated with farm use	TPOs, mineral safeguarding, listed as 'uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable
UE4	Strides Farm and Copseys Nursery (Copseys Part)	2ha	70	35dph		✓	Predominately fields and glasshouses associated with nursery and farm use	TPOs, mineral safeguarding, listed as 'uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable
UE5	Land at Portsdown Hill	4.15ha	80	Assessment of site potential		✓	Open fields	Adjacent listed building, gas pipeline, part Aquifer Protection Zone	Brent goose site but can be mitigated through undeveloped land
UE7	Scratchface Lane, Bedhampton	1.77ha	65	Planning Application	✓	✓	Fields	Noise (from A3M), Aquifer Protection Zone, TPOs, Archaeology Zone	Reserve Housing Site (saved policy H4). Subject to planning appeal (2011)
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	Currently outside of urban area (2011). Would require allocation to be deliverable
UE30	Land south of Lower Road, Bedhampton	7.11ha	250	35dph		✓	Open fields	Aquifer Protection Zone, Adjacent to Conservation Area, listed as 'uncertain' for	Currently outside of urban area (2011). Would require allocation to be deliverable

								waders (current use), Adjacent to Archaeology Zone, TPOs, Slight areas of the Year 2115 climate change flood risk tidal Flood Zone 2 layer abut parts of the southern boundary of the site.	
UE33	Eastleigh House	0.8ha	5	Potential conversion of listed building and possibly development within curtilage		✓	Residential dwelling (listed) and garden	TPOs, Listed Building	Currently outside of urban area (2011). Would require allocation to be deliverable but could be considered exception due to enclosed nature of site and potential crematorium opposite.

Hayling Island

Hayling Island – Potential Housing Sites									
Further housing sites on Hayling Island may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the grant of planning permission.									
Site Reference	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
HY8	103-105 Station Road, Hayling Island	0.11ha	5	35dph	✓	✓	House and employment site	Site assembly, TPOs adjacent	
HY13	Land rear of 108-110 Elm Grove, Hayling Island	0.16ha	7	40dph	✓	✓	Storage	Site assembly, access	
HY17(P)	Rose in June PH, Selsmore Road, Hayling Island	0.24ha	12	Planning Approval	✓	✓	Disused public house	Listed building	Planning approval reference 09/55136/002
HY45	Beachlands, Hayling Island (part)	2.79ha	100	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	

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UE15	Manor Nurseries, Hayling Island	0.38ha	13	35dph		✓	Currently in use as a plant nursery and dwellings. Various outbuildings	Site listed as 'Important' for Brent Geese (current and potential future use) and 'Uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable
UE16	Land north of Goldring Close/south of Beech Grove	4.53ha	160	35dph		✓	Fields largely used for horse paddocks	TPOs, adjacent to AONB, listed as 'uncertain' for waders (current use). South east corner of the site at flood risk.	Currently outside of urban area (2011). Northern field would require allocation to be deliverable
UE17	Rook Farm, Hayling Island	1.5 ha	53	35dph		✓	Arable farmland	Listed as 'uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable
UE18	Station Road (north of Sinah Lane/west of Furniss Way	5.7ha	200	35dph		✓	Open fields	Listed as 'uncertain' for Brent Geese and waders. Future use listed as 'Potentially Important Brent Goose Site'.	Currently outside of urban area (2011). Would require allocation to be deliverable
UE21	Station Road (east of Furniss Way)	2.8ha	84	30dph		✓	Open fields and various buildings in mixed use closer to Station Road	TPOs, current use listed as 'uncertain' for Brent Geese and Waders. Future use listed as 'Potentially Important Brent Goose Site'.	Much of the site is currently outside of urban area (2011). Any resulting development should be mixed use and include employment to the east of Furniss Way. Some aspects could be deliverable in the short term
UE35	Land north of Rook Farm, west of St Marys Road/Church Road	3.4ha	119	35dph		✓	Open farmland	Listed as 'uncertain' for waders (current use)	Currently outside of urban area (2011). Would require allocation to be deliverable

Leigh Park

Leigh Park – Potential Housing Sites									
Further housing sites in Leigh Park may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the grant of planning permission.									
Site Reference	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
L4	Plaitford Grove, Leigh Park	0.26ha	5	Low density due to need to retain some open space	✓	✓	Public open space in residential area		Need to retain some open space
L5	Parking Area off Sparsholt Close	0.09ha	5	Assessment of site potential	✓	✓	Parking area laid to hardstanding		
L21	Kingsclere Avenue Open Space	1.33ha	40	30dph		✓	Public open space identified for review in Open Spaces Audit	Access	May be appropriate to retain part of the site for open space
L25	Strouden Court	2.16ha	60	Assessment of site potential	✓	✓	Precinct, mixed uses, garage and parking areas	Site assembly, retaining/re-providing active uses	Most likely to involve some redevelopment of the underused parking/open space and some existing buildings
L32	Land at Eling Court	0.14ha	5	Assessment of site potential	✓	✓	Open space		

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L44	Prospect Lane Open Space	1.03ha	31	Open space will limit net developable area	✓	✓	Recreation area with a fenced play area	Archaeology Zone	
L46	Land at Oakshott Drive	0.14ha	8	60dph		✓	Open space	Main and water sewer thought to affect site	
L48	Parking Area off Oakshott Drive	0.13ha	2	Assessment of site potential	✓	✓	Parking area	Archaeology Zone. Main and water sewers thought to affect site	Car parking re-provision will need to be considered
L62	Parking Area off Forestside Road (B)	0.07ha	2	Assessment of site potential	✓	✓	Parking area	Archaeology Zone	Car parking re-provision will need to be considered
L83	Riders Lane Allotments	2.12ha	70	Illustrative layouts	✓	✓	Former and part used allotment site	Site assembly (depending on access), Allotment re-provision required	Areas at risk of flooding have been excluded from the developable area
L86	Blendworth Crescent Open Space	1.2ha	48	40dph		✓	Open space identified in the Open Spaces Audit for review	Some open/play space to be retained, access	
L89	Land adjacent to Holybourne Road	0.29ha	8	Assessment of site potential	✓	✓	Open space	Trees	
L92	Open Land off Priorsdean Crescent	0.22ha	4	Assessment of site potential	✓	✓	Open space		Areas at risk of flooding have been excluded from the developable area
L108	Fox PH	0.15ha	8	Taking account of need to retain existing public house	✓	✓	Public House with associated parking	Archaeology Zone, retention of community use (the PH)	
L130	Land at Oxenwood Green	0.29ha	8	40dph	✓	✓	Open space		
L131	Land at Hampage Green	0.67 ha	20	30dph	✓	✓	Series of connecting open spaces		

L132	Land at Plumley Walk	0.43ha	2	Assessment of site potential	✓	✓	Series of connecting open spaces		
L133	Land at Southfield Walk	0.06ha	4	Assessment of site potential	✓	✓	Open space adjacent to a block of flats		
L134	Land at Larkwhistle Walk	0.15ha	7	Continuation of existing flats	✓	✓	Open space among a mix of terrace and flatted development		
L135	Vacant Shops off Sharps Road	0.04ha	5	Flatted development	✓	✓	Vacant shop buildings	Previous shop use protected by adopted policies	
L138	Leigh Park Centre	8.3 ha	38	Lower yield as thought to already be approximately 102 dwellings at the site	✓	✓	Leigh Park District Shopping Centre	Land assembly, TPOs, suitable re-provision of shopping provision/centre	Considered to offer a good regeneration opportunity of mixed uses
L141	Land at Inkpen Walk	0.25 ha	2	Assessment of site potential	✓	✓	Series of grassed open areas		
L142	Land at Rushmere Walk	0.13ha	2	Assessment of site potential	✓	✓	Series of grassed open areas		
L143	Land at Frogham Green	0.1ha	5	Assessment of site potential	✓	✓	Grassed area and hard standing fronting onto St Clare's Open Space		
L145	SSE Office Site, Bartons Road	0.85ha	30	Yield expected taking into account land available	✓	✓	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	TPOs	Site ideally appropriate for retention as employment use.

							this has been excluded from the area identified		
UE6a	Land north of Leigh Park (Cabbagefield Row)	3.7ha	92	25dph (taking account of adjacent SINC's, phone mast)		✓	Open fields	Adjacent SINC, Trees, Potential use associated with Havant Thicket Reservoir	Currently outside of urban area (2011). Would require allocation to be deliverable

Leigh Park – Potential Housing Sites (Garage/Parking Courts)
 In addition to the above the following garage/parking courts within the Leigh Park area are expected to be developed. These sites are owned by Portsmouth City Council who intend to utilise some of the capital receipts from the sale of these sites to improve other garage/parking areas that will be retained for residential parking/storage use. These sites are all subject to separate background work which will result in the production of a Development Brief.

The number of dwellings expected from each of the sites is based on site visits and work produced by Portsmouth City Council in partnership with Havant Borough Council.

Site Reference	Site Name	Site Area	No. of dwellings	Group Code	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
L43	Parking Area off Longstock Road	0.09ha	2	Group A	✓	✓		Archaeology Zone	
L47	Parking Area off Marldell Close	0.09ha	3	Group A	✓	✓		Archaeology Zone	
L56	Garage Court off Whitsbury Road	0.1ha	3	Group A	✓	✓		Archaeology Zone	
L61	Garage Court off Forestside Avenue	0.08ha	4	Group A	✓	✓		Archaeology Zone	
L136	Garage Court of Millbrook	0.09ha	3	Group A	✓	✓			

	Drive								
L140	Garage Court off Kimbridge Crescent	0.09ha	2	Group A	✓	✓			
L146	Parking Area off Forestside Avenue	0.02ha	2	Group A	✓	✓			
L2	Parking Area off Rhinefield Close	0.06ha	2	Group B	✓	✓			
L6	Garage Court off Awbridge Road	0.1ha	3	Group B	✓	✓			
L8	Garage Court off Ernest Road	0.1ha	3	Group B	✓	✓			
L148	Garage Court off Grateley Crescent	0.05ha	2	Group B	✓	✓			
L16	Garage Court off Sunwood Road	0.09ha	4	Group C	✓	✓		Flood Zone 3 (fluvial)	Sequential and Exception Test required
L117a	Garage Court off Beaulieu Avenue	0.07ha	2	Group C	✓	✓			
L117b	Parking Area off Beaulieu Avenue	0.05ha	2	Group C	✓	✓			
L139	Garage Court off Kingsclere Avenue	0.06ha	4	Group C	✓	✓			
L147	Garage Court off Rownhams Road	0.11ha	2	Group C	✓	✓		Flood Zone 3 (fluvial)	Sequential and Exception Test required
L149	Garage Court off Brockenhurst Avenue	0.07ha	2	Group C	✓	✓			

L90	Garage Court off Fair Oak Drive	0.16ha	4	Group D	✓	✓		Archaeology Zone	
L137	Parking Area off High Lawn Way	0.07ha	3	Group D	✓	✓			
Total		1.55ha	52	(Approx 34 dph)					

Waterlooville

Waterlooville – Potential Housing Sites									
Further housing sites in Waterlooville may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the grant of planning permission.									
Site Reference	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
W9	Milton Road Car Park	0.10 ha	5	50dph	✓	✓	Car park for shops		Sufficient car parking and servicing should remain for commercial units
W13	Parking Area Harcourt Close	0.13ha	5	40dph	✓	✓	Large parking area	Adjacent to SINC	Re-provision of parking may need to be considered
W25	Land rear of shops 109-111 London Road	0.24 ha	8	Restricted Access	✓	✓	Land to rear of and potentially including 109-111 London Road. Includes some storage and shed structure	TPOs, land assembly	
W39	Bliss Close Parking Area	0.45ha	14	Lower density as there will be need to retain parking	✓	✓	Parking/garage area	Site assembly	Re-provision of parking may need to be considered
W53a	St Michael's Convent, London Road	3ha	57	Potential yield should respect sustainable location and proximity to the town centre	✓	✓	Convent/church on and adjacent to site. Much of site open space leading down to stream corridor	TPOs, two listed buildings	

				whilst also recognising the need to consider the setting of the two listed buildings on site					
W53b	Land at Sacred Heart Church, London Road, Waterlooille	0.25ha	9	Illustrative layouts	✓	✓	Residual land following construction of the church and presbytery	TPOs	
W58	Forest End Garages, Waterlooille	0.11ha	5	40dph	✓	✓	Parking area with meeting hall		
W63	Goodwillies Timber Yard	3.37ha	96	Considered potential		✓	Timber Centre. Mainly hardstanding and various building in connection with the commercial use		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		Need to potentially retain some open space
W108	Rockville Drive, Waterlooille	0.19 ha	14	Background work in the Waterlooille Town Centre Urban Design Framework		✓	Car park and car wash/sales use	Site assembly	Current uses appear successful so not likely to be available in the short term
W109	ASDA/ Clocktower	3.46ha	111	Background work in the Waterlooille Town Centre		✓	Asda store and parking, other town centre uses/buildings	Site assembly, TPOs adjacent	The retail/mixed uses would be expected to be retained but the land could be maximised with improved

				Urban Design Framework					development. Site could begin to come forward in separate ownerships
W110	Wellington Way, Waterlooville	1.11ha	55	Background work in the Waterlooville Town Centre Urban Design Framework		✓	1960s largely single storey precinct. Predominately retail with good occupancy rates. Some residential at first floor	Site assembly	
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	95	35 dph on a reduced area taking into account allowance for some play/open space provision.	✓	✓	Currently allocated for housing development in a saved policy from the HBDWLP. This required a provision of open space based on the site promoters illustrative layout. This requirement will be reviewed in light of current evidence and need. The site was once used as school playing fields but this ceased many years ago. Two ownerships associated with the site	TPOs, site assembly	
W126	Padnell Grange	2.64ha	84	Illustrative layouts	✓	✓	Was allocated in the Havant Borough District Wide Local Plan as a housing site for 15 dwellings. Site area now increased as the site was	TPOs, adjacent to SINC	

							originally intended to include office development. 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		
W130	Meadowlands Schools	1.5ha	52	Based on work produced by HCC	✓	✓	The land originally formed part of the Meadowlands Infant and Junior School sites. The schools have now altered to form Woodlands Primary and the residual land is available for housing development. A sports pitch will be relocated to the north within the Woodcroft Farm Strategic Site as part of access arrangements to the strategic site	Aquifer Protection Zone, TPOs adjacent to site	
W131	Land adjacent Rachel Maddocks School	0.49ha	20	40dph	✓	✓	The site was formerly the Woodlands Primary School and is currently used as a temporary education centre which is to be relocated. All boundaries are lined with semi-mature vegetation		
W133	Land at Waterlooville Recreation Ground	7.9ha (Whole Recreation Ground). Approx	60	40dph (on developable area)		✓	Recreation ground	Retaining an appropriate level of recreation space	Only part of the recreation ground would be considered for housing development. The main recreational use of the site is expected to

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		1.5ha for residential development							remain
W135	Land west of Asda, Waterlooville	0.61ha	43	High density recognising town centre location		✓	Open land to rear of fire station	TPOs	Site is not part of wider Major Development Area
W136	Forest End Surgery	0.12ha	10	Based on higher density due to location	✓	✓	Doctors surgery and car parking	Land assembly	
UE9	Woodcroft Farm, Waterlooville	10.45ha	320	Strategic Site Delivery Policy CS18 of the Core Strategy	✓	✓	Open fields and farmhouse	TPOs, site assembly	Allocated site. Re-provision of Woodlands Primary Playing Field needs to be incorporated
UE31	Land north of High Bank Avenue, Widley	1.8 ha	63	35dph		✓	Open fields		Currently outside of urban area (2011). Would require allocation to be deliverable

Area Maps

Area	Map Number(s)
Emsworth	6
Havant and Bedhampton	4, 5 & 6
Hayling Island	7
Leigh Park	3 & 5
Waterlooville	1, 2 & 4