

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. This includes 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 of all sites considered that offer potential for five or more dwellings. Maps are also provided to indicate the location of these sites.

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

Part Two

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1.0 Introduction

- 1.01 The Havant Borough Local Development Framework (HBLDF) will include a number of documents. The two key development plan documents are the adopted Core Strategy and the Development Delivery (Allocations) DPD (in production). Eventually the HBLDF will replace the Saved Policies of the Havant Borough District-Wide Local Plan 2005 (HBDWLP).
- 1.02 One of the key issues to be covered by the HBLDF will be the delivery of housing. The Strategic Housing Land Availability Assessment (SHLAA) will form part of the evidence base which will be used to plan housing for the Borough.
- 1.03 Planning Policy Statement 3 Housing (PPS3) requires planning authorities to ensure that the planning system delivers a flexible, responsive supply of land and to:
 - Identify specific deliverable sites for the first five years of the plan that are ready for development
 - Identify specific, developable sites for years 6 -10 and ideally years 11 -15 to enable the five year supply to be topped up.
- 1.04 The SHLAA therefore contains an assessment of land within the Borough which is considered to have potential for housing development. It also includes information regarding the key constraints identified for each of the sites, how these constraints could be overcome, an overall risk assessment of whether the sites will come forward as anticipated and whether sufficient sites have been identified to meet the Borough's housing requirements.
- 1.05 The SHLAA does not itself determine whether a site should be allocated for housing development. This will be the role of the Development Delivery (Allocations) DPD and in some instances the Core Strategy.
- 1.06 Housing Market information has been produced sub-regionally as part of the Partnership for Urban South Hampshire. When Havant Borough Council originally formulated the SHLAA in 2007 its progress in relation to other nearby local authorities meant that no housing market partnership existed. The methodology was therefore designed to accord with the practice guidance available at the time and it has since proven possible to aggregate this at the housing market level.
- 1.07 In the original preparation of Havant Borough Council's SHLAA, key stakeholders were consulted on the proposed methodology. A list of the broad stakeholder groups, their comments and the Council's response is given in Section 4.
- 1.08 To provide an effective evidence base the SHLAA needs to be updated regularly to take account of changing circumstances and actual delivery. The five year supply and housing trajectory information in Part One, Appendix 1, will be updated annually through the Annual Monitoring Report and additional appendices to accompany the SHLAA.

2.0 Housing Background

Housing Requirement

- 2.01 The Council's adopted Core Strategy includes a requirement for Havant Borough to provide 6,300 net additional dwellings between 2006-2026.

Housing Market

- 2.02 Analysis of the housing market in the Borough provides evidence of the level of potential market demand and the economic viability of sites included within the assessment. Two studies have provided information on existing housing provision and future demand; a Housing Market Assessment carried out by consultants DTZ (with regular updates) and an analysis of the Council's housing register.
- 2.03 The Strategic Housing Market Assessment has been provided in collaboration with the Partnership for Urban South Hampshire (PUSH). The South Hampshire Housing Market Assessment was originally published in April 2005 and this was supplemented in October 2006. Subsequent monitoring and review has been undertaken to keep this information up-to-date, particularly in a changing economic climate.
- 2.04 The Borough is closely linked to Portsmouth both physically and because Leigh Park was built almost entirely by Portsmouth City Council to meet the city's needs for affordable housing in the post-war period. Portsmouth City Council continues to be a large housing provider and a significant landowner in the Borough. The Borough can be clearly identified as part of a much larger housing market based on Portsmouth and Southampton and stretching along the coast from Chichester in the east to the New Forest in the west. This area is known as the South Hampshire sub-region.

3.0 Methodology

Sites and Areas Surveyed

- 3.01 Due to the urban character of the Borough, the past delivery rate of small sites and the difficulty in identifying small sites, it was not considered realistic to identify specific land for housing which would yield fewer than five dwellings. The assessment therefore identified specific sites which would yield five or more dwellings. Specific sites with planning permission are included within the first five year period as these are already considered to be part of the housing supply. An allowance was made for sites which would yield less than five dwellings but this is only included after the forthcoming ten year period. The justification for this is explained in on page 12.
- 3.02 The Borough is largely urban in character and is subject to environmental constraints which limit the amount of land which is available for housing development.
- 3.03 There is approximately 56km of coastal frontage and 32km of main river, giving rise to a significant proportion of the Borough's land area designated within Flood Zones 2 and 3. The Council's Strategic Flood Risk Assessment (SFRA) shows that the primary source of flood risk to the Borough is from the sea. The secondary source of flood risk to the Borough is from fluvial sources including the Lavant Stream, the Hermitage Stream and associated tributaries.
- 3.04 Planning Policy Statement 25: Development and Flood Risk (PPS25) sets out the Government's objectives for achieving sustainable development through the avoidance and management of flood risk. To achieve this aim, PPS25 provides a decision making tool to ensure that the sites with a low probability of flooding are developed in preference to areas at higher risk. Sites within Flood Zones 2 and 3 can only be considered if they pass the sequential and exception tests in PPS25. To accord with this approach, the assessment has focused on finding available land within Flood Zone 1. Sites within the urban areas which were considered to be key to the regeneration of parts of the Borough were considered under exceptional circumstances and in recognition of the fact that they would need to pass the sequential and exception test, as set out in PPS25, if they were to be allocated for development through the HBLDF.
- 3.05 There are also a number of nature designations in the Borough with the coastal areas of Langstone and Chichester Harbours internationally recognised for their natural beauty and wildlife value. These areas were not actively surveyed for housing potential.
- 3.06 Constraints affecting the Borough are continually updated. The Proposals Map, which forms part of the Havant Borough Local Development Framework, will provide the most up-to-date reference for constraints.

Development Opportunities and Sources of Information

- 3.07 In accordance with the SHLAA Practice Guidance (Communities and Local Government 2007), the following sources of sites with housing potential were identified in the assessment:

Existing Housing Allocations

- 3.08 A total of 31 baseline sites were identified for housing in the adopted Local Plan¹ of which 15 had been fully developed by 1 April 2007. All the outstanding allocations in the Local Plan which are likely to yield five or more dwellings have been re-examined as part of this assessment in terms of their developability/deliverability. The existing allocations of less than five dwellings (Conigar Road, Emsworth; Palk Road/West Street, Havant and 115-123 St Mary's Road, Hayling Island) have not been included as part of this assessment on the basis that these would already be accounted for in the allowance for small sites. Three reserve housing sites were allocated in the adopted Local Plan. These were also re-assessed as part of the SHLAA. The potential yield from the adopted Local Plan housing sites has been re-assessed in light of changing government guidance on densities.

Review of Non-housing Allocations

- 3.09 Local planning authorities should consider land allocated for employment or other land uses for housing. The Council's 2007 Employment Land Review (ELR)² assessed the viability of existing employment sites and allocations. Table 1 shows a list of sites identified by the ELR to be inappropriate or unlikely to come forward for employment development over the plan period. The Stones Trust Allotments and Eastern Road sites are currently occupied and are therefore not considered in the SHLAA due to their unavailability. The last three sites in the table have been considered for housing development in the assessment.

Table 1: Sites identified by the 2007 Employment Land Review to be inappropriate or unreliable for employment development over the plan period

Location	Area (ha)
Stones Trust Allotments, New Lane, Havant	1.72
Eastern Road, Havant	0.32
Palk Road, Bedhampton	1.24
Near Maples Way, Bedhampton	1.08
Land at Station Road East, Hayling Island	1.03

- 3.10 An updated ELR in 2010 has indicated that Land at Station Road East, Hayling Island is likely to offer potential for employment. The most suitable use of this site will be considered as part of the Council's Development Delivery (Allocations) Plan but as the site may support mixed use it is considered appropriate for inclusion in the SHLAA at this time.
- 3.11 The Council's Open Spaces Audit³ identified spaces which the Council should protect through the planning system and spaces which should be a priority for enhancement. In order to do this, it classifies each space under four headings:
- **Protect** – spaces of high value and above average quality
 - **Protect and enhance quality** – spaces of high value but lower than average quality and where it should be possible to improve quality
 - **Seek to enhance value if possible** – spaces of low value but higher than average quality which may require a change to some other form of greenspace which will be more valuable for local people and help deliver the

¹ Havant Borough Council District-Wide Local Plan September 2005

² Havant Borough Council (2007). Employment Land Review

³ Kit Campbell Associates (2006). Havant Open Spaces Plan and PPG17 Assessment

Council's objectives more effectively than the present space. If it is not possible to enhance value, the Council should review the space

- **Review** – spaces of low value and lower than average quality which may require enhancement of quality and value. Alternatively they may require opportunities for development in order to generate funds for enhancement of other spaces of greater value to local communities.

3.12 In consultation with the Council's Open Spaces Manager, some of the sites which have been valued as low value and lower than average quality have been considered for potential housing development in the assessment. Some sites in the Open Spaces Audit would not be suitable for consideration for housing, for example, sites outside the Borough and footpaths. These were not considered for housing potential as part of this assessment.

Havant Borough Urban Capacity Study

3.13 Sites which were identified in the previous Urban Capacity Study⁴ and which remain undeveloped have been reassessed in light of changing circumstances since the study was published in 2001.

Existing Council Documents

3.14 The National Land Use Database (NLUD) and documents held by the Council identifying development potential have also provided a useful source of information.

Vacant and Derelict Land and Buildings

3.15 The assessment has identified land which is vacant and derelict through a desk based survey exercise. Ordnance Survey maps, the Council's geographical information system and maps available on the internet were used to identify land.

Surplus Public Sector Land

3.16 The English Partnerships' register of surplus public sector land has been reviewed and there are no sites registered in the Borough. Other land within public sector ownership which may provide land for housing has been assessed as part of the site survey process.

Large Scale Redevelopment and Re-design of Existing Residential Areas

3.17 Where such opportunities can be identified, the assessment has included large scale redevelopment of existing residential areas.

3.18 Single or multiple private dwelling houses which could produce housing potential were not surveyed unless they were put forward by the landowners themselves as part of the consultation process. It was considered that the difficulties involved with assembling the land may render the site undevelopable/undeliverable. It was also considered that some of the development potential in the Borough from this source could compromise local character.

Accommodation Above Shops

3.19 Previous urban capacity studies⁵ showed that there was a small element of supply from this source. Any potential on sites which would yield five or more units have been identified through the site survey. Yield from small sites (1-4) will be accounted for in the unidentified small site allowance.

⁴ Entec (2001) Havant Borough Urban Capacity Study – Havant Borough Council.

⁵ Entec (2001) Havant Borough Urban Capacity Study – Havant Borough Council.

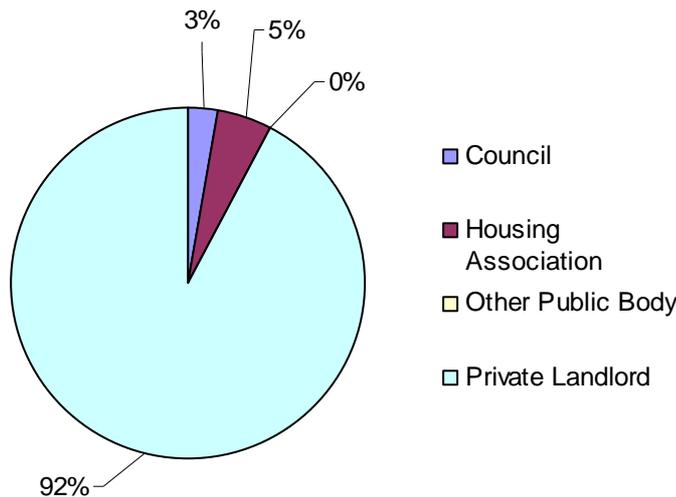
Subdivision of Existing Housing

3.20 Previous studies⁶ showed that there was an element of supply from this source. Past trends indicate that 3% of total completions between 1996 and 2007 were from the subdivision of existing housing. 2% were on sites of 1-4 dwellings and 1% on sites of five or more dwellings. Any potential on sites which would yield five or more units have been identified through the site survey and consultation with stakeholders. Yield from sites of 1-4 dwellings will be accounted for in the unidentified small site allowance. Due to the low level of supply from this source and the difficulty in identifying such sites, it was not considered practical to carry out a detailed map based survey for housing supply from this source.

Empty Homes

3.21 Previous studies⁷ showed that there was no significant contribution from this source. Research carried out by the Empty Homes Agency (2006) indicated that there are approximately 1,006 empty homes in the Borough which equates to 1.80% of total homes in the Borough. This is below the average for Hampshire (2.28%) and the South East (2.39%). The majority of these (92%) are within private ownership (Figure 1). The Empty Homes Agency’s research also states that approximately 64 empty homes were brought back into use in the Borough during 2004/05.

Figure 1: Percentage of empty homes in Havant Borough by ownership (Empty Homes Agency, 2006)



3.22 Although there is believed to be a small element of supply from empty homes, the difficulty in guaranteeing that they will be brought back into use renders it difficult to include this as an element of supply in the study. Therefore unless any specific sites have been identified as part of the site survey, no element of supply from this source has been included in the assessment.

Land in non-residential use which may be suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of a mixed-use development

3.23 Opportunities from this source have been identified from map-based surveys, NLU and consultation with landowners.

⁶ Entec (2001) Havant Borough Urban Capacity Study – Havant Borough Council.

⁷ Entec (2001) Havant Borough Urban Capacity Study – Havant Borough Council.

New Free Standing Settlements

- 3.24 Due to the built-up character of the Borough, there is no scope for new free-standing settlements and none were identified for the Borough in the South East Plan.

Urban Extensions

- 3.25 The assessment has identified potential housing land from urban extensions through the site survey process and by inviting stakeholders to submit sites for consideration and through a map based survey. There are significant parts of the Borough affected by flooding and nature designations which limit the potential for housing development outside the urban areas. Certain areas of some of the urban extension sites which were promoted to the Council were excluded because they were not considered suitable. Sites and areas which were not considered suitable for housing are listed in Section 5 together with maps showing their location.

Consultation with Stakeholders

- 3.26 Landowners were given the opportunity to promote sites to the Council. 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.
- 3.27 A similar process has been undertaken at further intervals in order to ensure we are made aware of all potential sites ahead of developing the Council's Development Delivery (Allocations) Plan. The most recent 'call for sites' took place during December 2010 – January 2011.

Sites Subject to Undetermined and Outstanding Planning Permission

- 3.28 The likely level of housing that could be provided if unimplemented planning consents were brought into development has been assessed and included within the first five year period. This has been assessed with regard to the deliverability of the sites.

Portsmouth City Council Owned Garage/Parking Courts

- 3.29 There are approximately 20 underused garage or parking courts within the Leigh Park area which have been identified for housing potential. These sites are owned by Portsmouth City Council and work currently (2011) progresses well toward disposal/development of these sites. Although individually many will yield less than 5 dwellings cumulatively they will make a notable contribution to housing supply. As such these have been grouped and accounted for within the SHLAA.

Survey of Sites

- 3.30 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. Some of the key details for each of the sites have been recorded in Part One of the SHLAA which is available separately.

Assessing the Suitability of Land for Housing

- 3.31 Conclusions on the suitability of the sites for housing were based on information gathered during the desk top survey and site visits. The exercise eliminated sites where constraints rendered development on the site unrealistic. These have been listed as 'considered unsuitable' in Part Two of the SHLAA (Section 5). Other constraints which do not render a site unsuitable for housing development but which do need to be considered and may effect the overall yield of a site have also been identified.

- 3.32 Constraints that have been identified on potential housing sites have been listed in Part One of the SHLAA along with a summary of what they mean and how they could be overcome.

Assessing the Achievability of Land for Housing

- 3.33 Information about the achievability of the sites for development was based upon the best information available with regard to market, cost and delivery factors.

Cost Factors

- 3.34 On the best information available, details of the likely factors which may affect the cost of a development were recorded including typical developer contributions.

Market Factors

- 3.35 The decision was taken not to undertake a residual land valuation for each site due to resource constraints, costs and the number of sites. There are limits with undertaking hypothetical valuations as they do not inform whether the landowner will bring forward their land at that value and detailed information about development costs often only become apparent when detailed site assessments are carried out as part of the development process. However, in the vast majority of cases contact with the landowners or agents has clarified that sites are disposable, with a reasonable prospect of availability, in relation to market factors.

Further viability assessment relating to the delivery of sites was also undertaken as part of the Council's Housing Viability Assessment and is underway (2011) in relation to assessing and developing a draft Community Infrastructure Levy (CIL) charging schedule.

- 3.36 Information about the adjacent uses was obtained during site visits and assisted in determining whether a site would be appropriate for housing or other uses. The housing market information contained in Section 2 was further supported by market information provided in the Strategic Housing Market Assessment (SHMA) updates which provided information on the level of potential market demand and attractiveness of the locality. A Housing Viability Study was also undertaken in relation to affordable housing and further viability work for the introduction of a Community Infrastructure Levy shows deliverability in market terms.

- 3.37 The Council's Estates Department also undertook a desktop study (2007) on the viability of the sites put forward in the original SHLAA document. Whilst the Council cannot undertake a detailed feasibility study, on the information available it does appear that with house prices and land values in the Borough, all of the sites put forward are likely to be viable for residential development provided the sites can be assembled at a price which reflects their potential and any significant development costs.

Delivery Factors

- 3.38 Information on the developers' own phasing was based on details provided by landowners and developers and known constraints. The existing and potential future policy position on the site was also considered. Annual updates from landowners and agents will be sought to ensure sites are still deliverable or developable and also to provide an update on phasing/site availability information used for the purpose of the developing a housing trajectory/supply table.

Estimating the Housing Potential for each Site

- 3.39 To estimate the housing potential for sites within the urban area, a methodology was devised to guide the generation of a density which might be appropriate for housing development on the site. The methodology used was partly based on encouraging higher densities in areas close to public transport and town, district or local centres. Points were awarded according to whether a site was within 400 metres of public transport, local, district or town centre. Additional criteria also used included the proximity to an area of open space, context and identity. The context of the site and whether it presented an opportunity for a landmark building, equating to potentially higher densities was also considered. The methodology used is summarised in Table 2.

Table 2: Methodology used to estimate a yield for specific sites within the urban area

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

- 3.40 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 = 60dph)
 - 0-3 points indicates a density of between 30 - 50 dph (average = 40dph).
- 3.41 Yields were adjusted accordingly if a site had a constraint, or other development commitment, which was considered to affect the final yield e.g. such as tree cover, mixed use. An appropriate density was applied to each site using this methodology

as a basis. The density and final estimation of housing potential was recorded in the tables contained in Part One of the SHLAA.

- 3.42 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.
- 3.43 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 extensions sites.

Table 3: Densities on a range of recently completed housing developments

South East Region ⁸		
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
Proposed density at MDA	2000	42 dph

- 3.44 Table 3 shows a range of site sizes. The average density of all sites is 34.6dph. 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 as required in Planning Policy Statement 3 (PPS3).

Outstanding Planning Permissions Delivering 1- 4 Dwellings

- 3.45 For small sites (1- 4 dwellings) with planning permission, a different approach was used due to resource constraints. At 1 April 2007, consents equating to 107 dwellings were outstanding. Looking at past trends with regard to implementation rates on small sites, an average 71% of small sites with planning permission were implemented. In 2007 a discount of 29% was therefore applied to the outstanding stock of small sites to allow for those sites which may not come forward for development.
- 3.46 Subsequent annual monitoring since the SHLAA was initially published in 2007 has included monitoring the implementation rates of small permissions. The percentage implemented had reduced during the 2008/09 year. This is likely to be as a result of

⁸ CABE, 2004. Housing Audit: Assessing the Design Quality of New Homes.

the housing market downturn. Annual monitoring will take place to ensure that the figure provided for supply from outstanding planning permissions on sites with 1 - 4 dwellings is realistic and not overestimated.

Major Development Area West of Waterlooville

- 3.47 The Major Development Area (MDA) West of Waterlooville falls mainly within Winchester City Council area and partly within Havant Borough Council's area. Planning consents have been granted for a mixed use development and some development has now taken place (as at 2011). The total number of dwellings apportioned to the Havant Borough Council area is approximately 600. The study will therefore include this figure as a commitment. For monitoring purposes, phasing of the MDA has been agreed with Hampshire County Council's Land Supply Monitoring Team and Winchester City Council based on information on the progress of the development. This has been used for the purpose of the SHLAA and will be updated if necessary.

Assessment of Supply From Unidentified Small Sites (1- 4 Dwellings)

- 3.48 The SHLAA Practice Guidance states that the supply of land for housing should be based upon specific sites and that there should be specific deliverable sites within the first five year period. However, it recognises that there may be genuine local circumstances where an allowance for unidentified sites can be justified.
- 3.49 Due to the built up nature of the Borough, a significant proportion of housing is built on previously developed land (97% to 100% between 2006 and 2009). By the very nature of this element of housing supply, it is difficult to identify specific sites due to the unpredictability of when site owners may bring them forward for development.
- 3.50 In 2007 a breakdown of housing completions in the Borough from 1996-2006 showed that a significant proportion (average = 79%) of the Borough's housing completions over this period were on windfall sites, an average of 23% of which were windfall completions on sites of 1-4 dwellings. The SHLAA does not propose to include a windfall allowance on sites of more than five dwellings, but due to the nature of the small sites which are likely to come forward in the future, and the steady rate at which these sites have come forward over previous years, an allowance for sites of 1-4 units will be included after the first ten years. Ignoring this source of housing supply would lead to an underestimation of the housing potential in the Borough and excluding this supply in the immediate ten year period accords with guidance in PPS3. However, the Council may consider the inclusion of a windfall allowance in the shorter term if it can be robustly justified.
- 3.51 Information about small sites was taken from Hampshire County Council's monitoring information. The most reliable data held by the County Council dates back to 1996, therefore information on past small site completions was taken from data between 1 April 1996 and 1 April 2007.
- 3.52 An adjustment to the supply from small sites has been applied to allow for sites which would fall within Flood Zones 2 and 3. To allow for sites within Flood Zones 2 and 3, the total land within the urban areas which falls within these flood zones was calculated. 13% of all the combined urban areas in the Borough lie within Flood Zone 2, and 7% within Flood Zone 3. A further reduction was applied to ensure the resulting figure was not overestimated and this further reduction should take account of other issues such as the potential reduced availability of such sites.

3.53 A discount of 30% has therefore been applied to the supply of housing from unidentified small sites to take account of these policy changes and to provide a more conservative estimate. Table 4 shows that the result of applying a 30% discount of the annual average of 53 dwellings results in a figure of 37 dwellings per annum as an estimate of the number of dwellings that are likely to come forward on small sites.

Table 4: Projected number of housing completions on unidentified small sites including discount at 2007

	Unidentified supply from small sites (without discount)	Unidentified supply from small sites (with discount)
Total (19 years)	1007	703
Average annual number	53	37

3.54 In accordance with the guidance in PPS3, this assessment has sought to identify as much land as possible on sites of five or more dwellings and included specific deliverable sites within the first five year period. Notwithstanding this, large sites will inevitably come forward on a windfall basis anyway. Although this assessment does not propose to include an allowance for unidentified sites of five or more dwellings, completions from this source will be monitored in the usual way and future housing supply adjusted accordingly through the Local Development Framework process.

Outstanding Planning Permissions Delivering five or more Dwellings

3.55 Outstanding planning permissions for all site sizes have been assessed. Information on the availability and achievability of sites of five or more dwellings was sought from site owners. Where no information was provided, Hampshire County Council monitoring data provided information about the status of these sites. An assessment of the deliverability/developability of these sites was undertaken. Sites which were under construction, or where the site owner had indicated that construction would commence at a particular point in time, were regarded as either deliverable or developable.

3.56 Existing permissions that are considered deliverable have been included as part of the five year supply of housing and included in the trajectory. This information will be updated annually through the AMR and additional appendices to this SHLAA.

4.0 Results from the Consultation on the Methodology

The following pages contain details of the results from the consultation on the methodology for the SHLAA.

A three week period of consultation, ending 6 June 2007, took place on the first methodology to 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 on the methodology. The Home Builders Federation made the following comments:

Consultee	Comment	Response
Home Builders Federation	Concern about the nature of the assessment, not a Housing Market Assessment or Strategic Land Availability Assessment. Proposal is an up-dating 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 has 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).
Home Builders Federation	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.
Home Builders Federation	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.
Home Builders Federation	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.
Home Builders Federation	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.
Home Builders Federation	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.
Home Builders Federation	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.
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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 HBLDF 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

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 and large scale development proposals will

	residential areas should be developable and deliverable.	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 identify land for housing which 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 deliverability of all sites.	As far as possible, the assessment will include a deliverability/developability assessment.
Home Builders Federation	SHLAA is a technical exercise to identify all suitable land for development.	Comment noted.
Home Builders Federation	Selection method of sites should not form part of SHLAA methodology.	Good practice guidance requires an assessment of the suitability of sites but assessment will make it clear that the SHLAA is not designed to allocate sites for development.
Home Builders Federation	Main thrust of good practice guidance is on assessing deliverability of sites.	As far as possible, the assessment will include a deliverability/developability assessment.
Home Builders Federation	Need to continually engage with landowners, developers and	Landowners, developers and stakeholders have been involved

	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.	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.
Home Builders Federation	Timing of consultation insufficient and during school holidays.	Timing of consultation limited due to late publication of SHLAA good practice guidance and timetable requirements of the HBLDF. No timescale suggested in the good practice guidance.

5.0 Sites Considered Unsuitable

5.01 The following sites listed are those that have been considered unsuitable as a potential option for housing development. In some instances the sites included in the main SHLAA as offering housing potential have been reduced in size to that promoted to the Council. This has been explained and reflected in the accompanying maps when applicable.

5.02 The accompanying maps represent the following areas:

Area	Map Number(s)
Emsworth	6, 10
Havant and Bedhampton	5, 8, 9, 10, 11
Hayling Island	12, 13, 14, 15
Leigh Park	4, 5, 9
Waterlooville	1, 2, 3, 7, 8

Site Ref.	Site Name	Description and reason for exclusion (reason considered unsuitable)
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
EM11	Garages on Highland Road	Site yield likely to be below study threshold
EM12	Allotments next to Glenwood School	Open Spaces Audit recommends protection

EM13	Land adjacent to St James Road	Site yield likely to be below study threshold
EM14	Land at end of Cold Harbour Road	Noise from A27 and the trees on the site would limit development potential
EM15	125 New Brighton Road	Loss of community use
EM19	Open space at Laurence Green	Site yield likely to be below study threshold
EM20	Greville Green Open Space	Limited Potential due to layout of existing buildings and character of estate
EM21	Spencer Road Car Park 1	Site yield likely to be below study threshold
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.
EM23	Spencer Road Car Park 3	Site yield likely to be below study threshold
EM24	Spencer Road Car Park 4	Site yield likely to be below study threshold
EM25	Spencer Road Car Park 5	Site yield likely to be below study threshold
EM26	Conigar Road Allotments	Site yield likely to be below study threshold
EM31	Spencer Road Playing Area	Site yield likely to be below study threshold
EM32	Victoria Road (former allotment site)	Site yield likely to be below study threshold
EM33	Lillywhite Bros, employment site	Loss of employment and flooding issues
EM37	Land at end of Emsworth House Close	Already developed
EM38	Land at Convent Lane	Already developed
EM39	Land at Emsworth House Close	Site yield likely to be below study threshold
UE02b	Land south of A27	Impact to local gap/settlement definition
UE11	Land west of Emsworth (opposite 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	Identified as potential for skills site and amenity value for residential very poor. Not considered suitable
UE38	West of Emsworth Recreation Ground	Access issues
UE40	Adj. 8 New Brighton Road	Site yield likely to be below study threshold when taking into account existing properties, trees and shape of site
UE46	Land East of 54 Long Copse Lane	Biodiversity report show site to be of SINC worth with four notable meadowland species (2011)
Havant and Bedhampton		
H01	Land at the end of Old Copse Road	Forms part of drainage system of Oak Park
H02	Open Space at Forsythia Close	Site yield likely to be below study threshold

H03	Parking Area at Swallow Close	Site yield likely to be below study threshold
H05	10-12 Southleigh Road	Site yield likely to be below study threshold
H07	Wessex and Network Rail Land, Havant	Site currently in employment use successfully. Inappropriate to encourage loss of such employment in this location.
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
H23	Land behind 15 South Street	Loss of employment land
H24	Garage, South Street	Loss of employment land
H25	Bosmere Field	If suitable for development then employment use would be the preferred option
H29	Garages off Cross Way	Site yield likely to be below study threshold
H30	Allotments to west of Staunton Road	Currently used for allotments and flood zone issues
H31	Parking area off James Road	Site yield likely to be below study threshold
H32	Allotments off James Road	Open Spaces Audit recommends protection
H33	Garages off Fraser Road	Site yield likely to be below study threshold
H34	Allotments, North Street	Open Spaces Audit recommends protection
H36	Plot at the end of Alderwood Close	Site yield likely to be below study threshold
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
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
H42	1-2 Church Fields, Juniper Square	Site yield likely to be below study threshold
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
H64	Shops opposite Christchurch Medical Centre	Shops now in active use
H65	Rowan Road Open Space	Limited potential due to layout of existing buildings and character of estate
H70	Portsmouth Water Land	Land required by Portsmouth Water company use
H73	Hooks Lane Recreation Ground	Rugby Club would need to be re-provided for elsewhere to allow development of site. No alternative location identified at present
H74	Havant Retail Park	Site more suitable for employment and characteristics of site are not favourable for residential use
H77	Land at Havant Railway Station and Market Parade	Part of site covered by another SHLAA site. No justification that proposal is achievable
H78	59-61 West Street, Havant	Loss of employment would need to be justified before it could be included as a SHLAA site
UE1	Langstone Lodge	Site located in Flood Zone 2, predicted Flood Zone 3 in 2115 on SFRA
UE2a	Land north of A27	Impact to local gap/settlement definition
UE3a	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
UE3b	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
UE5	Land at Portsdown Hill (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 and the presence of a gas pipeline
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 promoted 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
UE43	Havant Garden Centre, Bartons Road	The site is in active use as a garden centre with no intention to vacate the use unless the site were allocated for an alternative use. Should the site become available it would be preferable and better suited for employment consideration in the first instance
Hayling Island		
HY2	Land at Island Close	Site yield likely to be below study threshold
HY3	Doma, Queensway	Site yield likely to be below study threshold
HY4	Land at Avenue Road	Site within flood zone in SFRA
HY5	Land between Victoria Road and	Site yield likely to be below study threshold

	Rogers Mead	
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
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 Bracklesham 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
HY33	Land at Selsmore Avenue	Site shown to be in flood zone in SFRA
HY34	Parking Area at Eastwood Close	Site yield likely to be below study threshold
HY35	Parking and Green Open Space at Eastwood Close	Site yield likely to be below study threshold
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
HY43	Open Space to south of Buccaneers PH	Site yield likely to be below study threshold
HY44	Mengham Library	Loss of community use
HY46	41 St Marys Road, Hayling Island	Site yield likely to be below study threshold - TPOs on site
UE14(HI)	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 Land	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, Tournerbury 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	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
L1	Land fronting Hulbert Road	Majority of the site is wooded. Limited potential for development on the remaining part of site
Leigh Park		
L3	Garages at Dockenfield Close	Site yield likely to be below study threshold
L7	Middle Park Way Local Centre car park	Car parking for local centre
L9	Ernest Road/St Christopher's Open Space	Valuable open space and should be protected
L10	Swan PH	Looks well maintained. Loss of community facility
L11	Wooded area next to medical centre, Park Lane	Limited potential due to wooded nature of site
L12	Hooks Row	Open space should be protected. Valuable wooded open space and part of a sequence of open space
L13	Garage Court, Priorsdean Crescent	Site yield likely to be below study threshold
L14	Methodist Church, Botley Drive	Loss of community use
L15	Park Community School playing field, Middle Park Way	Open Spaces Audit recommends protection
L17	Parking Area, Nutley Road	Site yield likely to be below study threshold
L18	Garage Court, Middle Park Way	Site yield likely to be below study threshold
L19	Garage Court, Sunwood Road	Site yield likely to be below study threshold
L20	Garage Court, Merryfield Avenue	Site yield likely to be below study threshold
L22	Play Area at St Clare's Open Space	Key open space for locality and site of recreational facilities. Not suitable for development
L29	Parking Area, Upton Close	Site yield likely to be below study threshold
L30	Green Space, Sandleford Road	Site yield likely to be below study threshold

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)
L34	Green Space at Well Meadow	Site yield likely to be below study threshold
L35	Garages, Winterslow Drive	Site yield likely to be below study threshold
L36	Open land adj. to Winterslow Drive	Site yield likely to be below study threshold
L37	Garage Court at Bondfield Crescent	Site yield likely to be below study threshold
L38	Bitterne Close Open Space	Flood risk maps now show majority of site to be at risk of flooding
L39	Garage Court, Malwood Close	Site yield likely to be below study threshold
L40	Open land, Broxhead Road	Site yield likely to be below study threshold
L41	Parking area off Kimbridge Crescent	Garages largely leased and parking area to be improved to offset L136 development
L42	Open Land, Longstock Road	Site yield likely to be below study threshold and limited potential due to layout of existing buildings and character of estate
L49	Garage Court, Warbrook Court	Site yield likely to be below study threshold
L50	Parking Area, Rotherwick Close	Site yield likely to be below study threshold
L51	Garage Court, Wonston Court	Site yield likely to be below study threshold
L52	Bartons Green	Open Spaces Audit recommends protection
L53	Woolmer Court	Site yield likely to be below study threshold
L54	Sharps Copse	Limited potential due to need to respect value of open space and protect mature trees
L55	Open land, Whitsbury Road	Site yield likely to be below study threshold
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
L65	Garage Court, Redlynch Close	Site yield likely to be below study threshold
L66	Garage Court off Horsebridge Road	Site yield likely to be below study threshold
L68	Garage Court, St Alban's Road	Site yield likely to be below study threshold
L69	Holybourne Open Space	Site yield likely to be below study threshold
L70	St Alban's Road Open Space	Open space audit recommends protection
L71	Garage Court, Abbotstone Avenue	Site yield likely to be below study threshold
L72	Garage Court of Liam Close	Site yield likely to be below study threshold

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
L77	Dunsbury Way Open Land	Site yield likely to be below study threshold
L78	Riders Lane Open Space	Majority of site within Flood Zone 3
L80	Wheatsheaf PH	Uncertain yield potential on original listing
L81	Stockheath Common	Open space important to the locality
L85	Stockheath Lane Open Land	Open spaces audit recommends protection
L87	Garage Court, Soberton Road	Site yield likely to be below study threshold
L88	Garage Court, Soberton Road	Site yield likely to be below study threshold
L91	Open Land between Priorsdean Crescent and Barncroft Way	Site yield likely to be below study threshold and limited potential due to shape of site
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 its location adjacent to mature woodland
L100	Land between Charlton Crescent, Ewhurst Road and Hermitage Stream	Site within Flood Zone 3
L101	Land at Otterbourne Crescent	Limited potential due to layout of existing buildings and character of estate
L102	Land at Solridge Close	Site yield likely to be below study threshold
L104	Parking Area off Yaldhurst Court	Parking area well used
L105	Parking Area at Malwood Close	Site yield likely to be below study threshold
L106	Parking Area at St Albans Road	Site yield likely to be below study threshold
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
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
L120	Land at Millbrook 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
Waterlooville		
W1	Open Space off Royal Way	Significant tree cover and likely to be below study threshold
W7	Garage Court, James Copse Road	Site yield likely to be below study threshold
W8	Wooded Area at Wecock recreation ground	Tree cover would present a major constraint to development potential
W10	Parking Area, Passingham Walk	Site yield likely to be below study threshold
W11	Garage Court, Crombie Close	Site comprises parking amenity space for flats therefore limited potential
W12	Land off Lovedean Lane	Limited potential due to shape of site
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
W21	Land to rear of Forest Avenue	Site yield likely to be below study threshold
W22	Garages next to 12 Spinney Close	Site yield likely to be below study threshold
W23	Land at Albretria Avenue	Site yield likely to be below study threshold
W27	Land rear 12a-26 Padnell Road	Site yield now expected to be less than 5 dwellings so too small for individual listing
W28	Land adjacent to 97 Cherry Tree Avenue	Open space audit recommends protection
W29	Land at Padnell Road	Site yield likely to be below study threshold
W31	Land adj. 16a-20a Hart Plain Avenue and 25-29 Silvester Road	Site yield likely to be below study threshold
W34	Garaging to east of 13-15 Passingham Walk	Site yield likely to be below study threshold
W35	Rear of 105-113 Milton Road	Site yield likely to be below study threshold
W36	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
W38	Garaging rear of 62-70 Milton Road	Site yield likely to be below study threshold

W40	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
W42	Solentec Ltd, Jubilee Road	Part of site now developed. Remaining area likely yield below study threshold
W44	Land at rear of Havant Construction	Site awkward shape to develop and in current employment use
W54	Jewsons	Development occurring during 2011
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 limit potential
W68	Land adj. to 118 Stakes Hill Road	Site yield likely to be below study threshold
W69	Elizabeth Road Allotments	This open space should be protected. Allotments well let and sewers crossing land may limit development
W70	Land to rear of flats in Bell Crescent	Site yield likely to be below study threshold
W72	Grassed area at Cunningham Road	Limited potential due to layout of existing buildings and character of estate
W73	Land at Boyle Crescent	Site yield likely to be below study threshold
W74	Land at Elizabeth Road/Ireland Way	Site yield likely to be below study threshold
W75	Ireland Way Car Park	Site yield likely to be below study threshold
W76	Greenspace off Ireland Way	Site yield likely to be below study threshold
W77	Car Park off Coates Way	Site yield likely to be below study threshold
W78	Car Park off Gilbert Way	Site yield likely to be below study threshold
W79	Land at Purcell Close	Site yield likely to be below study threshold
W80	Land at end of and adjoining 11 Durham Gardens	Limited potential due to shape of site
W81	Wooded Area off Holst Way	Site yield likely to be below study threshold and notable tree cover
W82	Car Parking off Sullivan Way	Site yield likely to be below study threshold
W83	Land at Lambert Close	Site yield likely to be below study threshold
W84	Car Parking off Sullivan Way	Site yield likely to be below study threshold
W85	Parking at Byrd Close	Site yield likely to be below study threshold
W86	Car Parking at Elgar Walk	Site yield likely to be below study threshold
W87	Parking Area at Elgar Walk	Site yield likely to be below study threshold

W88	Parking Area at Elgar Walk	Site yield likely to be below study threshold
W89	Parking Area at Vine Coppice	Site yield likely to be below study threshold
W90	3 London Road, Purbrook	Site yield likely to be below study threshold following consent for mixed use
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
W98	Land at 172 The Dale, Widley	Site yield likely to be below study threshold
W99	Garaging at end of Valley Close	Site yield likely to be below study threshold
W103	Land at Walton Close	Site yield likely to be below study threshold
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
W120	Borrows Field (not shown on maps)	Outside borough boundary
W121	Sage Close Play Area	Site yield likely to be below study threshold
W124	Thrush Walk Play Area	Site yield likely to be below study threshold
W129	Land to rear of 49-51 Winifred Road	Site yield likely to be below study threshold
W138	Units 1 and 2 Rockville Drive	Loss of retail and other potential uses appropriate to nearby Town centre makes it unsuitable
UE8	Hazleton Wood	HBIC survey has highlighted that the site is of SINC quality. This together with a Woodland Protection Order and lack of clear access potential results in low prospect of the site being developable
UE31	Land north of Highbank Avenue (extension)	The proposed extension to UE31 is currently in active use for allotments