

**Havant Borough Council**

**Strategic  
Housing  
Land  
Availability  
Assessment**

**6<sup>th</sup> Edition**

**September 2013**

Cleaner, Safer,  
More Prosperous



## Strategic Housing Land Availability Assessment (6<sup>th</sup> Edition, September 2013)

The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan. 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 2013 update has been produced to ensure the evidence for the Publication (Regulation 19) version of the Local Plan (Allocations) is up-to-date. New sites and updates to existing sites were collated which, along with the submission of any further sites throughout the year, have been assessed for their development potential.

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 Local Plan (Allocations) and in some cases the Local Plan (Core Strategy).**

There may also be instances where the boundaries and/or yield of a site included as a Local Plan allocation does not reflect the area or figures identified in this SHLAA. Such differences arise when a site is developable for the purposes of the SHLAA but only a smaller or less dense portion of the site is being taken forward for development through the allocation process.

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This document is divided into two sections:

**Part One** provides the details of all sites considered to offer potential for five or more dwellings. Maps are also included showing the sites' locations.

A Housing Implementation Strategy was previously included as part of the earlier editions of the SHLAA. This will now be updated and included in the Council's published Annual Monitoring Report (AMR). The 2013 AMR will be published in December 2013.

**Part Two** 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, it separately lists all those sites considered, but deemed unsuitable, for listing as potential housing supply, along with the reasons why.

## Part One

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## 1.0 Site References

1.01 Sites have been assigned references using the following prefixes:

- UE** Potential urban extension sites (i.e. those outside of the urban area boundary as defined in the 2005 Havant District Wide Local Plan)
- 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

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 more detailed 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 sites outside the built up area (urban extensions)
- **Commitments** (sites which have a valid planning permission)
- **Portsmouth City Council-owned sites in Leigh Park**: although individually often delivering fewer than 5 units, cumulatively these provide a significant number of potential new homes.

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

## 2.0 Deliverable and/or Developable

- 2.01 The SHLAA provides an assessment of whether sites are Deliverable and Developable.
- 2.02 To be considered **deliverable** a site should be “available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.” (NPPF, paragraph 47, footnote 11)
- 2.03 A site is considered **developable** where it is “in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.” (NPPF, paragraph 47, footnote 12)

## 3.0 Viability

- 3.01 The viability of sites is a key component of whether a housing site is deliverable/developable. The Council seeks to ensure that only viable and deliverable housing sites are included within the short term housing delivery projections in accordance with the NPPF. Those sites developable in the medium/long term should be developable (taking into account viability and other factors).
- 3.02 Further detail relating to the viability of sites is contained in the Council’s Local Plan Viability Assessment (2013). Which assesses the cumulative impact of all the adopted and emerging Local Plan policies having taken into account the Community Infrastructure Levy applicable in the Borough. The assessment also explains other measures undertaken by the Council to establish the viability of sites.

## 4.0 Site Constraints

- 4.01 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).
- 4.02 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><b>Access</b></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><b>Archaeology Zone</b></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><b>Area of Outstanding Natural Beauty (AONB)</b></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><b>Aquifer Protection Zone</b></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><b>Brent Geese/Waders</b></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/Natural England. Mitigation (for example by improvement of habitat nearby or financial contribution) could provide an acceptable solution and therefore sites will not automatically be discounted on this basis.</p>
<p><b>Conservation Area</b></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><b>Flood Risk</b></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 development. In such instances a Sequential and Exception Test may be required as per national planning policy guidance contained in the NPPF.</p>
<p><b>Gas Pipeline</b></p> <p>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. The costs for moving/altering a gas main could be</p>

<p>significant. The Council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account these factors in order for the site to be considered developable.</p>
<p><b>Historic Park</b> 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><b>Listed Buildings</b> 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><b>Mineral Safeguarding</b> 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><b>Nature designations</b> 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><b>Potential Ground Quality Issues</b> 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><b>Site Assembly</b> 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><b>Undeveloped Gaps</b> Sites within the undeveloped gaps will not necessarily be excluded as they could be considered alongside the identification of new local gaps as part of the Local Plan (Allocations). However, in instances when the final remnants of settlement gaps will be eroded or significantly reduced then sites may be considered unsuitable.</p>
<p><b>Tree Preservation Orders (TPOs)</b> 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 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.</p>

Table 1 – Constraints

## 5.0 Sites Offering Housing Potential

- 5.01 Potential housing sites have been divided between the five areas of the Borough defined in the Local Plan. Their location can be seen using the site reference and the maps available from page 29. An up-to-date five year housing land supply position will be published in the Annual Monitoring Report which will include sites from the SHLAA and further sites that have received planning permission. Sites with planning permission will not necessarily be listed individually in the forthcoming pages. The SHLAA will be updated regularly to advise of any key amendments and to remain reasonably current.

Local Plan Area	Page commencing	Maps
Emsworth	9	Page 29 onwards
Havant and Bedhampton	12	
Hayling Island	18	
Leigh Park	21	
Waterlooville	25	

✓\* symbol

Applies to sites that are whole or partly allocated for development in the Local Plan (Core Strategy) or the emerging Local Plan (Allocations). Some of these sites will be anticipated to deliver housing completions within the 5 year period. Detail on the Council's five year housing supply and anticipated housing delivery is available in the Council's Annual Monitoring Report (AMR). The 2013 AMR (to be published in December) will include a housing trajectory reflecting the Local Plan (Allocations) Regulation 19 (Publication).

**EMSWORTH****Potential Housing Sites**

Further housing sites may be listed within the five year supply data contained in the Annual Monitoring Report. This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually within the SHLAA. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.

Site Ref	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints	Other
					Deliverable	Developable			
EM18	Land off Oaktree Drive, Emsworth	1.78ha	46	Planning Permission (09/72129/002)	✓	✓	Two dwellings and gardens	Adjacent to a SINC, TPOs	Construction commenced (2013)
UE10	Hampshire Farm, Emsworth	8ha	279	Planning approval (APP/11/01089 and APP/12/00837)	✓	✓	Open fields and some residential properties	TPOs	Construction commenced (2012)
UE11	Land west of Emsworth (opp Brookfield Hotel, Havant Road)	3.5ha	50	35dph, but taking into account less developable land due to constraints		✓	Open fields, horse grazing	AONB, TPOs, Flood Risk (zones 2 and 3) at east of site, adjacent to a HBC SINC, development would require a surface water drainage scheme incorporating SUDS, hydrologically linked to Chichester Harbour SSSI, overlies the Mineral Safeguarding Area (MSA), Grade 2 agricultural land, adjacent to potentially suitable Brent Goose site	
UE13	Land west of Horndean Road, Emsworth	4.2ha	140	Approximately 35dph	✓*	✓*	Agriculture Land	Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (zone 3) in southern corner, listed as "uncertain" for waders (current use), Westbrook River runs along	Potential to provide Flood Alleviation Works for wider Emsworth area. S106 currently applicable to site (deed of variation required to develop)

								western boundary and is culverted through the northern section of the site, adjacent to BAP priority habitat (Ems River), hydrologically linked to Chichester Harbour SSSI	
UE32	Land east of Horndean Road	4.84ha	80	35dph, but taking into account less developable land due to constraints		✓	Soil grade 3, SINC adjacent to the site, informal open space	Trees, adjacent to SINC, need to retain some open space, development at the site would require a surface water drainage system incorporating SUDS, within 250m of Southleigh Landfill Site, adjacent to River Ems a BAP priority habitat and BAP action areas, hydrologically linked to Chichester Harbour SSSI, overlies the Mineral Safeguarding Area (MSA)	S106 currently applicable to site (deed of variation required to develop). Access and ecology considered important issues. Hedges and trees may have to be removed to create a suitable access. An early ecological assessment may be required as bat issues could potentially be present. Potential drainage issues.
UE37	West of Coldharbour Farm	1.22ha	47	Indicative drawings (2013)	✓*	✓*	Fields adjacent to recreation ground	Would require access through adjacent SINC (but ecology merit can be unaffected by likely development), flood zone effecting eastern side of site (Flood Zone 3), moderate potential for archaeological deposits, adjacent to River Ems BAP priority habitat, hydrologically linked to the Chichester SSSI, considered uncertain for wader use, overlies Mineral Safeguarding Area (MSA), adjacent to A27	Possible location for part of the EA Emsworth Flood Alleviation Scheme (could be delivered alongside development)
UE39	Land North of Hollybank Lane and Long Copse Lane, Emsworth	3.5ha	105	30dph		✓	Open fields	Suitability of access along Long Copse Lane and northern portion of Hollybank Lane, adjacent to BAP action areas.	Access issues can be potentially overcome through highway improvements which are likely to be achievable.

										The site has a distinctly rural character.
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Table 2 – Emsworth SHLAA sites

**HAVANT AND BEDHAMPTON**

<b>Potential Housing Sites</b>									
Further housing sites may be listed within the five year supply data contained in the Annual Monitoring Report. This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually within the SHLAA. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints	Other
					Deliverable	Developable			
H06	Warblington School field	1.89ha	79	Planning permission (APP/12/00407)	✓*	✓*	Previous school fields	Site listed as "Uncertain" for waders (current use), part of school playing field	Development commenced (2013)
H07	Wessex and Network Rail land, Havant	0.96ha	30	Assessment of site potential and mixed use development taking approximately half of the site area at 60dph		✓*	Commercial	Potential ground quality issues from previous use, proximity to railway (noise/vibration)	
H10	Market Parade	1.64ha	225	Based on Havant Town Centre Urban Design Framework SPD and indicative drawings (2013) for just part of the site. Potential for a multi storey building. Loss of approximately 25 existing units to give net of 225	✓*	✓*	Parade of shops, residential flats and other commercial uses	Site Assembly, adjacent to conservation area, archaeological area, Flood Zone 3, moderate potential for archaeological deposits	Significant progress was made in relation to site assembly during 2013
H14	Portsmouth Water HQ	3ha	120	Based on approximately	✓*	✓*	Head Office for Portsmouth	Conservation Area, TPOs, listed as "uncertain" for waders	Larger site now available (2013) as existing offices

				40dph			Water Company. Attractive lake and landscaped area (to be safeguarded associated with water provision)	(current use), listed building and buildings of Local Interest, moderate potential for archaeological deposits, potential ground quality issues	expected to relocate to Solent Road
H18	Portsmouth Water site	1.96ha	79	Planning permission (APP/12/00772)	✓*	✓*	Currently open fields, farm	Adjacent to Conservation area, Mineral Safeguarding Area , TPOs, moderate potential for archaeological deposits, part of site uncertain for Brent Geese and Waders	
H19	Land at end of Palk Road	0.53ha	21	40dph	✓*	✓*	Some storage/unused	Underground pipes that may effect final yield, proximity to railway (noise/vibration), partially listed as "uncertain" for waders (current use), low/moderate potential for archaeological deposits	
H22	East Street (Including car parks behind Bear Hotel), Havant	0.93ha	40	Numbers based on informal consultation with wider community, key stakeholders and English Heritage		✓*	Hotel/pub car park, retail units, residential (mixed uses)	Conservation Area, Listed Buildings, moderate potential for archaeological deposits, provision of car parking, existing community facilities	
H69	Land at former Oak Park School	2.70ha	90	Based on discussions with HCC, NHS and mixed use nature of site	✓*	✓*	Part of former Oak Park School	TPOs, flood zones 2 and 3 on part of site, low/moderate potential for archaeological deposits	Potential for a mix of uses incorporating a health centre and nursing home
H72	Town End House, Havant	0.47ha	19	40dph	✓*	✓*	Office building on edge of Havant town centre. Including building, car parking and some informal	Conservation Area, low/moderate potential for archaeological deposits, underground services	Area used as a public car park is not included in the site area. Need to respect cycle/pedestrian route adjacent

							open/garden space associated with use. Adjacent to a museum/community use and has access to an attractive pedestrian/cycle route		
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	
H79	Job Centre Plus site, Elmleigh Road	0.22ha	22	High density sustainable location (100dph)		✓*	Job Centre Plus site	Relocation of job centre facility	The availability of this site may follow the provision of new office floorspace to accommodate the JobCentre Plus at the Public Service Plaza.
H80	Havant Retail Park	1.66ha	33	Taking approximately half of the area and using an average density of 40dph. The remaining land to be used for community purposes.		✓*	Currently a retail park featuring two commercial units and car parking. 1 unit is occupied by AMF Bowling (sublet by BHS Properties Ltd.)	Existing community use (2013), noise from A3M, physical setting (chalk cliff face)	Currently subject to application for residential on entire site. Application yet to be determined (August 2013)

							and other unit was vacated by Homebase during 2013.		
H144	Barncroft School (part of site)	1.00ha	38	Outline planning permission (APP/11/01082)	✓*	✓*	Part of the site will be available for housing development following alterations to the schools to provide a two form entry single primary school as opposed to the separate infant and junior schools that previously existed	Mature trees on some site boundaries, low to moderate potential for archaeological deposits	
UE03a	Land north of Bartons Road	0.85ha	30	35dph	✓*	✓*	Part of site that was originally promoted. Number of buildings on the site, some in commercial use. Railway to west	Two strips of TPOs on the site, Grade 3 agricultural land, adjacent to a SINIC, within Havant BAP action area, proximity to railway line (noise/vibration), moderate potential for archaeological deposits	
UE03b	Land south of Bartons Road	8.40ha	203	Based on 30dph to take account of the need to create a buffer between the development and the undeveloped gap	✓*	✓*	Open fields	TPOs, overlies the Mineral Safeguarding Area (MSA), Grade 3 agricultural land	S106 currently applicable to site (deed of variation required to develop)
UE04	Strides (Manor) Farm & Copseys Nursery	5.29ha	191	Planning permission (APP/12/01222)	✓*	✓*	Predominately fields and glasshouses associated with	TPOs, site assembly, Mineral Safeguarding, listed as "uncertain" for waders (current use), Grade 1 agricultural land,	Some development commenced (2013)

							nursery and farm use	potential contamination, adjacent to tributary of the River Ems where there are water vole records, moderate potential for archaeological deposits	
UE05	Land at Portsdown Hill	4.15ha	55	A low density has been applied to take into account access and neighbouring built form	✓*	✓*	Open fields	Gas pipeline adjacent to site. Listed as "uncertain" for waders (current use), Aquifer Protection Zone, adjacent to listed building, BAP and HBC SINC, adjacent to listed building, noise from A27 and A3M, moderate potential for archaeological deposits	
UE07	Scratchface Lane, Bedhampton	1.77ha	92	Planning permission (APP/12/00612)	✓	✓	Fields	Noise (from A3M), Aquifer Protection Zone, TPOs, Archaeology Zone, Source Protection Zone 1 for Havant and Bedhampton Springs, Flood Zone 1, surface water drainage scheme required incorporating SUDS, Bedhampton Brook crosses the site, hydrologically linked to Langstone Harbour SSSI	
UE28	Littlepark House, Bedhampton	Approx 1.63ha	47	35dph		✓	Majority of site wooded (only the area currently containing buildings considered suitable). Existing buildings consist of two dwellings, timber yard and small printing factory	SINC, TPOs	
UE30	Land south of	7.11	250	35dph		✓	Open fields	Aquifer Protection Zone,	Surrounding built form and

	Lower Road, Bedhampton							adjacent to Conservation Area, listed as "uncertain" for 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, Grade 1 agricultural land, BAP and SINC	access through conservation area limit suitability of site for large scale residential
UE33	Eastleigh House	0.8ha	5	Potential conversion of listed building and possible development within curtilage		✓*	Residential dwelling (listed) and garden	TPOs, Listed Building, Havant BAP action area, Mineral Safeguarding Area (MSA), moderate potential for archaeological deposits	
UE43	Havant Garden Centre, Bartons Road	2.42ha	49	35dph	✓*	✓*	Garden centre with associated building and hardstanding	Listed building, proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits	

Table 3 – Havant and Bedhampton SHLAA sites

**HAYLING ISLAND**

<b>Potential Housing Sites</b> Further housing sites may be listed within the five year supply data contained in the Annual Monitoring Report. This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually within the SHLAA. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints	Other
					Deliverable	Developable			
HY13	Land rear of 108-110 Elm Grove, Hayling Island	0.16ha	14	Based on indicative drawings	✓*	✓*	Storage	Site Assembly, access	
HY17	Rose in June PH Selsmore Road, Hayling Island	0.24ha	12	Previous planning Approval		✓	Disused public house	Listed Building	Planning approval reference 09/55136/002. Alternative use may arise so uncertain as to whether developable at scale permitted
HY45	Beachlands, Hayling Island (part)	2.38ha	125	High density development		✓*	Funfair, car parks, arcades	Site assembly, adjacent to nature designations, Flood Risk (majority of the site falls within the 2115 climate change flood risk tidal flood zones 2 and 3 layers), tourism impacts, adjacent to SSSI, moderate potential for archaeological deposits	Figures have risen due to greater understanding of constraints which potentially do not hinder development yield as much as first thought (2013)
UE15	Manor Nurseries,	0.38ha	13	35dph		✓	Currently in use	Grade 2 agricultural land,	

	Hayling Island						as a plant nursery and dwellings. Various outbuildings	adjacent to a site of importance to feeding Brent geese and uncertain wader use	
UE16	Land north of Goldring Close/south of Beech Grove	4.53ha	129	Planning permission (APP/X1735/A/13/2 192777		✓*	Fields largely used for horse paddocks	TPOs, adjacent to AONB, listed as "uncertain" for waders (current use), site mainly falls outside of the Year 2115 climate change flood risk tidal flood zones 2 and 3 layers, apart from the south east corner of the site, grade 2 agricultural land, relationship/proximity with SPA	Allowed at appeal (outline approval) (2013)
UE17	Rook Farm, Hayling Island	1.5 ha	53	35dph		✓	Arable farmland	Listed as "uncertain" for waders (current use), grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE18	Station Road (north of Sinah Lane/west of Furniss Way	5.7ha	200	35dph		✓	Open fields	Current use listed as "uncertain" for Brent Geese and Waders, future use listed as "Potentially Important Brent Goose Site", BAP action area, HCC SINC worthy, Grade 2 agricultural land.	
UE21	Station Road (east of Furniss Way)	2.8ha	75	Indicative drawings (2013)	✓*	✓*	Open fields, some business use/residential closer to Station Road	TPOs, current use listed as "uncertain" for Brent Geese and Waders, future use listed as "Potentially Important Brent Goose Site", BAP action area,	

								Grade 2 agricultural land, moderate potential for archaeological deposits, proximity to nature designations	
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), Grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE47	Land west of Tournerbury Golf Centre	1.5ha	52	35dph		✓	Paddocks/fields	Uncertain Brent Geese and Waders, SFRA 2115 layer shows potential risk to access road, proximity and visibility to Chichester Harbour AONB	
UE100	Oven Campsite	4.3ha	150	35dph		✓	Campsite	Flood Zone 2 in north west corner of site, loss of a tourism facility of Hayling Island, Grade 2 agricultural land	

Table 4 – Hayling Island SHLAA sites

**LEIGH PARK**

<b>Potential Housing Sites</b> Further housing sites may be listed within the five year supply data contained in the Annual Monitoring Report. This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually within the SHLAA. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints	Other
					Deliverable	Developable			
L02	Garage court, Rhinefield Close	0.06ha	2	Assessment of site potential		✓*	Garage/parking area	Addressing relationship with neighbouring properties	
L04	Plaitford Grove, Leigh Park	0.26ha	5	Low density due to need to retain some open space		✓	Public open space in residential area	Loss of locally valued open space	Need to retain some open space
L06	Parking area off Awbridge Road	0.10ha	3	Assessment of site potential		✓*	Parking area laid to hardstanding	Addressing relationship with neighbouring properties	
L08	Garage court at Ernest Road	0.1ha	3	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L16	Garage Court off Sunwood Road	0.09ha	4	Assessment of site potential		✓*	Garage/parking area	Flood zone 3, addressing relationship with neighbouring properties	
L21	Kingsclere Avenue open space	1.33ha	26	Based on half the site at 40dph (approx)	✓*	✓*	Public open space identified for review in Open Spaces Audit	Access, loss of open space, low/moderate potential for archaeological deposits	Half of the site should be retained for open space
L25	Strouden Court	2.16ha	40	Site assembly issues and discussions with landowner		✓*	Precinct, mixed uses, garage and parking areas	Site Assembly, retaining/reproviding active uses, adjacent to SINC, potential ground quality issues associated with previous uses	Most likely to involve some redevelopment of the underused parking/open areas surrounding existing buildings
L43	Parking area off	0.09ha	2	Assessment of site		✓*	Parking area	Archaeology Zone, addressing	

	Longstock Road			potential				relationship with neighbouring properties	
L44	Prospect Lane open space, Leigh Park	1.03ha	31	Open space will limit net developable area		✓	Recreation area with a fenced play area	Archaeology Zone	
L46	Land at Oakshott Drive, Leigh Park	0.14ha	8	60dph	✓*	✓*	Open space	Main and water sewer thought to affect site	Potentially flattened development
L47	Parking area off Marldell Road	0.09ha	3	Assessment of site potential		✓*	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	
L56	Parking area off Whitsbury Road	0.10 ha	3	Assessment of site potential		✓*	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	Car parking reprovion will need to be considered
L61	Parking area off Forestside Road (A)	0.08 ha	4	Assessment of site potential		✓*	Parking area	Archaeology Zone, addressing relationship with neighbouring properties	Car parking reprovion will need to be considered
L83	Riders Lane Allotments, Leigh Park	2.12ha	65	Illustrative layouts	✓*	✓*	Former and part used allotment site	Site Assembly (depending on access), Allotment reprovion required, relationship with proposed Thicket pipeline route, low/moderate potential for archaeological deposits	Areas at risk of flooding have been excluded from the developable area. Government office approval for moving allotments in place (2013).
L86	Blendworth Crescent open space, Leigh Park	1.2ha	48	Potential indicated in conjunction with PCC and HBC	✓*	✓*	Open space identified in the Open Spaces Audit for review	Some open/play space to be retained, access, underground services, potential ecological impacts (bats), low/moderate potential for archaeological deposits	
L89	Land adjacent to 27 Holybourne Road, Leigh Park	0.29ha	8	Based on illustrative layout	✓*	✓*	Open space	Trees	
L90	Parking area off Fair Oak Drive	0.16ha	4	Assessment of site potential		✓*	Parking area	Archaeology Zone, underground services, culverted stream on southern boundary of site, mature trees, addressing relationship with neighbouring properties	

L108	Fox Public House, Prospect Lane	0.15ha	7	Planning permission (APP/12/00442)	✓	✓	Public House with associated parking	Archaeology Zone, retention of community use (the PH)	Development commenced (2013)
L117a	Garage court off Beaulieu Avenue	0.07	2	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L117b	Parking area off Beaulieu Avenue	0.05ha	2	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L119	Dunsbury Way	0.62ha	72	Based on previous planning approval		✓*	Redundant land associated with previous wider factory site	Proximity to employment uses, potential ground quality issues	
L136	Parking area off Millbrook Drive	0.09ha	3	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L137	Parking area off High Lawn Way	0.07ha	3	Assessment of site potential		✓*	Parking Area	Addressing relationship with neighbouring properties	
L138	Leigh Park Centre	8.3 ha	62	High density redevelopment and/or infill development	✓*	✓*	Leigh Park district shopping centre	Land assembly, TPOs, suitable reprovision of shopping provision/centre	Considered to offer a good regeneration opportunity of mixed uses. Approximately 102 existing residential units at the site (2011)
L139	Parking area off Kingsclere Avenue	0.06ha	4	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L140	Parking area off Kimbridge Crescent	0.09 ha	2	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L145	SSE, Bartons Road, Havant	0.85ha	90	Based on high density taking into account existing built form on site		✓*	The site is a largely vacated office building for an energy company who have now moved the majority of operations elsewhere in Havant. Some proportion of the overall site will	TPOs, potential noise/air quality issues for relationship with Petersfield Road	

							remain in use by the company and this has been excluded from the area identified		
L146	Parking off Forestside Avenue	0.02ha	2	Assessment of site potential		✓*	Parking area	Addressing relationship with neighbouring properties	
L147	Garage court off Rownhams Road	0.11ha	2	Assessment of site potential		✓*	Garage/parking area	Flood zone 3, addressing relationship with neighbouring properties	
L148	Garage court off Grateley Crescent	0.05ha	2	Assessment of site potential		✓*	Garage/parking area	Addressing relationship with neighbouring properties	
L149	Garage court off Brockenhurst Avenue	0.07ha	2	Assessment of site potential		✓*	Garage/parking area	Addressing relationship with neighbouring properties	
UE06a	Land north of Leigh Park (Cabbagefield Row)	3.86ha	116	30dph	✓*	✓*	Open fields	Adjacent SINC, Trees, potential use associated with Havant Thicket Reservoir, adjacent to ancient woodland, BAP action area, low/moderate potential for archaeological deposits	Site area historically reduced as northern field of SINC merit

Table 5 – Leigh Park SHLAA sites

**WATERLOOVILLE**

<b>Potential Housing Sites</b>									
Further housing sites may be listed within the five year supply data contained in the Annual Monitoring Report. This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually within the SHLAA. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref	Site Name	Site Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints	Other
					Deliverable	Developable			
W53a	St Michael's Convent, London Road	3ha	82	Planning permission (APP/12/00760)	✓*	✓*	Convent/church on and adjacent to site. Much of site open space leading down to stream corridor	TPOs, two listed buildings, flood zone 1, hydrologically linked to Langstone Harbour SSSI	Development underway (2013)
W53b	Land at Sacred Heart Church, London Road, WaterlooVille	0.25ha	10	Illustrative layouts		✓*	Residual land following construction of the church and presbytery	TPOs, low/moderate potential for archaeological deposits	
W56	Former Curzon Rooms, London Road	0.17ha	14	Based on previous planning approval		✓*	Currently has permission for car park (2012). The site has been vacant for some time and is considered suitable for town centre uses on the ground floor and residential uses above	Potential ground quality associated with previous use, low/moderate potential for archaeological deposits	
W58	Forest End garages	0.22ha	10	40dph		✓*	Hard surfaced parking area with	Re-provision of the Air Training Corps/Cadets will need to be	

	(incorporating former Royal British Legion Hall), Waterlooille						some garage buildings, and a current Air Training Corps/Cadets' Hut and former Royal British Legion Hall	addressed, potential ground quality issues	
W63	Goodwillies Timber Yard	3.37ha	96	Based on lower range density to take into account surrounding built form		✓*	Timber Centre. Mainly hardstanding and various buildings in connection with the commercial use	Potential ground quality issues associated with previous/current use, low/moderate potential for archaeological deposits	It is the desire of the trustees to relocate the existing use to an alternative smaller site in the area (1.2ha required)
W64	Gordon Road open space	0.43ha	13	30dph having regard to the potential need to retain some open space		✓	Open space identified in the Open Spaces Audit for review	Loss of open space	Need to potentially retain some open space
W109	ASDA/Clocktower	3.46ha	0 (net)	Background work in the Waterlooille Town Centre Urban Design Framework		✓*	Asda store and parking, other town centre uses/buildings	Site Assembly, TPOs adjacent, potential ground quality associated with previous use, moderate potential for archaeological deposits	
W110	Wellington Way, Waterlooille	1.11ha	0 (net)	Background work in the Waterlooille Town Centre Urban Design Framework		✓*	1960s largely single storey precinct. Predominately retail with good occupancy rates. Some residential at first floor	Site Assembly, potential ground quality associated with previous use, low/moderate potential for archaeological deposits	
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	3.3ha	19	Based on residual		✓*	Grass field	TPOs, moderate potential for	

	Park School playing field (west)			land following development to the east				archaeological deposits	
W125	Former Purbrook Park School playing field (east)	2.29 ha	92	40dph	✓*	✓*	Under construction	Constraints addressed through relevant planning approvals	Development underway (2013)
W126	Padnell Grange	2.64ha	84	Illustrative layouts		✓*	Site 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 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	TPOs, adjacent to SINC, potential ground quality issues, low/moderate potential for archaeological deposits	
W130	Meadowlands Schools	1.5ha	52	Based on work produced by HCC	✓*	✓*	The land originally formed part of the Meadowlands Infant and Junior School sites. The schools have now altered to	Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits	School now named Woodcroft Primary

							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		
W135	Land west of Asda, Waterloooville	1.91ha	50	High density mixed use recognising proximity to town centre		✓*	Open land to rear of fire station	TPOs, part of the BAP Action Area, moderate potential for archaeological deposits, potential ground quality issues associated with previous use	
W139	325 Milton Road	0.26ha	25	Based on planning application (2012)	✓*	✓*	Redundant petrol filling station site	Potential ground quality issues associated with previous use, part of site flood zone 3	
UE09	Woodcroft Farm, Waterloooville	10.45ha	320	Strategic Site Policy of the Core Strategy	✓	✓	Open fields and farmhouse	TPOs, site assembly	
UE31	Land north of High Bank Avenue, Widley	0.67ha	20	35dph		✓	Open fields	Adjacent to HBC SINC, adjacent to site uncertain for waders	

Table 6 – Waterloooville SHLAA sites

## 6.0 Maps of Sites

6.01 The following maps show the sites contained as potential housing sites in the SHLAA. The total area of some sites will be different from those taken forward for allocation in the Local Plan. This is because the role of the SHLAA is to identify potential housing sites as opposed to making the decisions as to which sites (or parts of sites) are appropriate to be allocated for development in the Borough.

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