

Havant Borough Council

**Strategic
Housing
Land
Availability
Assessment**

Incorporating Housing Implementation Strategy

5th Edition

November 2012

Cleaner, Safer,
More Prosperous



Strategic Housing Land Availability Assessment

(5th edition, November 2012)

(Incorporating Housing Implementation Strategy)

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 2012 update follows the Council's latest call for sites (November 2011 – January 2012). New sites and updates to existing sites were collated which, along with the submission of 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.

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.

The **Housing Implementation Strategy** is also included in this part of the SHLAA. This is a requirement of the National Planning Policy Framework (NPPF) and focuses on measures that would, or could, be taken in order to ensure the Council is able to maintain delivery of a five year supply of housing in order to meet the Local Plan (Core Strategy) objectives.

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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Appendix 1 Maps of Sites

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 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 Site Constraints

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

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

<p>Historic Park</p> <p>A site being within a historic park was not itself a reason for exclusion from the study unless it was considered that development would harm its character or appearance.</p>
<p>Listed Buildings</p> <p>The presence of a listed building does not prevent development. However the setting of the listed building will need to be carefully considered and it may decrease the potential yield of a site as a result. This will be addressed on a site by site basis.</p>
<p>Mineral Safeguarding</p> <p>Hampshire County Council produce work associated with waste and mineral safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered as a potential constraint where further consultation with Hampshire County Council will be required. In some instances prior extraction of the minerals may be required before any development takes place.</p>
<p>Nature designations</p> <p>There are many nature designations of varying degree. Designated sites are unlikely to be suitable for development but an adjacent designation can also act as a constraint that needs to be considered. The proposals relationship with the protected area will need to be considered as well as the impact of potential users of the development.</p>
<p>Potential Ground Quality Issues</p> <p>This can sometimes affect all or a very small part of the site and can often be connected with previous uses that may have taken place on the land. The identification of this as a constraint does not automatically mean ground quality issues are present – it indicates the potential and the need for possible further assessment by the landowner/developer. Remedial measures are normally possible in the event that contamination does exist and where needed the advice of the Council's Environmental Health Team will be sought.</p>
<p>Site Assembly</p> <p>Site assembly could affect the timing for the availability of a site. For the site to be considered developable there has to be a reasonable likelihood that assembly would be possible and as such the site could be delivered at some point in the plan period.</p>
<p>Strategic Gaps</p> <p>Sites within the gaps identified in the Havant Borough District-Wide Local Plan 2005 will not necessarily be excluded as they could be considered alongside the identification of new local gaps as part of the Local Plan (Allocations). However, in instances when the final remnants of settlement gaps will be eroded then sites may be considered unsuitable.</p>
<p>Tree Preservation Orders (TPOs)</p> <p>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

4.0 Sites Offering Housing Potential

- 4.01 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 23. 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 current.

Local Plan Area	Page commencing	Maps
Emsworth	9	Page 23 onwards
Havant and Bedhampton	11	
Hayling Island	15	
Leigh Park	17	
Waterlooville	20	

✓* symbol against delivery applies to an urban extension site that is whole or partly allocated for development in the draft 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 2012 AMR (to be published in December) will include a housing trajectory reflecting the draft Allocations Plan

EMSWORTH

Potential Housing Sites									
Further housing sites may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref.	Location/ Address	Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
EM18	Land off Oaktree Drive	1.78 ha	46	Planning permission	✓	✓	Two dwellings and gardens	Adjacent to a SINC; TPOs.	
UE11	Land west of Emsworth (‘horsefield’ site)	3.5 ha	123	35dph, but taking into account less developable land due to constraints		✓	Open fields; horse grazing	AONB; TPOs; Flood Zones 2 and 3 at east of site; adjacent to HBC SINC; hydrologically linked to Chichester Harbour SSSI; overlies the Mineral Safeguarding Area; Grade 2 agricultural land; adjacent to potentially suitable Brent Goose site.	Development would require a surface water drainage scheme incorporating SUDS.
UE13	Land west of Horndean Road	5.2 ha	136	35dph. As a precaution only estimating 3.9ha developable land due to floodzones 2 and 3	✓*	✓	Agriculture	Mineral Safeguarding Area; TPOs; archaeological zone; Flood Zone 2 and 3 in southern corner; ‘uncertain’ for wadens (current use); Westbrook River runs along western boundary and is culverted through the northern section of the site; adjacent to BAP priority habitat (Ems River); hydrologically linked to Chichester Harbour SSSI.	Development would require a surface water drainage scheme incorporating SUDS.

UE32	Land east of Horndean Road	4.84 ha	80	35dph, but taking into account less developable land due to constraints		✓	Informal open space	Trees; adjacent to SINC; need to retain some open space; development at the site would require a surface water drainage system incorporating SUDS; Flood Zone 1; within 250m of Southleigh Landfill Site; covenant restricting development; adjacent to River Ems BAP priority habitat and action areas; hydrologically linked to Chichester Harbour SSSI; overlies the Mineral Safeguarding Area.	Development would require a surface water drainage scheme incorporating SUDS; covenant restricts use, but indications are that this could be modified; need to retain some open space.
UE37	West of Coldharbour Farm	1.22 ha	35	Approx. 30dph due to constraints.	✓*	✓	Fields adjacent to recreation ground	Would require access through adjacent SINC (biological merit awaited following re-survey); small section of eastern boundary in Flood Zone 2; adjacent to River Ems, BAP priority habitat; hydrologically linked to the Chichester SSSI; 'uncertain' for waders (current use); overlies Mineral Safeguarding Area; adjacent to A27; potential noise issue.	Development would require a surface water drainage scheme incorporating SUDS.
UE39	Land north of Hollybank Lane and Long Copse Lane, Emsworth	3.5ha	105	30dph due to constraints.		✓	Open fields	Suitability of access along Long Copse Lane and northern portion of Hollybank Lane; awaiting biodiversity survey; adjacent to BAP action areas.	Access issues could potentially overcome through highway improvement. However, these improvements could have a negative impact on the distinctly rural character of the area.

Table 2 – Emsworth SHLAA sites

HAVANT AND BEDHAMPTON

Potential Housing Sites Further housing sites may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref.	Location/ Address	Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
H06	Warblington School Field (off New Lane)	1.89 ha	79	Planning application	✓	✓	School playing fields	'Uncertain' for waders (current use).	
H07	Wessex and Network Rail, New Lane	0.96 ha	30	Potential for mixed use, taking approx. half site area at 60dph		✓	Commercial		Council resolution to grant permission for housing in 2009, but legal agreement was not completed.
H10	Market Parade	1.64 ha	155	High density sustainable location and potential for multi storey building. Density of approx. 110dph. Loss of approx. 25 existing units to give net total of 155.	✓	✓	Parade of shops, residential flats and other commercial uses	Site assembly; adjacent to conservation area; part of site in PUSH SFRA 2115 fluvial flood zone 3; archaeological area	Important regeneration site; landmark location; mixed uses required
H14	Portsmouth Water HQ	1.2 ha	48	Based on approx. 50 dph (0.96ha x 50dph = 48) Remainder left for Portsmouth Water Co. (PWC) Offices.	✓	✓	PWC Head Office. Attractive lake and landscaped area (to be safeguarded associated with water provision)	TPOs; part of site in PUSH SFRA 2115 fluvial flood zone 3; 'uncertain' for waders (current use)	Some office space to be retained on site.
H18	Portsmouth Water Site	1.96 ha	69	35dph	✓	✓	Open fields: horse grazing	Adjacent to conservation area; part of site in PUSH SFRA 2115 fluvial flood	Previously allocated for employment, but potential access through

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								zone 3.	predominately residential area
H19	Land at end of Palk Road	0.53 ha	21	40dph	✓	✓	Some storage/unused	proximity to railway; partially 'uncertain' for waders (current use).	
H22	East Street (including car parks behind Bear Hotel)	0.93 ha	76	Sustainable town centre location, within conservation area. Approx. 80dph. Results of recent informal consultation also need to be taken into account	✓	✓	Hotel/pub car park and mix of town centre uses; includes some vacant buildings	Conservation area; listed buildings and features included and adjacent; existing community use and publicly used car parks	Results of informal consultation on The Future of East Street, 2012 need to be considered
H69	Land at former Oak Park School	2.7 ha	65	Discussions with NHS and mixed use nature of site	✓	✓	Part of former Oak Park School	TPOs	Potential for a mix of uses incorporating a health centre and nursing home
H72	Town End House	0.47 ha	19	Sustainable town centre location, within conservation area; .21ha at approx. 80dph (area remaining excluding public car park)	✓	✓	Former office building, car parking and some informal open/garden space; adjacent to a museum/community use and has access to an attractive pedestrian/ cycle route	Conservation area	Area used as a public car park to be retained.
H76	Land north east of Havant College, New Road	1.17 ha	41	35dph; balancing sustainable location and surrounding built form		✓	Open space and playing fields associated with Havant College	Loss of open space will need to be resolved; adjacent to hockey pitch - floodlights could be an issue; buffer needed between development site and college.	
H79	Job Centre Plus Site, Elmleigh Road	0.22ha	22	High density sustainable location (100dph)	✓	✓	Job Centre Plus (JCP) site		Existing use potentially to move into Plaza
H80	Havant Retail Park,	1.66 ha	33	Approx. half site area retained for comm-		✓	Retail park; two units occupied by AMF Bowling	Community facility to be retained i.e. bowling centre	

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	Bedhampton			unity uses; remaining area calculated at approx. 40dph			(sublet by BHS Properties Ltd.) and Homebase.	in first instance, or reprovided; A3(M) potential noise issue.	
H144 (formerly L144)	Barncroft School (part of site)	1 ha	34	Based on submitted outline application APP/11/01082	✓	✓	Part of the site will be available following consolidation of school provision on site		
UE3a	Land north of Bartons Road	0.85 ha	30	35dph	✓*	✓	Only part of site originally promoted; some existing commercial buildings	TPOs; grade 3 agricultural land; within BAP action area; adjacent to SINC; railway potential noise issue	
UE3b	Land south of Bartons Road	8.4 ha	252	30dph and need to create buffer between the development and Havant/Emsworth gap.	✓*	✓	Open fields, arable use	TPOs, adjacent to listed building; overlies Mineral Safeguarding Area; grade 3 agricultural land; within Havant BAP action area.	Covenant could restrict development, but indications are that this could be modified.
UE4	Strides (Manor) Farm & Copseys Nursery	5.29 ha	185	35dph	✓*	✓	Predominately fields and glasshouses associated with nursery and farm use	TPOs; mineral safeguarding; 'uncertain' for waders (current use); potential contamination; grade 1 agricultural land; water vole records in adjacent tributary of R. Ems	
UE5	Land at Portsdown Hill	4.28ha	80	Individual assessment of site potential informed by promoter (19dph)	✓*	✓	Open fields	Adjacent listed building; 'uncertain' for waders (current use); sensitive groundwater location and part Aquifer Protection Zone	
UE7	Scratchface Lane, Bedhampton	1.77ha	92	Planning application pending	✓	✓	Fields	Aquifer Protection Zone Zone 1 for Havant & Bedhampton Springs; TPOs; archaeology zone; Flood Zone 1; hydrologically linked to Langstone Harbour SSSI; A3(M) potential noise issue	Reserve Housing Site (Local Plan 2005: saved Policy H4); development would require a surface water drainage scheme incorporating SUDS.
UE28	Littlepark House,	1.63 ha	47	35dph		✓	Majority of site wooded - only area containing	Adjacent to SINCS; TPOs	

	Bedhampton						existing buildings (two dwellings, timber yard and small factory) considered suitable		
UE30	Land south of Lower Road, Bedhampton	7.11 ha	250	35dph	✓*	✓	Open fields	Aquifer Protection Zone; adjacent to conservation area; 'uncertain' for waders (current use); adjacent to archaeology zone; grade 1 agricultural land.	
UE33	Eastleigh House, Bartons Road	0.8 ha	5	Potential conversion of listed building and development within curtilage	✓*	✓	Residential dwelling (listed) and garden	TPOs; Grade 2 Listed Building; Havant BAP action area; Mineral Safeguarding Area (MSA)	

Table 3 – Havant and Bedhampton SHLAA sites

HAYLING ISLAND

Potential Housing Sites Further housing sites may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref.	Location/ Address	Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
HY08	103-105 Station Road	0.11 ha	12	Planning application	✓	✓	House and employment	Site assembly; adjacent TPOs adjacent	
HY13	Land r/o 108-110 Elm Grove	0.16 ha	7	40dph	✓	✓	Storage	Site assembly	
HY17	Rose in June PH, Selsmore Road	0.24 ha	12	Planning permission	✓	✓	Disused public house	Listed building	Planning permission ref. 09/55136/002
HY45	Beachlands (part)	2.38 ha	75	High density development		✓	Funfair, car parks, arcades	Site assembly; adjacent to nature designations; much of the site within PUSH SFRA 2115 tidal Flood Zones 2 and 3; impact on tourism; adjacent to SSSI.	Important regeneration site.
UE15	Manor Nurseries	0.38 ha	13	35dph		✓	Currently in use as a plant nursery and dwellings. Various outbuildings	Grade 2 agricultural land; adjacent site 'important' for Brent Geese	
UE16	Land north of Goldring Close/south of Beech Grove	4.53ha	160	35dph		✓	Fields largely used for horse paddocks	TPOs, 'uncertain' for waders; part of site within PUSH SFRA 2115 tidal Flood Zones 2 and; 220 metres form RAMSAR, SAC, SPA and SSSI and AONB; grade 2 agricultural land.	

UE17	Rook Farm,	1.5 ha	53	35dph		✓	Arable farmland	'Uncertain' for waders (current use); grade 2 agricultural land.	
UE18	Station Road (north of Sinah Lane/west of Furniss Way)	5.7 ha	200	35dph		✓	Open fields	'Uncertain' for Brent Geese and waders (current use); BAP action area; HCC SINC worthy; grade 2 agricultural land; 150 metres from RAMSAR, SAC, SPA and SSSI.	
UE21	Station Road (east of Furniss Way)	2.8 ha	56	30dph based on 1.89ha for residential use	✓*	✓	Open fields, some business use/residential closer to Station Road	'Uncertain' for Brent Geese and waders (current use); future use 'potentially Important' for Brent Geese Site; BAP action area; part HCC SINC worthy; grade 2 agricultural land.	Much of the site is currently outside urban area; any resulting development should be mixed use and include employment to the east of Furniss Way
UE35	Land north of Rook Farm, west of St Marys Road/ Church Road	3.4 ha	119	35dph	✓*	✓	Open farmland	'Uncertain' for waders (current use); grade 2 agricultural land; adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE100	Oven Camp Site	4.3 ha	150	35dph		✓	Camp site	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

Potential Housing Sites Further housing sites may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref.	Location/ Address	Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
L04	Plaitford Grove	0.26 ha	5	Low density due to need to retain some open space	✓	✓	Public open space in residential area	Loss of open space	Identified as a valuable open space in the HBC Open Spaces Plan 2012 Review
L21	Kingsclere Avenue Open Space	1.33 ha	26	Half the site remaining open space and the other half developed at 40dph (approx)		✓	Public open space in residential area	Access; loss of some open space	
L25	Strouden Court	2.16 ha	25	Site assembly issues and discussions with Portsmouth CC (landowner).	✓	✓	Precinct, mixed uses including existing residential, garage and parking areas	Land assembly; retaining/reproviding uses	
L44	Prospect Lane Open Space	1.03 ha	31	Open space will limit net developable area	✓	✓	Recreation area with a fenced play area	Loss of open space; archaeology zone	Identified as a valuable open space in the Open Spaces Plan 2012 Review
L46	Land at Oakshott Drive	0.14 ha	8	60dph		✓	Amenity open space		
L83	Riders Lane Allotments	2.12 ha	65	Illustrative layouts	✓	✓	Former and part used allotment site	Allotment re-provision required; adjacent to land	

								safeguarded for Havant Thicket Pipeline Route; part of site within PUSH SFRA 2115 fluvial Flood Zones 3	
L86	Blendworth Cres. Open Space	1.2ha	48	Part of site to include open space, remainder developed at 40dph		✓	Public open space in residential area		
L89	Land adj. 27 Holybourne Road	0.29 ha	8	Illustrative layout	✓	✓	Public open space in residential area	Some mature trees present on site	
L108	Fox PH, Prospect Lane	0.15 ha	7	Planning application	✓	✓	Public House with associated parking	Archaeology zone; retention of community use (the PH)	
L119	Dunsbury Way	0.62 ha	72	Previous permission	✓	✓	Building and scrub land		
L138	Leigh Park Centre	8.3 ha	38	Low yield reflects net gain as currently approx. 102 dwellings at site	✓	✓	Leigh Park District Shopping Centre	Land assembly; suitable re-provision of shopping provision/centre	Regeneration opportunity for mixed use developments
L145	SSE offices Site, Bartons Road	0.85 ha	90	High density taking into account existing built form on site	✓	✓	Largely vacated offices for an energy company who have now moved the majority of operations elsewhere in Havant.	TPOs	Part of the site will remain in use by the company and this has been excluded from the area identified.
UE6a	Cabbagefield Row (land north of Swanmore Road)	3.86 ha	116	30dph (taking account of adjacent SINC's, phone mast)	✓*	✓	Open fields	Adjacent SINC; trees; potential use associated with Havant Thicket Reservoir; adjacent ancient woodland; BAP action area.	

Potential Housing Sites (Garage Courts/Parking Areas)

In addition to the above, the following garage courts / parking areas are expected to come forward for development. The sites are owned by Portsmouth City Council who intend to utilise some of the capital receipts from the sale of these sites to improve other garage/parking areas that will be retained for residential parking/storage use. All the sites are subject to separate background work which will result in the production of a Development Brief.

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

Site Ref.	Location/ Address	Area	No. of dwellings	Based on (Grouping reference)	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
L2	Rhinefield Close	0.06 ha	3	Group B	✓	✓			
L6	Awbridge Road	0.1 ha	3	Group B	✓	✓			
L8	Ernest Road	0.1 ha	3	Group B	✓	✓			
L16	Sunwood Road	0.09 ha	4	Group C	✓	✓		Flood Zone 3 (fluvial)	Sequential and Exception Tests required
L43	Longstock Road	0.09 ha	3	Group A	✓	✓		Archaeology Zone	
L47	Marldell Close	0.09 ha	4	Group A	✓	✓		Archaeology Zone	
L56	Whitsbury Road	0.1 ha	3	Group A	✓	✓		Archaeology Zone	
L61	Forestside Ave.	0.08 ha	4	Group A	✓	✓		Archaeology Zone	
L90	Fairoak Drive	0.16 ha	4	Group D	✓	✓		Archaeology Zone	
L117a	Beaulieu Avenue	0.07 ha	3	Group C	✓	✓			
L117b	Beaulieu Avenue	0.05 ha	2	Group C	✓	✓			
L136	Millbrook Drive	0.09 ha	4	Group A	✓	✓			
L137	High Lawn Way	0.07 ha	3	Group D	✓	✓			
L139	Kingsclere Ave.	0.06 ha	4	Group C	✓	✓			
L140	Kimbridge Cres.	0.09 ha	4	Group A	✓	✓			
L146	Forestside Ave.	0.02 ha	2	Group A	✓	✓			
L147	Rownhams Road	0.11 ha	2	Group C	✓	✓		Flood Zone 3 (fluvial)	Sequential and Exception Tests required
L148	Grateley Cres.	0.05 ha	3	Group B	✓	✓			
L149	Brockenhurst Av	0.07 ha	2	Group C	✓	✓			
Total		1.55 ha	60 (approx. 35 dph)						

Table 5 – Leigh Park SHLAA sites

WATERLOOVILLE

Potential Housing Sites Further housing sites may be listed within the five year supply data (see appendices). This will include deliverable sites that have planning permission. Such sites will not necessarily be mapped individually. Further details relating to sites with planning permission can be viewed by requesting the corresponding file associated with the permission.									
Site Ref.	Location/ Address	Area	No. of dwellings	Based on	Delivery/ Timings		Current Use	Constraints (see page 5 for further details on constraints)	Other
					Deliverable	Developable			
W53	St Michael's Convent / Sacred Heart Church	3.25 ha	66	Sustainable location and proximity to town centre; planning applications	✓	✓	Convent/church on and adjacent to site. Much of site open space leading down to stream corridor	TPOs; two listed buildings; Flood Zone 1 including Hermitage Stream; hydrologically linked to Langstone Harbour SSSI	
W56	Former Curzon Rooms	0.17 ha	14	Previous permission		✓	Vacant for some time; suitable for town centre commercial uses on the ground floor and residential above	Current permission for car park	
W58	Forest End Garages	0.22 ha	10	40dph	✓	✓	Hard surfaced parking with some garage buildings, and an Air Training Corps/Cadets' Hut and former Royal British Legion Hall		Re-provision of the Air Training Corps/Cadets facility will need to be addressed
W63	Goodwillies Timber Yard	3.37 ha	96	Lower range density to take into account of surrounding built form and relationship with neighbouring properties		✓	Timber Centre; mainly hardstanding and various commercial buildings		The existing use should be relocated to an alternative smaller site within the surrounding area (1.2ha required)

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W64	Gordon Road Open Space	0.43 ha	13	30dph; potentially appropriate to retain some open space		✓	Public open space in residential area	Loss of some open space	Identified as a valuable open space in the HBC Open Space Review 2012
W109	ASDA/ Clocktower	3.46 ha	0 (limited or no net gain due to number of existing dwellings)	Background work in the Waterlooville Town Centre Urban Design Framework		✓	Asda store and parking; other town centre uses/buildings	Site assembly; TPOs adjacent; re-provision of car parking.	The retail/mixed uses would be expected to be retained but the land could be maximised with improved development. Site could begin to come forward in separate ownerships
W110	Wellington Way	1.11 ha	0 (limited or no net gain due to number of existing dwellings)	Background work in the Waterlooville Town Centre Urban Design Framework		✓	Mainly single storey 1960s shopping precinct; predominately retail uses with good occupancy rates; some residential at first floor.	Site assembly; re-provision of car parking.	
W122	Land east of Purbrook Distributor Lake	0.56 ha	10	30dph		✓	Part of open space	Whole area may not be developable; mature trees on site.	
W125	Former Purbrook Park School Playing Field	3.3 ha	95	35 dph on a reduced area allowing for some play/open space provision; current permission on part of site	✓	✓	Former school playing fields; area with planning permission for housing currently under development	TPOs; site assembly	
W126	Padnell Grange	2.64 ha	84	Illustrative layouts	✓	✓	Offices and garden land	TPOs; adjacent to SINC	Allocated in the 2005 Local Plan for 15 dwellings; area increased as site was originally intended to include office development; golf course to east; existing buildings on site, including a conference centre.

W130	Meadowlands Schools	1.5 ha	52	Work produced by HCC	✓	✓	Meadowlands Infant and Junior Schools merged to form Woodlands Primary; residual land is available for development; sports pitch to be relocated within the Woodcroft Farm Strategic Site as part of access arrangements.	Aquifer Protection Zone; adjacent TPOs.	
W135	Land west of ASDA	1.91ha	100	High density recognising town centre location		✓	Open land to rear of fire station	TPOs; part of the BAP Action Area	Potential mixed use site. Site is critical for the integration of the MDA and Waterlooville Town Centre, as set out in CS18 of the Core Strategy.
W139	325 Milton Road	0.19ha	25	Resolution to grant planning permission	✓	✓	Disused petrol filling station	Remediation of ground contamination required; ; part of site in PUSH SFRA 2115 fluvial flood zone 3.	
UE9	Woodcroft Farm	10.5 ha	320	Allocated Strategic Site in Policy CS18 of Local Plan (Core Strategy)	✓	✓	Open fields and farmhouse	TPOs; site assembly	Re-provision of Woodlands Primary Playing Field needs to be incorporated
UE31	Land north of High Bank Avenue, Widley	0.67 ha	20	35dph		✓	Open fields	Adjacent to HBC SINC; adjacent to site; 'uncertain' for waders	

Table 6 – Waterlooville SHLAA sites

5.0 Maps of Sites

5.01 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.

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

Up-date**Maps can be found in Appendix 1**

6.0 Housing Implementation Strategy

- 6.01 The requirement for a Housing Implementation Strategy is stipulated in the National Planning Policy Framework (NPPF). More detailed guidance was previously provided in Planning Policy Statement 3 (Housing), which is now superseded by the NPPF. It reflects the 'Plan, Monitor and Manage' principle relating to the delivery of housing.
- 6.02 It is not intended to provide rigid guidance on what measures the Council will introduce in the event that risks associated with housing delivery occur, however it will provide indications as to the types of measures that might be considered. Any scenario in relation to housing delivery will be considered on its merits taking into account delivery and expected forthcoming delivery across the Borough.
- 6.03 The Strategy below outlines how housing monitoring will be undertaken, risks to housing delivery and dealing with different scenarios together with certain actions that could be taken to address housing delivery issues. It also outlines engagement with relevant parties about housing delivery and the Council's approach to pre-application discussions.
- 6.04 This Strategy will be reviewed as appropriate and any changes or additions will be reported in subsequent Annual Monitoring Reports (AMRs) and/or SHLAA updates.

Objectives

a) Monitoring

To outline the approach to monitoring housing delivery

b) Risk Assessment

To identify the obstacles and constraints to housing delivery and potential strategies to address risk.

c) Contingency Planning

To identify different options for different scenarios to address a slower than expected delivery or significant unidentified supply coming forward.

d) Management

To identify certain circumstances and the actions that may be introduced in the event that objectives are not being met.

e) Engagement

To outline the approach to engaging with housebuilders and key stakeholders to ensure housing delivery is understood and accepted.

f) Pre-application discussions

To outline the role of, and approach to, pre-application discussions.

a) Monitoring

To outline the approach to monitoring housing delivery

- 6.05 Housing delivery is monitored and recorded annually as part of the AMR. This looks at actual performance during the reporting year in terms of the number of new dwellings as well as break down on dwelling type etc.

- 6.06 In addition to this the annual updates to the SHLAA help to inform the projections for future completions of housing. This information is typically presented in table format and through the production of a housing trajectory. These key aspects of annual monitoring will be incorporated in the AMR.
- 6.07 Information for housing completions is provided by Hampshire County Council and updates relating to potential availability, viability and projections is in the most part sought by the Borough Council from the agent or representative of any given site.

b) Risk Assessment

To identify the obstacles and constraints to housing delivery and potential strategies to address risk.

- 6.08 There are many obstacles and constraints that could arise which would affect housing delivery. Listed below are some of the potential obstacles/constraints that could arise and potential means of addressing them.

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
1. Wider economic impacts such as recession or crash in the housing market.	a. Consider whether the viability of sites can be improved. For instance consider other developer requirements and potential flexibility in these to improve viability and deliverability. This approach has already been taken by the Council in some instances and the adopted Local Plan (Core Strategy) allows for flexibility on viability grounds.
2. Funding for Affordable Housing Providers reduced or unavailable.	a. Work and correspond closely with the Council's Housing Team and Affordable Housing Providers that operate in the borough to understand the reason why and likely length of time the issue will continue. Ensure this doesn't affect the delivery of private market housing in the event that the housing market still seeks it. Consider other ways to deliver affordable housing and if none available consider land set-aside and contributions or contributions for off-site provision to ensure affordable housing can be provided at a later date. b. In extreme circumstances consider a zero requirement for affordable housing. This approach would be contrary to policy and require appropriate committee approval.
3. Housing delivery falls significantly short of projections with no indication of correction in the short term.	a. Firstly the reasons as to why will be assessed. It could be that these reasons are due to other potential obstacles such as the wider economy (point 1) or plenty of permissions but little delivery (point 4). b. If insufficient supply is due to lack of permissions consultation will be undertaken with the Development Management Section to understand if planning applications have been refused and why – where appropriate progress can be sought to address previous reasons for refusal.

	<p>c. If necessary then further housing supply may need to be brought forward from later in the plan period.</p> <p>d. The length of time given on a planning consent should balance the needs of the developer and the wish to see delivery of the site. This will help to prevent land banking.</p> <p>e. If there were no indication that the problem will be corrected in the short term and site availability has become an issue then further sites included in the SHLAA but not allocated for development may be considered.</p> <p>f. If the issues cannot be resolved, consideration may be given to the need for a review or partial review of the Local Plan.</p>
<p>4. Plenty of permissions but little implementation / lots of land banking.</p>	<p>a. Engage in direct discussion with landowners to understand the reason(s) for lack of implementation. Help to address these if and where appropriate including assisting with addressing funding issues (possibly with the HCA).</p> <p>b. Consider the wider housing market. Is it the result of market trends that are likely to recover or is it an issue specific to an individual site? Address as appropriate in relation to point (1) or 4(a)</p> <p>c. If it is suspected that permission has only been sought and kept extant in relation to land values and not a real intention to develop (particularly on greenfield sites) then consider any revised proposal or planning application for an extension to the permission unfavourably in the interest of pursuing or bringing forward a more deliverable housing site.</p>
<p>4. Major landowners uninterested in progressing potential housing sites.</p>	<p>a. Engage in discussion with key landowners to understand the reasons why. If needed consider alternative sites included in the SHLAA but not allocated for development.</p>
<p>5. Sites becoming undevelopable due to unforeseen constraints.</p>	<p>a. Gain understanding of constraints and where appropriate assist in overcoming such constraints.</p> <p>b. In the event that constraints concern land acquisition then on appropriate important sites (such as key regeneration sites) consider the potential and feasibility to use Compulsory Purchase powers.</p> <p>c. Ensure that the flexibility provided in the number of new dwellings allocated in the Local Plan (which effectively exceeds the plan requirement in order to allow for such circumstances and flexibility) is sufficient. This will be considered on a Borough wide basis rather than area by area and if sufficient flexibility exists then no further action is likely to be required.</p>

<p>6. Rate of supply from small sites (1-4 dwellings) may not occur at the predicted rate</p>	<p>a. If an overall shortfall were to arise as a result (i.e. the reduction hasn't been compensated by delivery or unexpected delivery elsewhere) then further housing supply may need to be identified or methods introduced to support delivery of existing planning permissions. Further information relating to expected windfall delivery is available in a separate background document.</p>
<p>7. Infrastructure is not implemented at the appropriate time to ensure delivery of sites</p>	<p>a. Liaison with infrastructure providers will occur at an early stage.</p> <p>b. If the infrastructure is delayed then this will be reflected in the housing supply data and phasing.</p> <p>c. Where infrastructure constraints cannot be overcome alternative housing supply will need to be considered. This will only be required when the flexibility built into the Local Plan is not sufficient to accommodate delivery issues with other sites. (This issue is not anticipated on any of the sites being taken forward for allocation).</p>
<p>8. Sites could deliver less than the predicated yield</p>	<p>a. The expected yields provided in the SHLAA are considered realistic and have taken a precautionary approach.</p> <p>b. Instances where the yield falls below are likely to be offset by instances on other sites when greater capacity has been achieved. This will be looked at further if needed as part of the plan, monitor and manage approach.</p> <p>c. If monitoring shows yield numbers to be less in many instances and the shortfall has not been met elsewhere then additional sites may need to be brought into the supply to make up for any shortfalls. This may not be required if unexpected sites have arisen to make up any shortfall and it will only be required when the flexibility built into the Local Plan (i.e. that allocated housing land exceeds the Local Plan requirement) is not sufficient to accommodate delivery issues with other sites.</p>

Table 7 – Implementation Strategy Risk Assessment

c) Contingency Planning

To identify different options for different scenarios to address a slower than expected delivery or significant unidentified supply coming forward

6.09 These factors have largely been dealt with above in Table 7.

6.10 Although housing targets/ranges are set for each of the five areas of the Borough it must be remembered that these are not based on individual area need (as opposed to the Borough wide target of 6,300 dwellings between 2006-2026). Therefore, it will be appropriate to consider any shortfall in housing delivery against the overall delivery rate across the Borough (i.e. an unexpected shortfall or potential shortfall in

one area could be offset/met through increased delivery in another area of the Borough).

- 6.11 No annualised target for housing delivery has been taken forward at the Local Plan level. It is likely that with a large reliance on large urban extension sites it will be difficult for a relatively small district such as Havant Borough to deliver housing supply at a steady rate over the plan period.
- 6.12 The Council is committed to the plan, monitor and manage approach. Delivery of windfall development will be monitored against the levels predicted in the Local Plan. Delivery of small sites with planning permission will also be monitored. If this falls short of expectations and has not been offset by unexpected delivery or forthcoming delivery elsewhere then measures will be taken to ensure delivery requirements are met.

d) Management

To identify certain circumstances and the actions that may be introduced in the event that objectives are not being met.

- 6.13 In the event that objectives are not being met then actions will be considered dependent on the particular objective and the reasons for failing to deliver that objective. Many of the potential circumstances associated with risks and the actions that could be considered have been identified in Table 7.
- 6.14 In addition to this the following actions may need to be considered: -
- A review of the objectives to ensure they are still relevant and appropriate.
 - Where appropriate the Council may need to consider a partial review of one of more Development Plan documents to properly address the change in circumstances or to introduce new delivery methods or policies to better address the objectives.
 - In the event that insufficient housing supply is available then unallocated SHLAA sites will be considered. Alternatively there may need to be a further 'call for sites' or those previously considered unsuitable for inclusion in the SHLAA may have to be re-visited.

e) Engagement

To outline the approach to engaging with housebuilders and key stakeholders to ensure housing delivery is understood and accepted.

- 6.15 The Council will pro-actively engage with significant Borough landowners in order to facilitate delivery and ensure mutual understanding on issues. In particular this includes Portsmouth City Council and Portsmouth Water Company. Many sites within the ownership of these two bodies are already identified as potential housing supply in the SHLAA and this position has been reached through joint working.
- 6.16 In addition to this an Officer Joint Working Party exists between relevant officers at both Havant Borough Council and Portsmouth City Council (PCC). This seeks to address any issues and assist the successful delivery of appropriate PCC owned sites in Leigh Park and also deliver the wider objectives identified for the Leigh Park estate. Joint Working Party meetings typically take place approximately every 6-8 weeks.

Other stakeholders are consulted on the formation of LDF documents and landowners/agents of SHLAA sites are approached annually (normally by letter) to ensure that the information about deliverability, availability, developability and phasing can be updated to ensure the housing supply information is accurate. In addition to this viability ahs also featured in this annual communication.

- 6.17 Planning policy officers also meet with promoters of potential sites, including urban extension sites, to ensure that they understand any constraints identified for the sites and should they wish they can then seek to consider these constraints and provide additional work or evidence to support their site promotion and delivery.

f) Pre-application discussions

To outline the role of, and approach to, pre-application discussions.

- 6.18 Pre-application discussions are actively encouraged at Havant Borough Council. The Council's Development Management Section will take the lead on this and liaise as appropriate with other internal consultees. This service used to be free of charge, but since 1st April 2010 a pricing schedule has been introduced for this service.
- 6.19 The Development Management Section work to provide high quality responses to developers, and will suggest where developers should make their own enquiries to external bodies such as the Environment Agency, County Council and Natural England. The level and detail of the response will be reflective of the detail provided by the developer. Further details relating to the service and an up-to-date charging list are available on the Council's website at <http://www.havant.gov.uk/havant-10835> .