



Havant
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA)

10th Edition

December 2017

Havant Borough Local Plan 2036



Strategic Housing Land Availability Assessment (SHLAA) 10th Edition

Purpose of this paper	The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan.
Objectives	<ul style="list-style-type: none">▪ Provide an assessment of land within the borough with potential for housing development▪ Assess sites for their housing potential and consider when they are likely to be developed▪ Provide an integral part of the evidence base to inform the Local Plan

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1. Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan. The SHLAA is a requirement identified in the National Planning Policy Framework (NPPF). It provides an assessment of land within the borough with potential for housing development by identifying sites, assessing their housing potential and considering when they are likely to be developed.
- 1.2 This December 2017 update has been produced in order to include appropriate sites that were promoted to the authority during the Call for Sites earlier this year. It also updates the SHLAA published in January 2017 with the housing completions and outstanding planning permission data for 2016-17. In addition to this it ensures consistency with the National Planning Policy Framework (NPPF) and the more recent Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment.
- 1.3 **The SHLAA does not determine whether a site should be allocated for housing development. That is the role of a Local Plan and its Sustainability Appraisal. The SHLAA includes all known sites that have the potential for housing development. The inclusion of a site in the SHLAA does not have any relevance to whether planning permission would be granted at the site; the SHLAA is the evidence for the Local Plan not planning applications.**

2. Methodology

Assessment Area and Site Size

- 2.1 The assessment has been completed on a borough-wide level. Havant Borough is part of the Partnership for Urban South Hampshire (PUSH) and is within the eastern (Portsmouth centred) Housing Market Area of PUSH.
- 2.2 Although this SHLAA assessment has been completed at the local authority level, regular formal and informal communication has taken place within PUSH in relation to SHLAAs and the delivery of housing. In addition to this the council has (and will continue to have) meetings with Chichester District Council (the neighbouring authority to the east) when appropriate. This is in line with the Duty to Co-operate and is more formally reported in the Havant Borough Council Duty to Co-operate reports.
- 2.3 Sites that are likely to deliver five or more units were assessed and included. This is in line with advice contained in the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment. Any sites promoted or identified that fall below this threshold have still been listed in a sub-section titled 'Sites Falling Below the Study Threshold'.

Wider Involvement

- 2.4 In addition to the involvement of PUSH and neighbouring authorities the original methodology to the SHLAA included consultation with a wide variety of stakeholders. This included the Home Builders Federation, National Federation of Builders, local Estate Agents, and Planning Consultancies from the Havant Borough Local Plan database, key landowners in the borough, local Planning Agents, the Highways Agency and developers.
- 2.5 Members of the public and other organisations were also given the opportunity to comment on the SHLAA during formal stages of publication in Local Plan preparation (various stages between 2007 and 2013).
- 2.6 For all parties (ranging from developers and landowners to the public) there were opportunities to promote or suggest sites during 'call for sites' exercises undertaken by the council since 2007, the most recent of which was in January-February 2017. Further detail on the wider stakeholder involvement is available in Appendix 1.

Housing need

- 2.7 The SHLAA has been produced in accordance with the guidance in the NPPF and PPG. It is not the role of the SHLAA to identify the council's objectively assessed housing need. This has been established through the PUSH Strategic Housing Market Assessment¹ and more recently through the Government's proposed standard methodology for assessing

¹ http://www.push.gov.uk/strategic_housing_market_assessment.htm

housing need which was set out in 'Planning for the right homes in the right places: consultation proposals'. Instead the SHLAA provides information on the range of sites which are available to meet the need. It is the role of the Local Plan to determine which of the sites identified in the SHLAA are most suitable to meet this need.

Desktop Review of Existing Information

Development Opportunities and Sources of Information

- 2.8 The original methodology of the SHLAA and subsequent updates since 2007 have considered sites in accordance with the SHLAA Practice Guidance (Communities and Local Government 2007) and the subsequent Housing and Economic Land Availability Assessment in the Planning Practice Guidance (PPG).
- 2.9 The following sources of sites with housing potential were identified in the assessment.
- 2.10 Sites in the Planning Process:
- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses.
 - Previous and current Local Plan housing allocations.
 - Unimplemented/outstanding planning permissions for housing (those which are deliverable).
 - Planning permissions for housing that are under construction.
 - Planning applications that have been refused or withdrawn.
- 2.11 Sites not currently in the Planning Process:
- Vacant and derelict land and buildings.
 - Surplus public sector land and land in the Local Authority's ownership.
 - Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development; this included accommodation above shops.
 - Additional housing opportunities in established residential areas, such as under-used garage blocks; this included Portsmouth City Council owned garage/parking courts.
 - Large scale redevelopment and redesign of existing residential areas.
 - Sites in rural settlements; not an option with the urban nature of Havant Borough.
 - Urban extensions – heavily relied upon.
 - New free standing settlements; not an option with the urban nature of Havant Borough.

- Sub-division of existing homes.
- Empty homes; found to be a small element of potential supply with questionable availability.

Call for Sites

- 2.12 Landowners and the public were given the opportunity to promote sites to the council. In 2007 an article was placed in the council's magazine, *Serving You*, details were also placed on the council's website and a letter sent out to landowners, estate agents, planning consultants and house builders. Sites which were promoted for uses other than housing were also considered as part of the assessment.
- 2.13 A similar process has been undertaken at further intervals since 2007 in order to ensure the council were made aware of all potential sites ahead of developing the Local Plan. Sites were promoted to the council at formal regulatory stages in plan making. Most recently this has included the Publication and Submission stages for the Havant Borough Local Plan (Allocations) at the end of 2013.
- 2.14 The most recent official 'call for sites' took place during January 2017 - February 2017. Some further sites, and additional parcels of land to expand previously promoted sites, have also been put forward in response to the publication of the Draft Local Plan Housing Statement during the consultation period from 25 July to 9 September 2016.

3. Site Assessment

Methodology

- 3.1 The methodology originally devised for the 2007 SHLAA has been reviewed and found to remain a good basis for likely density and yield calculations for sites. In instances where a planning permission is in place or site layout plans have been produced that appear deliverable (but without prejudice to any subsequent planning decision) then this more detailed information has informed the likely yields in the SHLAA and superseded any previous quantitative density assessment.
- 3.2 The methodology used to calculate site yields was partly based on encouraging higher densities in areas close to public transport and town, district or local centres. Points were awarded according to a site’s proximity to key sustainable features (such as public transport, town centres, etc). Additional criteria also included the proximity to an area of open space, context and identity.
- 3.3 The methodology used is summarised in Table 1 below.

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

Table 1: Density Methodology

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

- 7 points indicates a density of between 90 - 110dph (average = 100dph)

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

- 3.5 Yields were adjusted accordingly if a site had a constraint, or other development commitment, which was considered to affect the final yield e.g. some tree cover, mixed use. An appropriate density was applied to each site using this methodology as a broad basis. The density and final estimation of housing potential was recorded in the tables contained in pages 12 to 28.
- 3.6 It was not considered appropriate to use the same methodology for the urban area sites as applied to the urban extension sites. The size of many of the urban extension sites means that they could deliver a range of uses on site, with housing at varying densities across the site. It was not possible to design a scheme for each site due to resource constraints and the possibility of setting unrealistic expectations for developers. It was considered more appropriate to apply a gross density across the whole site based on densities achieved on recent housing developments in the borough and examples of exemplar schemes in other parts of the country.
- 3.7 When the SHLAA was originally formulated in 2007 the Commission for Architecture and the Built Environment (CABE) had carried out a number of housing audits, looking at completed housing developments in terms of their quality, layout, urban design and place making. Housing developments in suburban areas which were regarded as 'very good' or 'good' by the audit have been taken as a basis for deriving a gross density for the borough. Housing developments in the audits which were in town centre locations were not selected on the basis that they would not be representative of the type of development which could take place on urban extension sites.

South East Region		
Development	No. dwellings	Density
Beaulieu Park, Chelmsford	57	28 dph
Willow Court, Chelmsford	21	25 dph
North East, North West, Yorkshire and Humberside		
Staiths, Gateshead	158	43 dph
Housing schemes on urban extensions in Havant Borough		
Manor Farm and Copsey's Nursery, Denvilles (including open space provision)	191	21 dph
Havant Retail Park (Bowling Alley Site), Bedhampton	86	39 dph
Locks Farm, Denvilles	279	29 dph
Rook Farm, Hayling Island	14	41 dph

Table 2: Densities on a range of completed housing developments

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

Deliverable and/or Developable

- 3.9 The SHLAA provides an assessment of whether sites are deliverable and developable.
- 3.10 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). It should be noted that a cautious approach has been taken with regard to categorising sites as ‘deliverable’.
- 3.11 A site is considered **developable** where it is *“in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”* (NPPF, paragraph 47, footnote 12).
- 3.12 The definition of ‘deliverable’ includes whether a site is ‘suitable’, ‘available’ and ‘achievable’.
- 3.13 **Suitable** – Assessment against the Development Plan, emerging policy and national policy (considering any constraints and whether they can be overcome).
- 3.14 Table 3 below lists some of the more likely constraints, impacts and considerations with an explanation as to how these have been considered in relation to whether a site is suitable within the SHLAA. When appropriate the table also provides an explanation of how such constraints and impacts could be typically overcome. The list of constraints, impacts and considerations is taken from the suitability assessment of the relevant PPG.
- 3.15 **Availability** – A site is available when, based on best information, there is confidence that there are no legal or ownership problems (e.g. ransom strips, unresolved multiple ownership, etc.).
- 3.16 **Achievable** – Reasonable prospect the site will be developed at some time. Essentially it is a judgement about the economic viability of the site.
- 3.17 Broad level viability assessment work has been undertaken for the Local Plan based on site typologies. All sites considered as part of the SHLAA process fall under one of these typologies. Large strategic sites due to their nature and infrastructure requirements will be subject to local plan viability testing. If viability testing shows that a site is unviable then future revisions of the SHLAA will review assumptions made.
- 3.18 Furthermore, the developers/landowners for allocation sites are contacted annually for a site update. As part of this they are asked about the viability of the site which informs assumptions made in the SHLAA.

Physical Constraints

Access

Land-locked sites where no access can be gained were discounted on the basis that they were unsuitable.

Other sites that were constrained by limited or difficult access point were considered on their merits. Where there was evidence or a reasonable likelihood that a solution to the constraint could be achieved then the site was considered suitable.

Infrastructure

Infrastructure can include a wide range of matters including transport and social infrastructure such as community facilities. With the relatively compact and urban nature of the borough most areas/sites are well served in infrastructure terms or have the ability to be well served.

The consultation on the Draft Local Plan Housing Statement highlighted specific infrastructure issues on Hayling Island which will require further investigation before future development can be considered suitable on the island. This strategic issue relates to the island as a whole and is not necessarily within the ability of a single development proposal to overcome in the absence of a comprehensive framework in the Local Plan.

Ground Conditions

The majority of ground conditions can potentially be addressed through design and engineering solutions but in some instances it may impact upon the viability of a site.

Flood Risk

Sites entirely or almost entirely within Flood Zones 2 or 3 (based on the climate change 2115 layer) were discounted. This is in accordance with national guidance on flood risk. Where sites contained a proportion of the site within a Flood zone the sites were considered on their merits. In most instances the developable area of the site (and therefore the yield calculation) was adjusted to exclude the flood risk area.

Hazardous Risks

Any hazardous risks have been identified on individual site assessments and consideration then given as to whether the constraint could be overcome and therefore whether the site is suitable or discounted.

Pollution or Contamination

This can sometimes affect all or a very small part of the site and can often be connected with previous uses on the land. The identification of this as a constraint does not automatically mean ground quality issues are present – it indicates the potential and the need for possible further assessment by the landowner/developer. In the event that contamination does exist remedial measures are normally possible although this could affect the viability or timing of delivery of a site. Where relevant this has been addressed as part of individual site assessments.

Potential Impacts

Landscape Impacts (wider Landscape)

An Area of Outstanding Natural Beauty (AONB) is a national landscape designation identified in the NPPF as an area where development should be restricted. Whilst a site located in an AONB is not automatically discounted for development; the primary purpose of an AONB designation, to conserve and enhance nature beauty, should not be undermined. In the Borough, Chichester Harbour AONB covers parts of Emsworth, Warblington, Langstone, Northney and Eastoke

Landscape Impacts (features such as Tree Preservation Orders)

The presence of Tree Preservation Orders (TPOs) on a site does not necessarily mean a site would be discounted. Small clusters and individual TPOs can often have development successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On some occasions the loss a small number of TPO trees could be considered if it would facilitate an otherwise good scheme (such as to provide access to a sizeable housing site). This would normally be a last resort and compensatory planting would normally be requested. A site is unlikely to be discounted unless there is significant TPO coverage.

Ancient Woodland is defined as an area that has been wooded continuously since at least 1600AD. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland.

Nature Conservation Designations

There are many nature conservation designations of varying degrees. Nationally or internationally designated sites are unlikely to be suitable for development but an adjacent designation can also act as a constraint that needs to be considered. The relationship of the proposal with the protected area will need to be considered as well as the impact of potential users of the development.

Brent Geese and waders use sites inland from the Special Protection Areas during high tide for feeding and roosting. These are identified in the Solent Wader and Brent Goose Strategy 2010 and taken forward at a local level through Policy DM23. The approach to development on or in proximity to sites used by Brent Geese and/or SPA waders is being revised. This approach is set out in the Draft Havant Borough Local Plan 2036.

Heritage Conservation

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

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

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

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

<p>Agricultural Land</p> <p>The NPPF requires Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land. The NPPF states that, “<i>Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</i>” NPPF, paragraph 112.</p>
<p>Other Considerations</p>
<p>Appropriateness and Market Value</p> <p>It is not envisaged that there will be sites that would be unattractive in market value although these matters may affect the overall availability and achievability of a site.</p>
<p>Contribution to regeneration priority areas</p> <p>It is most likely that new development would offer the potential for a positive impact to identified regeneration areas. If appropriate then this will be explained further in the appropriate site assessment but the merits of a site will be determined through the Local Plan process.</p>
<p>Environmental/amenity impacts (new occupants and existing neighbours)</p> <p>In most instances this consideration can be satisfactorily overcome through the detailed planning application stage. However, should a significant potential amenity impact be identified then it may be appropriate to adjust the developable area or yield of a site. Should this arise then it will be explained on the relevant individual site assessment.</p>
<p>Other Local Constraints/Considerations</p>
<p>Utilities</p> <p>The presence of underground utilities such as high pressure gas mains often require easements either side in which development is unlikely to be appropriate. This can vary and further information can be sought from the relevant utility infrastructure provider. The costs for moving/altering utilities could be significant. The council would therefore need to be satisfied that a policy compliant development of the site could be achieved taking into account this factor for it to be considered a suitable and developable site</p>
<p>Mineral Safeguarding</p> <p>Hampshire County Council is the Minerals and Waste Planning Authority for the borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered as a potential constraint where further consultation with Hampshire County Council will be required. In some instances prior extraction of the minerals may be required before any development takes place. This matter is unlikely to result in a site being discounted.</p>
<p>Settlement boundaries</p> <p>The character differentiation of the borough’s individual settlements areas are an important local policy consideration. Nonetheless, sites between settlements will not necessarily be excluded as they could be considered alongside a review of settlement boundaries as part of the Local Plan’s development. However, it will be important to maintain distinction between settlements in order to retain settlement identity.</p>

Table 3: Constraints

Developable Sites

- 3.19 The following pages outline those sites that are deliverable and developable (Table 4, pages 12 to 26). Some of these sites do have constraints but it is considered that these constraints can be overcome in any final development of the site and therefore the site is 'developable' providing these are appropriately addressed.

Uncertain Sites with Suitability for Development

- 3.20 Sites within this table have potential but information is insufficient to give them certainty as developable and/or deliverable. These sites may be subject to a number of constraints including being 'uncertain' for Brent Geese and waders (as identified in the Solent Waders and Brent Goose Strategy 2010) and/or due to their location on Hayling Island where a number of concerns also relate to infrastructure matters needing further investigation and resolution.

Sites Falling Below Study Threshold

- 3.21 Table 6 contains a list of sites that are considered likely to be below the study threshold (i.e. they are likely to deliver less than five dwellings). These sites have not been assessed in any detail and many may have constraints that would render them undevelopable.
- 3.22 Where possible smaller sites have been practically grouped and included as a 'developable' site. In particular this has included a number of smaller garage/parking courts owned by Portsmouth City Council within the Leigh Park area.

Discounted Sites

- 3.23 Discounted sites are those where there remains notable uncertainty as to the developability of the site. These are listed separately within Table 11 at Appendix 3. These sites typically have more significant constraints and there is insufficient evidence to be able to conclude that the constraints can be overcome.
- 3.24 As necessary these sites will be reviewed should the situation change or new evidence arise.

4. Site Tables

Developable Housing Sites

4.1 Table 4 below indicates those housing sites that are considered developable. Columns within the table indicate if a site has the benefit of planning permission and the remaining capacity of the site as at 31 March 2016, also whether a site is considered **deliverable**. Where constraints, potential impacts and other considerations have been identified they are considered to be matters that can be addressed or overcome through the detailed planning process or earlier. The sites therefore conform to the 'developable' criteria set out in the National Planning Policy Framework (NPPF).

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
Emsworth											
EM36	Emsworth Victoria Cottage Hospital	0.17ha	15	Density of another site in the vicinity		✓			Hospital	Adjacent to Conservation Area, area has known drainage capacity issues	
EM42	Gas Site, North Street	0.43ha	15	35dph		✓			Gas storage facility	Remediation measures necessary, flood risk along eastern boundary (Zone 2), adjacent to SINC, LNR and District Centre.	
EM43	Land at Fowley Cottage, Warblington Road	1.02ha	7	Indicative drawings from previous (2001) planning permission.		✓			Residential curtilage	Adjacent to AONB, SPA, SINC, SAC, RAMSAR site. Flood risk on lower part of site (Zones 2 and 3).	A scheme that would preserve and enhance the AONB could be achieved due to site context.
UE02b	Land North and West of Selangor Avenue	6.23ha	160	Call for Sites submission and Local Plan Housing Statement	✓	✓			Livestock grazing for part of year	Gas pipeline runs through the site, adjacent to the A27, uncertain for Brent Geese & Waders, Grade 2 agricultural land, hydrologically linked to Chichester Harbour SSSI.	LPHS site. Resolution to grant planning permission (APP/16/00774) for 161 dwellings.
UE13	Land west of Horndean Road, Emsworth	5.24ha	125	Outline planning permission (APP/14/00547) granted 29/04/15	✓	✓	✓	✓	Agriculture land	Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (Zone 3) in southern corner, uncertain for Brent Geese & Waders but no use when surveyed 2012-2014, Westbrook River runs along western boundary	Potential to provide Flood Alleviation Works for wider Emsworth area. S106 currently

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
										and is culverted through the northern section of the site, adjacent to BAP priority habitat (Ems River), hydrologically linked to Chichester Harbour SSSI.	applicable to site (deed of variation required to develop).
UE27a	Land at Westwood Close	0.97ha	35	35dph	✓	✓			Grazing land	Adjacent to Flood Zones 2 and 3, area has known drainage capacity issues, public footpath runs through site, TPO, Mineral Safeguarding Area	This site relates to a smaller land area than that considered in previous iterations of the SHLAA. The site now excludes areas in Flood Zones 2&3.
UE37	West of Coldharbour Farm	1.94ha	53	Outline planning permission (APP/14/00360)	✓	✓	✓	✓	Fields adjacent to recreation ground	Would require access through adjacent SINC (but ecology merit can be unaffected by likely development), flood zone affecting eastern side of site (Flood Zone 3), moderate potential for archaeological deposits, adjacent to River Ems priority habitat, hydrologically linked to the Chichester SSSI, uncertain for Brent Geese and waders but unlikely suitable habitat, overlies Mineral Safeguarding Area (MSA), adjacent to A27.	Possible location for part of the EA Emsworth Flood Alleviation Scheme (could be delivered alongside development).
UE76	Land North of Long Copse Lane	13.27ha	260	<30dph Local Plan Housing Statement		✓			Open fields, residential curtilage	Suitability of access along Long Copse Lane and northern portion of Hollybank Lane, Bechstein's Bat found within and adjacent to the site, potential for unidentified archaeological deposits, covered by a number of TPOs, north-east of site is in a MSA.	Access issues can be potentially overcome through highway improvements which are likely to be achievable if sites come forward comprehensively. Included in Local Plan Housing Statement.
UE67	Land to Rear of Redlands House	0.56ha	5	Local Plan Housing Statement	✓	✓			Residential curtilage		Included in Local Plan Housing Statement.
STR1	Land between Denvilles and Emsworth	See below under Havant (site overlaps both Havant and Emsworth boundaries)									
Havant and Bedhampton											

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
Perm	44-54 West Street	1.23ha	14	Planning permission (APP/10/00992)	✓	✓	✓				
Perm	36 Waterloo Road	0.17ha	6	Planning permission (APP/11/01238)	✓	✓	✓				Under construction.
Perm	The Former Wheatsheaf	0.16ha	21	Planning permission (APP/14/00956)	✓	✓	✓				Site cleared.
H07 (perm)	Former Wessex site, 8 New Lane, Havant	0.33ha	41	Planning permission (15/01425)	✓	✓	✓	✓	Commercial	Potential ground quality issues from previous use, proximity to railway (noise/vibration)	
H14	Portsmouth Water HQ	3.22ha	120	Based on approximately 40dph	✓	✓		✓	Head Office for Portsmouth Water Company. Attractive lake and landscaped area (to be safeguarded associated with water provision)	Conservation Area, TPOs, low use Brent Geese and wader site, listed building and buildings of local interest, moderate potential for archaeological deposits, potential ground quality issues	Larger site now available (2013) as existing offices expected to relocate to Solent Road.
H18 (perm)	Portsmouth Water Site (Ranelagh Road)	2.09ha	37	Planning permission (APP/12/00772)	✓	✓	✓	✓	Open fields, farm	Adjacent to conservation area, Mineral Safeguarding Area (MSA), TPOs, moderate potential for archaeological deposits, part of site uncertain for Brent Geese and waders.	Under construction
H19	Land at end of Palk Road	0.53ha	20	40dph. Local Plan allocation.		✓		✓	Some storage/unused	Underground pipes that may affect final yield, proximity to railway (noise/vibration), partially 'uncertain' for Brent Geese and waders (none seen 2012-2015 and not surveyed 2015/16), low/moderate potential for archaeological deposits, overlays aquifer. Currently needed for open storage use but long term use for housing not ruled out.	Site has planning permission (APP/15/00447) for change of use to open storage B8 use, the addition of two portacabins and associated hard standing.
H22	East Street (Including car parks behind Bear Hotel), Havant	0.93ha	50	Numbers based on informal consultation with wider community, key stakeholders		✓		✓	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	Includes permission at 9 East Street for 9 units.

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
				and English Heritage							
H69 (perm)	Land at former Oak Park School	1.93ha	99	Planning permission (APP/15/00303) granted 18/12/15. Dwelling numbers for flats elements of scheme only.	✓	✓	✓	✓	Part of former Oak Park School (remainder of site for health centre)	TPOs, Flood Zones 2 and 3 on part of site, low/moderate potential for archaeological deposits, easement through northern part of site.	Planning permission (APP/15/00303) for health and wellbeing campus, comprising 80-bed nursing home, 51 affordable extra care flats and 48 affordable and market supported living flats.
H144	Adj. Park Lane Medical Centre, Bedhampton	0.15ha	1	Planning permission (14/00864) for detached 2 storeys. 6-bed children's home	✓	✓	✓	✓	Vacant school grounds at Barncroft Primary School	Development requires loss of trees. Limited sewerage capacity.	Remainder of LP Allocation. Under construction.
H80	Havant Retail Park	2.03ha	10	Planning permission (APP/13/00266)	✓	✓	✓	✓	Previously a retail park featuring two commercial units and car parking.	Noise from A3M, physical setting (chalk cliff face).	Under construction.
H82	Kingscroft Farm, South of Ranelagh Road	2.65ha	90	35dph		✓			Grazing land.	Potential for ground quality issues, much of the site is in future fluvial Flood Zone 3, situated within groundwater Source Protection Zone 1, power line and mains sewer diagonally cross site, public right of way, within MSA and overlays Secondary Aquifer.	
UE03a (perm)	Land north of Bartons Road	0.86ha	38	Planning permission (APP/14/00863)	✓	✓	✓	✓	Previously developed. Some former commercial use.	Two strips of TPOs on the site, Grade 3 agricultural land, adjacent to a SINC, within Havant BAP action area, proximity to railway line (noise/vibration), moderate potential for archaeological deposits	Site cleared. Part of site that was originally promoted.
UE03b (perm)	Land south of Bartons Road	6.61ha	175	Outline planning permission (APP/15/01435)	✓	✓	✓	✓	Open fields	TPOs, overlies the Mineral Safeguarding Area, Grade 3 agricultural land, listed building adjacent.	
UE05 (perm)	Land at Portsdown Hill	4.28ha	3	Planning permission (APP/14/00232)	✓	✓	✓	✓	Open fields	Gas pipeline adjacent to site. Was 'uncertain' for Brent Geese and waders but mitigation land adjoining through S106. Aquifer Protection	Development commenced (2014/15).

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
				granted for 46 dwellings						Zone, adjacent to listed building, BAP and HBC SINC, adjacent to listed building, noise from A27 and A3M, moderate potential for archaeological deposits	
UE28	Littlepark House, Bedhampton	Approx 1.63ha	45	35dph Local Plan Housing Statement		✓			Majority of site wooded. Existing buildings consist of two dwellings, timber yard and small printing factory	SINC, TPOs. Only the area currently containing buildings considered suitable for redevelopment.	The nature of site in a more isolated, wooded setting could suit a specialist residential institution. Included in Local Plan Housing Statement.
UE30	Land South of Lower Road, Bedhampton	3.71ha	50	Likely capacity following traffic assessment produced by site agent and other constraints.		✓			Open fields	Aquifer Protection Zone, adjacent to and accessed via conservation area, lack of footpath from site in northerly direction, low use Brent Goose and wader site, site covered by an Area TPO.	Surrounding built form and nature of the access limit suitability of site for large scale residential. Included in Local Plan Housing Statement.
UE33 (perm)	Eastleigh House	0.81ha	12	Planning permission (APP/15/01103)	✓	✓	✓	✓	Residential dwelling (listed) and garden	TPOs, listed building, Havant BAP action area, Mineral Safeguarding Area (MSA), moderate potential for archaeological deposits	
UE43	Havant Garden Centre, Bartons Road	2.46ha	50	35dph		✓		✓	Garden centre with associated building and hardstanding	Listed building (Grade II barn), proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits	
UE55	Southleigh Park House	3.17ha	35	Assessment of individual site potential taking account of trees (including TPOs) and setting of Listed Buildings.	✓	✓			Office, research and development, light industry	Grade II listed buildings on site. Majority of site in MSA. TPOs on site. Initial bat survey shows interest.	Included in Local Plan Housing Statement. Application in (APP/17/00863).
UE68	Forty Acres	23.3ha	300	Submitted masterplan avoiding building on the	✓	✓			Agricultural	Southern part of the site in Flood Zones 2&3. Gas pipeline runs through north east corner of site. Secondary and low use site for Brent Geese and waders, eastern part of site in	Included in Local Plan Housing Statement.

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
				area in flood zones 2 & 3 and noise from A27/gas pipeline easement.						Aquifer Protection area. Part of the southernmost building is identified as being of local interest.	
UE75	Helmsley House	2ha	15	Assessment of individual site potential taking account of trees on site, including TPOs.		✓			Residential curtilage	Part of site within MSA. TPOs on site. Adjacent to access road to land south of Bartons Road (UE03b).	
UE82a	Land West of Havant Crematorium,	3.72ha	90	35dph		✓			Agricultural	Moderate potential for previously unidentified archaeological deposits, within MSA, TPO, in Groundwater SPZ 1c and site overlays a principal aquifer.	
UE84	Land East of Castle Avenue	2.21ha	260	<30dph.	✓	✓			Grazing land	Uncertain for Brent Geese and Waders. Within MSA.	Included in Local Plan Housing Statement. Combines UE02a and UE53.
TC1	Havant Town Centre	39.37ha	750			✓					Includes H10 Market Parade & H79 Job Centre Plus Site
Strategic Site: Land between Denvilles and Emsworth											
STR1	Land between Denvilles and Emsworth	152ha	2100	<30dph		✓			Mostly agricultural	Much of the area within MSA. Majority of site uncertain for Brent Geese and Waders, however, the areas that have been surveyed show no sightings during 2012-15. TPOs. Some high grade agricultural land. Site adjacent to SINC in south-east and north-east (adj. UE32) corner. The delivery of the site is reliant on a comprehensive scheme addressing key infrastructure needs.	
Hayling Island											
Perm	58-64 Station Road	0.29ha	5	Planning permission (APP/14/01228)	✓	✓	✓				Development commenced 2015/16

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
Perm	R/O 13-21 Mengham Road		7	Planning permission (APP/14/00043)	✓	✓	✓				
Perm	Yacht Haven, Copse Lane	6.4ha	6	Planning permission (APP/13/00317)	✓	✓	✓				
Perm	36, 38, & 40 & 1 West Lane Station Road		15	Planning permission (APP/16/00060)	✓	✓	✓				Under construction
Perm	11 Bound Lane		8	Planning permission (APP/16/00327)	✓	✓	✓				Under construction
Perm	117 Elm Grove (Hayling Billy)		33	Planning permission (APP/16/00568)	✓	✓	✓				Under construction
HY13	Land rear of 108-110 Elm Grove, Hayling Island	0.17ha	14	Based on indicative drawings	✓	✓		✓	Storage	Site assembly, access	
HY45	Beachlands	2.38ha	125	High density development, local plan allocation		✓		✓	Fun fair, arcades, car park	Site assembly, adjacent to nature designations and wastewater pumping station. 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.	Part of Phase 3: Beachlands Regeneration Area
UE21 (part)	Station Road (east of Furniss Way)	2.4ha	76	Planning permission (APP/15/00919)	✓	✓	✓	✓	Open fields, some business use/residential closer to Station Road	S106 includes maintenance of boundaries in respect of Brent Goose land in mitigation to avoid recreation access from Hayling Billy Trail and S106 with outline permission on application APP/13/00639 includes Brent Goose Mitigation Strategy with mitigation land to north (parcel H34D) for Brent Geese.	Planning permission (APP/15/00919) granted 23/12/15 for 76 dwellings under construction.
Leigh Park											
L02	Garage court, Rhinefield Close	0.07ha	60 (total yield from garage/parking courts allocated through Policy	Assessment of individual site potential to derive a broad figure for overall sites	✓	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	These sites are collectively allocated under Policy LP2 of the Local Plan (Allocations).
L06	Parking area off Awbridge Road	0.09ha			✓	✓		✓	Parking area laid to hardstanding	Addressing relationship with neighbouring properties	
L08	Garage court at Ernest Road	0.09ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
			LP2)								
L16	Garage Court off Sunwood Road	0.09ha			✓	✓		✓	Garage/parking area	Flood Zone 3, addressing relationship with neighbouring properties	
L43	Parking area off Longstock Road	0.07ha			✓	✓		✓	Parking area	Archaeology Zone, addressing relationship with neighbouring properties	
L47	Parking area off Marldell Road	0.09ha			✓	✓		✓	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	
L56	Parking area off Whitsbury Road	0.11ha			✓	✓		✓	Parking area	Archaeology Zone, main and water sewers thought to affect site, addressing relationship with neighbouring properties	
L61	Parking area off Forestside Road (A)	0.09ha			✓	✓		✓	Parking area	Archaeology Zone, addressing relationship with neighbouring properties	
L90	Parking area off Fair Oak Drive	0.14ha			✓	✓		✓	Parking area	Archaeology Zone, underground services, culverted stream on southern boundary of site, mature trees, addressing relationship with neighbouring properties	
L117a	Garage court off Beaulieu Avenue	0.06ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L117b	Parking area off Beaulieu Avenue	0.04ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L136	Parking area off Millbrook Drive	0.07ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L137	Parking area off High Lawn Way	0.09ha			✓	✓		✓	Parking Area	Addressing relationship with neighbouring properties	
L139	Parking area off Kingsclere Avenue	0.13ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L140	Parking area off Kimbridge Crescent	0.08ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L146	Parking off Forestside Avenue	0.03ha			✓	✓		✓	Parking area	Addressing relationship with neighbouring properties	
L147	Garage court off Rownhams Road	0.11ha			✓	✓		✓	Garage/parking area	Flood Zone 3, addressing relationship with neighbouring properties	

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
L148	Garage court off Grateley Crescent	0.06ha			✓	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	
L149	Garage court off Brockenhurst Avenue	0.07ha			✓	✓		✓	Garage/parking area	Addressing relationship with neighbouring properties	
L21 (perm)	Kingsclere Avenue open space	1.46ha	38	Planning permission APP/16/00492	✓	✓	✓	✓	Public open space identified for review in Open Spaces Audit	Access, loss of open space, low/moderate potential for archaeological deposits	Under construction
L25	Strouden Court	1.88ha	40	Site assembly issues and discussions with landowner		✓		✓	Precinct, mixed uses, garage and parking areas	Site assembly, retaining/reproviding active uses, adjacent to SINC, potential ground quality issues associated with previous uses	Most likely to involve some redevelopment of the underused parking/open areas surrounding existing buildings.
L46	Land at Oakshott Drive, Leigh Park	0.14ha	8	60dph	✓	✓		✓	Open space	Main and water sewer thought to affect site	
L83	Riders Lane Allotments, Leigh Park	3.03ha	65	Illustrative layouts. Yield from Cricketers part of site listed separately		✓		✓	Former and part used allotment site	Site assembly (depending on access), Allotment reprovision required, relationship with proposed Thicket pipeline route, low/moderate potential for archaeological deposits	Areas at risk of flooding have been excluded from the developable area. Government Office approval for moving allotments in place (2013).
L86	Blendworth Crescent Open Space, Leigh Park	1.19ha	48	Planning Permission (APP/16/00464)	✓	✓	✓	✓	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	Under construction
L89	Land adjacent to 27 Holybourne Road, Leigh Park	0.3ha	9	Planning permission (APP/16/00465)	✓	✓	✓	✓	Open space	Trees	Under construction
L119	Dunsbury Way	0.36ha	70	Based on previous planning approval		✓		✓	Redundant land associated with previous wider factory site	Proximity to employment uses, potential ground quality issues	

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
L138	Leigh Park Centre	7ha	150	High density redevelopment and/or infill development		✓		✓	Leigh Park District Shopping Centre	Land assembly, TPOs, suitable re-provision of shopping provision/centre	
L145	SSE, Bartons Road, Havant	1.72ha	45	Local Plan Allocation Policy LP1		✓		✓	Vacated office building with part site retained by SSE for operational use excluded from area identified	TPOs, potential noise/air quality issues due to relationship with Petersfield Road	Potential capacity changed to reflect proposed mixed use allocation
L153	Colt Site, New Lane	1.9ha	90	High density redevelopment	✓	✓			Vacant site following relocation of Colt International Ltd.	Asbestos, level changes, adjoining industrial uses, drainage ditch runs through the site, within Groundwater Protection Zone 1c & site overlies a secondary aquifer, south-west corner in Flood Zones 2 and 3.	
UE6a	Land north of Leigh Park (Cabbagefield Row)	3.86ha	115	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.
Waterlooville											
Perm	West of Waterlooville MDA – Berewood Phase 2	8.1ha	89	Planning permission (APP/14/00032)	✓	✓	✓	✓	Open fields	Constraints addressed through relevant planning approvals	
Perm	West of Waterlooville MDA – Berewood Phase 8	8ha	210	Planning permission (APP/10/00828)		✓	✓	✓			
Perm	9-11 St Georges Walk, Waterlooville	0.07ha	14	Planning permission (APP/15/00420)	✓	✓	✓				Under construction.
Perm	99-101 Latchmore House, London Road		8	Planning permission (APP/16/00057)	✓	✓	✓				Under construction

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
Perm	Land at 38-44 London Road, Purbrook	0.39ha	42	Planning permission (APP/15/00896)	✓	✓	✓				
Perm	81C The Clockhouse, London Road		30	Planning permission (APP/16/00963)	✓	✓	✓				
W63	154 London Road	3.37ha	95	Based on lower range density to take into account surrounding built form.		✓		✓	Timber centre. Mainly hardstanding and various buildings connected with the commercial use.	Potential ground quality issues associated with previous/current use, low/moderate potential for archaeological deposits.	
W125	Former Purbrook Park School Playing Field Stakes Road	0.73ha	26	Planning permission (APP/16/00347)	✓	✓	✓	✓	Vacant – former school land, part of larger site area.	TPOs, moderate potential for archaeological deposits.	Under construction
W126	Padnell Grange	2.64ha	85	Illustrative layouts		✓		✓	Several 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. To the east of the site is a golf course.	
W130	Woodcroft Primary School	1.5ha	43	Planning permission (APP/15/01235)	✓	✓		✓	Part of the former Meadowlands Infant and Junior School Sites.	Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits. A sports pitch will be relocated to the north within the Woodcroft Farm Site as part of access arrangements to the strategic site.	
W135	Blue Star Site	1.91ha	100	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	
UE9	Woodcroft Farm	10.45ha	288	Planning permission (APP/13/00804)	✓	✓	✓	✓	Open fields and farmhouse	TPOs.	Planning permission for 288 dwellings (APP/13/00804) granted 05/05/15.
UE70	Land East of	15.78ha	560		✓	✓			Grazing land	Variations in site levels. Noise from A3(M).	Included in Local

Site Ref	Site Name	Site Area	Net dwellings remaining at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
	College Road, Campdown									Potential for archaeological remains in northern part of site. Gas pipeline and associated buffer along western boundary of site. Part of site uncertain for Brent Geese and Waders. Part of site within MSA	Plan Housing Statement.
UE72	Land North of Fort Purbrook	9.41ha	100	Estimate based on 35dph avoiding SINC designations		✓			Golf course	Variations in site levels. Scheduled ancient monument (Fort Purbrook) to the south. Site uncertain for Brent Geese and Waders. Areas of SINC.	Included in Local Plan Housing Statement.
UE79	Land at Waterlooville Golf Club	1.22ha	40	35dph		✓			Golf club practice ground	SINC, area of woodland in the southern part of the site, potential for Bechstein's bats, proximity to A3(M), Groundwater Protection Zone 1c.	
TC2	Waterlooville Town Centre	21.63ha	600	High density redevelopment and/or infill development		✓			Waterlooville town centre – mixed uses	Land assembly, TPOs, potential ground quality issues associated with previous uses	Incorporates W56 (Curzon Rooms), W109 (Asda/Clcok Tower) and W110 (Wellington Way)

Table 4: Developable Housing Sites

Sites with uncertain potential at this stage

- 4.2 The sites, listed In Table 5 below, have key outstanding matters that would require further justification/evidence to indicate that they are developable. Presently the sites have no status, not being subject to a planning approval, or allocated for development in the Local Plan or included within the adopted Local Plan Housing Statement.
- 4.3 Consultation on the Draft Local Plan Housing Statement highlighted specific concerns regarding infrastructure on Hayling Island which will require further investigation before development can be considered sustainable under the NPPF. The Draft Infrastructure Delivery Plan and Sustainability Appraisal explore this in more detail.
- 4.4 Without further studies and data there remains significant uncertainty as to whether the constraints can be overcome however the suitability of these sites will be investigated through the evidence base for the Havant Borough Local Plan 2036. This is highlighted in the Draft Local Plan.

Site Ref	Site Name	Site Area	Net dwellings at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
Hayling Island											
HY32	Creek Road		10	Assessment made by project team						Adjacent to SINC, Flood Zone 2	Part of Phase 1: Creek Road Regeneration Area
HY29	41 Station Road	0.22ha	15	Lapsed permission 08/66979/007					Residential		
HY43	Eastoke Corner		20	Assessment made by project team						Parts of the south of Eastoke Corner are within or adjacent to a SINC designation, southern part of site within Flood Zone 2, land south of the site is identified as a secondary network site for Solent Waders and Brent Geese	Part of Phase 2: Eastoke Corner Regeneration Area
HY48	Land off Wheatlands Avenue		10	Assessment made by project team						Adjacent to SINC, Flood Zone 2	Part of Phase 1: Creek Road Regeneration Area
HY49	The Nab Car Park		30	Assessment made by project team						Adjacent to SINC, Flood Zone 2	Part of Phase 1: Creek Road Regeneration Area
UE15	Manor	0.38ha	13	35dph					Currently in	Grade 2 agricultural land, adjacent to a site of importance	Within but on edge

Site Ref	Site Name	Site Area	Net dwellings at 31/03/17	Based on	Deliverable	Developable	Plan Perm at 31/03/17	Local Plan Allocation	Current / Previous Use	Constraints, Potential Impacts, Other Considerations	Other Comments
	Nurseries Hayling Island								use as a plant nursery and dwellings with various outbuildings.	for Brent Geese and uncertain wader use.	of settlement boundary (Policy AL2).
UE18	Sinah Lane	4.59ha	160	35dph					Agriculture	"Uncertain" for Brent Geese and Waders. Although Brent Geese have been seen in the large field of which this site is part, as the site does not take up the whole of the surveyed Brent Goose area there could be scope for mitigation within the rest of the land. Grade 2 agricultural land. Surrounded on three sides by development with Hayling Billy Trail on eastern side and a Local Plan allocation under construction beyond that.	
UE47	Land North of Tournembury Lane	0.6ha	20	35dph					Pastureland	Secondary site for Solent Waders and Brent Geese, public footpath running through the site, SPA to the east, AONB to the south, mature trees, site overlays a secondary aquifer.	
UE49	Northney Marina	4ha	40	Low density to reflect site's sensitive location					Marina	Within Chichester Harbour AONB, adjacent to SPA/Ramsar/SSSI/SAC designations, land south, east and west of the site are identified as primary support areas and secondary support areas for Solent Waders and Brent Geese, southern part of site designated as a SINC, access to the site lies within flood zone 3, site overlays a principal aquifer.	
UE60	Land North of Selsmore Road	1.3ha	45	35dph					Paddocks	Adjacent to Chichester Harbour AONB, small part of south-east corner in Flood Zones 2 and 3, moderate potential for previously unidentified archaeological deposits, site overlays a Secondary Aquifer.	
UE78	Land at Fathoms Reach	1.6ha	50	35dph					Scrubland	TPOs, land to the east and north of the site is identified as a core site for Solent Waders and Brent Geese, public footpath runs along the northern and eastern boundaries, Grade II listed building to the north, site overlays a Secondary Aquifer.	

Table 5: Uncertain Sites with Suitability for Development

Sites Falling Below the Study Threshold

4.5 The following sites have not been assessed in any detail as they fall below the study threshold (less than 5 dwellings likely to be achievable). This threshold is consistent with the guidance in the relevant PPG and allows for efficient use of council resources in assessing housing land availability. They have not been assessed due to their size and are therefore discounted.

Site Code	Site Name
EM11	Garages on Highland Road
EM13	Land adjacent to St James Road
EM19	Open space at Laurence Green
EM21	Spencer Road Car Park 1
EM23	Spencer Road Car Park 3
EM24	Spencer Road Car Park 4
EM25	Spencer Road Car Park 5
EM26	Conigar Road Allotments
EM31	Spencer Road Playing Area
EM32	Victoria Road (former allotment site)

Site Code	Site Name
HY34	Parking area at Eastwood Close
HY35	Parking and green open space at Eastwood Close
HY43	Open space to south of Buccaneers PH
HY46	41 St Marys Road, Hayling Island
L03	Garages at Dockfield Close
L05	Parking area off Sparsholt Close
L102	Land at Solridge Close
L105	Parking area at Malwood Close
L106	Parking area at St Albans Road
L13	Garage Court, Priorsdean Crescent

Site Code	Site Name
L32	Land at Eling Court, Leigh Park
L34	Green space at Well Meadow
L35	Garages, Winterslow Drive
L36	Open land adj to Winterslow Drive
L37	Garage court at Bondfield Crescent
L39	Garage court, Malwood Close
L40	Open land, Broxhead Road
L42	Open land, Longstock Road
L49	Garage court, Warbrook Court
L50	Parking area, Rotherwick Close

Site Code	Site Name
L91	Open land between Priorsdean Crescent and Barncroft Way
L92	Open land off Priorsdean Crescent, Leigh Park
W01	Open space off Royal Way
W07	Garage Court, James Copse Road
W09	Milton Road Car Park
W10	Parking Area, Passingham Walk
W13	Parking Area, Harcourt Close
W103	Land at Walton Close
W121	Sage Close Play Area
W124	Thrush Walk Play Area

Site Code	Site Name
W73	Land at Boyle Crescent
W74	Land at Elizabeth Road/Ireland Way
W75	Ireland Way Car Park
W76	Green space off Ireland Way
W77	Car park off Coates Way
W78	Car park off Gilbert Way
W79	Land at Purcell Close
W81	Wooded area off Holst Way
W82	Car parking off Sullivan Way
W83	Land at Lambert Close

Site Code	Site Name
EM39	Land at Emsworth House Close
EM40	South Street Car Park (part)
UE40	Adj. 8 New Brighton Road
H02	Open space at Forsythia Close
H03	Parking area at Swallow Close
H05	10-12 Southleigh Road
H29	Garages off Cross Way
H31	Parking area off James Road
H33	Garages off Fraser Road
H36	Plot at the end of Alderwood Close
H42	1-2 Church Fields, Juniper Square
H64	Shops opposite Christchurch Medical Centre
H81	6 Lester Avenue
HY02	Land at Island Close

Site Code	Site Name
L130	Land at Oxenwood Green
L132	Land at Plumley Walk
L133	Land at Southfield Walk
L134	Land at Larkwhistle Walk
L135	Vacant shops off Sharps Road
L141	Land at Inkpen Walk
L142	Land at Rushmere Walk
L143	Land at Frogham Green
L17	Parking area, Nutley Road
L18	Garage court, Middle Park Way
L19	Garage court, Sunwood Road
L20	Garage court, Merryfield Avenue
L29	Parking area, Upton Close
L30	Green space, Sandleford Road

Site Code	Site Name
L51	Garage Court, Wonston Court
L53	Woolmer Court
L55	Open land, Whitsbury Road
L62	Parking area off Forestside Road (B)
L65	Garage court, Redlynch Close
L66	Garage court off Horsebridge Road
L68	Garage court, St Alban's Road
L69	Holybourne Open Space
L71	Garage court, Abbotstone Avenue
L72	Garage court of Liam Close
L77	Dunsbury Way Open Land
L80	Wheatsheaf PH
L87	Garage court, Soberton Road
L88	Garage court, Soberton Road

Site Code	Site Name
W129	Land to rear of 49-51 Winifred Road
W21	Land to rear of Forest Avenue
W22	Garages next to 12 Spinney Close
W23	Land at Albretia Avenue
W25	Land rear of shops 109-111 London Road
W27	Land rear 12a-26 Padnell Road
W29	Land at Padnell Road
W31	Land adj 16a-20a Hart Plain Avenue and 25-29 Silvester Road
W34	Garaging to east of 13-15 Passingham Walk
W35	Rear of 105-113 Milton Road
W38	Garaging rear of 62-70 Milton Road
W39	Bliss Close Parking Area
W42	Solentec Ltd., Jubilee Road
W68	Land adj to 118 Stakes Hill Road

Site Code	Site Name
W84	Car parking off Sullivan Way
W85	Parking at Byrd Close
W86	Car parking at Elgar Walk
W87	Parking area at Elgar Walk
W88	Parking area at Elgar Walk
W89	Parking area at Vine Coppice
W90	3 London Road, Purbrook
W98	Land at 172 The Dale, Widley
W99	Garaging at end of Valley Close
UE56	20 Havant Road, Hayling Island
UE52	Land adjacent to 47 Portsdown Hill Road

Site Code	Site Name
HY03	Doma, Queensway
HY05	Land between Victoria Road and Rogers Mead

Site Code	Site Name

Site Code	Site Name

Site Code	Site Name
W70	Land to rear of flats in Bell Crescent

Site Code	Site Name
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Table 6: Sites Falling below Study Threshold

5. Windfall Assessment

- 5.1 Windfall delivery has been analysed and explained in detail in a separate background paper produced by the council. The Windfall/Unidentified Housing Development: Analysis and Justification Background Paper (2017) is available on the council's website at:

<https://www.havant.gov.uk/sites/default/files/documents/RE-ISSUE%20-%20Windfall%20Unidentified%20Housing%20Development%20%28Final%20-%20Word%20Document%29.pdf>

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

6. Assessment Review

- 6.1 The cumulative development potential of all deliverable and developable sites has been set out below. This includes an overall numerical assessment (Table 7) and an indicative trajectory graph (Figure 1). This is based on the draft Local Plan period 2016 – 2036.
- 6.2 Please note that these figures are not identical to those set out in the Draft Local Plan. This is due to non-inclusion of sites which are uncertain for development in the table below.

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL	
Total Borough Past Completions	649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	649	
Total Borough Projected Completions		319	381	550	428	548	455	639	701	776	621	533	561	541	491	371	291	241	241	191	8879	
Cumulative Completions	649	968	1349	1899	2327	2875	3330	3969	4670	5446	6067	6600	7161	7702	8193	8564	8855	9096	9337	9528		
Division of overall requirement for monitoring purposes	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	9260
MONITOR - No. dwellings above or below cumulative divisional monitoring	186	42	-40	47	12	97	89	265	503	816	974	1044	1142	1220	1248	1156	984	762	540	268		
MANAGE - Annual requirement taking account of past/projected completions	463	453	461	465	460	462	456	456	441	417	381	355	333	300	260	213	174	135	82	-77		

Table 7: Assessment Review

- 6.3 A risk assessment can be found in the Housing Implementation Strategy which forms part of the Annual Monitoring Report (<http://www.havant.gov.uk/planning-policy-design/annual-monitoring-reports>). It considers potential obstacles and constraints to housing delivery as well as potential management strategies.

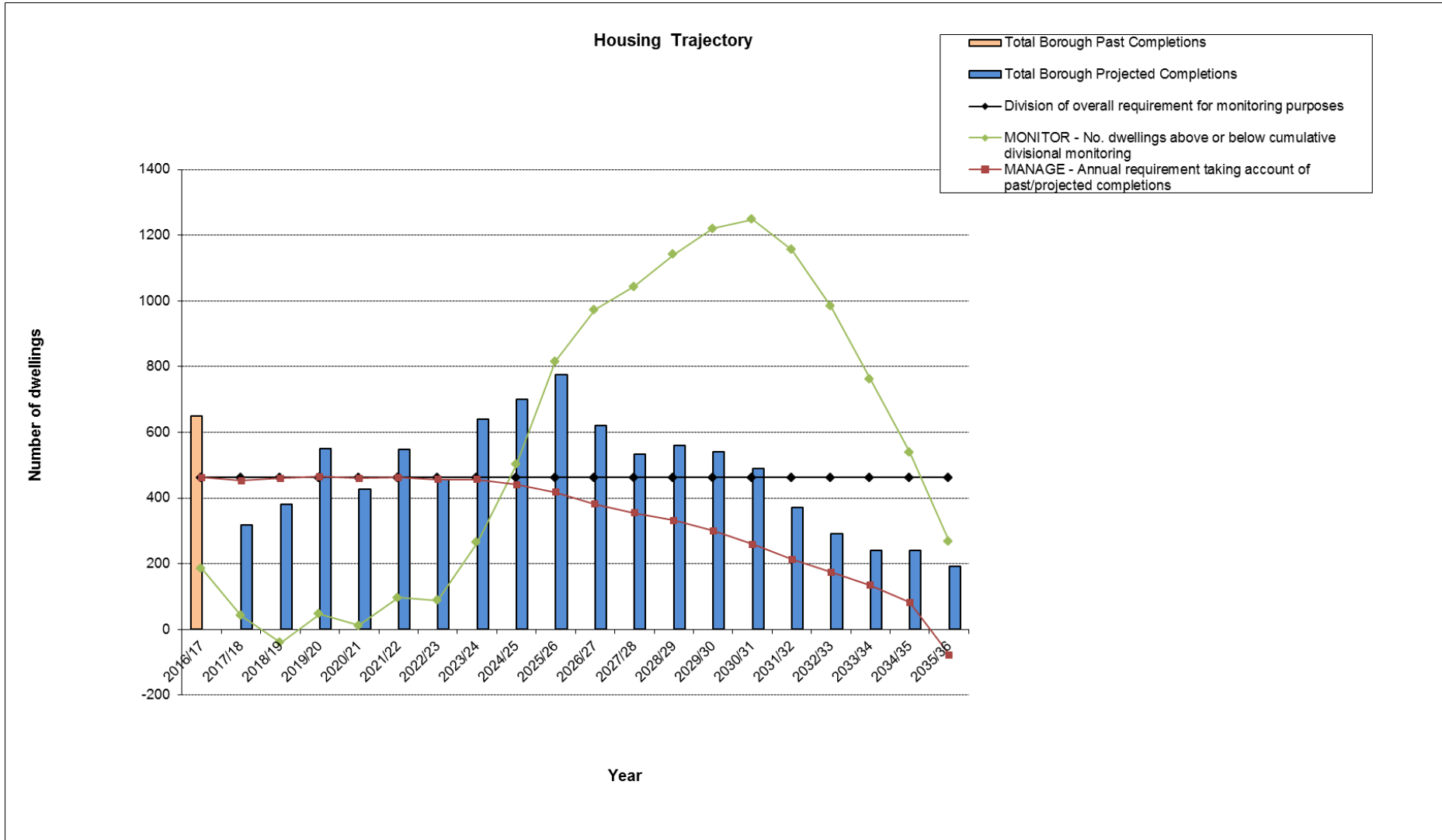


Figure 1: Indicative Trajectory

7. Objectively Assessed Need

- 7.1 Havant Borough Council is part of the Partnership for Urban South Hampshire (PUSH). PUSH has considered objectively assessed need across the three Housing Market Areas (HMAs) for the period up to 2036. Havant borough is part of the Portsmouth HMA.
- 7.2 A PUSH Spatial Position Statement to 2034 was approved on the 7th June 2016 and this looks at how the housing need will be addressed across the PUSH authorities taking account of the availability of land and constraints within the PUSH authorities. The PUSH Spatial Position Statement refers to the Objectively Assessed Housing Need over the period 2011-2036 for Havant of 11,250 homes and sets a housing target of 9,170 for Havant Borough between 2011 and 2034 to inform the review of the local plan.
- 7.3 However, more recently the Government has consulted on a new methodology for calculating housing need². This shows that there is an annual need of 463 new homes in the borough from 2016 to 2026. However this methodology is still in draft form at this point. The Government has indicated that any plans submitted for examination from April 2018 will need to use the new methodology once it is finalised. As such the draft Local Plan 2036 uses this proposed new need figure, acknowledging that this may change following the publication of any revisions to the NPPF.

² www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals

8. Core Outputs (Checklist)

- 8.1 The Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment requires Core Outputs. These are outlined below together with an overview of where they are included/addressed as part of this SHLAA.
- 8.2 The SHLAA covers housing land availability only. Employment land availability is addressed in the Employment Land Review.

PPG Core Outputs	Page Number where included
List of all sites , crossed reference to their locations on maps	Lists of sites – Tables 4 to 6. Discounted sites are in Table 11 at Appendix 2. Maps – Appendix 3 in separate booklet.
Assessment of each site in terms of its suitability for development, availability and achievability (including viability) to determine whether a site is realistically expected to be developed and when	Outlined as relevant in Tables 4 to 6. And Table 11.
Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	More detail on deliverable and developable sites contained in Table 4. Three tables for discounted sites (giving reason as relevant) - Tables 5, 6 and 11.
The potential type and quantity of development that could be delivered on each site, including a reasonable estimate on build out rates , setting out how any barriers to delivery could be overcome and when	Dwelling type left flexible and linked with density calculation. Quantity (yield) given and explained in Tables 4 to 6 Build out rates addressed on a site by site basis (largely through annual updates with site owners/agents /developers) and outlined in full trajectory table.
An indicative trajectory of anticipated development and consideration of associated risks	An indicative trajectory can be found in the latest Annual Monitoring Report. Associated Risks are listed and updated annually as part of the Housing Implementation Strategy included in the council's Annual Monitoring Report

Table 8: Core Outputs (Checklist)

Appendix 1

Although the council published its first SHLAA in 2007 and the formal duty to co-operate requirement has only arisen since publication of the NPPF, the council's relationship as part of the Partnership of Urban South Hampshire (PUSH) has ensured that work with authorities beyond the council's administrative boundaries has been ongoing during the last seven years. Havant Borough Council was one of the earlier authorities to produce a SHLAA and was heavily involved in an officer level SHLAA workshop held in 2007/08. No records were kept of this meeting (as it was undertaken prior to the duty to co-operate requirements) but the purpose was to share knowledge, approach and methodology. This was held with relevant officers from the Hampshire authorities.

Quarterly the Planning Research and Liaison Group (PRLG), which includes an officer from all PUSH authorities, the two National Parks and Hampshire County Council, meet to discuss various issues of relevance. This has included many discussions relating to SHLAAs. In addition to this Chichester District Council (the council's neighbour to the east) have had the opportunity to comment on the council's SHLAA during the large number of consultations that have taken place on Local Development Framework documents/Local Plan documents during the last six years.

A three week period of consultation, ending 6 June 2007, took place on the first SHLAA methodology involving the following stakeholders:

- Hampshire County Council
- Home Builders Federation
- South East Regional Assembly
- Government Office for the South East.

Only one response was received from the consultation. The **Home Builders Federation** made the following comments:

HBF Comment	HBC Response
Concern about the nature of the assessment, not a Housing Market Assessment or Strategic Land Availability Assessment. Proposal is an updating of the existing urban capacity study	The methodology was produced before the publication of the new guidance on SHLAAs. In the absence of this guidance, the assessment had been based on the guidance set out in PPS3, the good practice guidance produced by the South East Regional Assembly (SEERA, 2004) and the ODPM guidance on Housing Land Availability Assessments (ODPM, 2005)
Welcome approach to looking at whole borough rather than just priority areas and looking at Leigh Park in detail rather than relying on past trends	Comment noted
Study should only deal with sites which are deliverable. There is no scope in PPS3 to deal with theoretical or unconstrained capacity or arbitrary or discounted yields	Study will look at deliverable and developable sites but will also include a justification for an allowance for unidentified small sites as permitted in the guidance
Methodology does not touch on how it will arrive at decisions about availability, deliverability and achievability of development opportunities	As far as possible, the assessment will look at the availability, suitability and achievability of sites in accordance with the good practice guidance
Study should identify as much potential as possible and windfalls should not be included	The study will address how the council will approach the issue of windfalls
Methodology is weak in explaining how it will factor in developability and market considerations	The assessment will look at the market considerations through discussions with local agents and information from the Housing Market Assessment

Work should be postponed until new guidance is issued	Due to the proposed timetable in the Local Development Scheme, the proposed study cannot be postponed; however, changes to the SHLAA may need to be made when the new guidance is published.
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Table 9: Methodology (First Consultation)

Following publication of the SHLAA Practice Guidance, it was necessary to revise the methodology accordingly and to widen stakeholder involvement. Contact names and addresses were taken from the Havant Borough Local Development Framework (HBLDF) (local plans) database (2007):

- Home Builders Federation
- National Federation of Builders
- Estate Agents within the borough
- Planning Consultancies on the HBLDF database
- Landowners in the borough
- Planning agents
- Highways Agency
- Portsmouth Water
- Government Office for the South East
- South East Regional Assembly
- Hampshire County Council
- Developers on the HBLDF database.

Consultee	Comment	Response
Forte Property Ltd	Methodology does not take into consideration the proposed type of housing that would be provided on site. Greater consideration to sites for the elderly in view of expected population changes	Information on the likely future demand for housing in the borough has been provided which shows a demand for housing to meet the needs for the elderly. The SHLAA does not prescribe what types of housing should be provided on each site. This would be led by the market and by future planning policy on housing mix and tenure
Hallam Land Management	Para. 3.2. Reserve right to make comments about windfall justification when published	Comment noted
Hallam Land Management	Para 4. Caution in determining potential for employment and open space to be developed for residential	Only employment sites and open spaces which have been identified through the ELR and Open Spaces Audit will be included within the study
Hallam Land Management	Proposals for large scale redevelopment of existing residential areas should be developable and deliverable	Residential areas and large scale development proposals will be identified through appropriate information sources identified in the assessment
Hallam Land Management	Study area too tightly drawn. Assessment should include consideration of broad locations for growth in Core Strategy	Allocation of sites will take place through the Allocations DPD when the Core Strategy vision will be taken into consideration
Hallam Land Management	Comprehensive list of sources for desktop review included in the DCLG	Where appropriate, the assessment will use the list of sources included in the DCLG

Consultee	Comment	Response
	Practice Guidance	Practice Guidance
Hallam Land Management	Site assessment criteria does not assess locational context of the site (proximity to services, public transport) and how development will contribute to creation of sustainable and mixed communities	The proformas for the specific sites will include a section on accessibility to services and a section on suitability of development. Sites will be allocated through the Allocations DPD and accessibility will be a factor in making these decisions
Hallam Land Management	Points system does not fulfil any other purpose other than to encourage cramming and disregards market factors, economic viability and could result in an overestimate of capacity	The practice guidance requires SHLAAs to estimate how many dwellings can be accommodated on the site and suggests using existing policy in current local plans. Input from stakeholders about the estimated yield in terms of market factors and economic viability will be sought as part of the consultation
Hallam Land Management	Welcome inclusion of landowners and developers in the process	Comment noted
Network Rail	No wish to comment on the methodology other than promoting a site	Comment noted
H and T Partnership	Vital that shortage of social housing stock addressed	The SHLAA will be a key piece of evidence base for the Allocations DPD. This will assist in providing social housing as part of the HBLDF
H and T Partnership	All land, including greenbelt should be considered for housing	The assessment will include land outside the urban area
H and T Partnership	Not practical to discount potential building land because it may be at risk of flooding. Should employ building techniques to minimise address flooding	The SHLAA will take the sequential approach in Planning Policy Statement 25 (flooding)
Highways Agency	Highways Agency responsible for managing the A27 and A3(M). The former is operating at capacity and the latter is within capacity	Comment noted
Highways Agency	Focus assessment on accessible, well connected areas	The borough is relatively accessible throughout. Due to the housing requirement in the borough over the next 20 years, it is considered necessary to consider housing potential in as much of the borough as possible.
Highways Agency	Request that the impact of the development on infrastructure is addressed including consideration of any committed development	The assessment will look at infrastructure requirements of development as far as possible but the council is carrying a more detailed assessment of infrastructure needs as part of an implementation plan
Highways Agency	Request that para. 36 and 46 of PPS3 be addressed in the methodology	Policies in PPS3 will be a consideration in determining the suitability of sites
Highways Agency	Site access and highways capacity issues should be included in the assessment of deliverability	Highways capacity issues have not been explored in detail at this stage. Further information will be sought as part of the consultation and through the Allocations DPD
SEERA	Currently being consulted by a number of districts on their SHLAAs but do not have the resources to comment on each individually. Looking to produce some supplementary guidance over the autumn to address specific issues in the region	Comment noted
Turley Associates	Useful to elaborate on genuine local circumstances to include a windfall allowance	Justification will be provided in draft SHLAA when consultees will have the opportunity to comment

Consultee	Comment	Response
Turley Associates	Want to ensure that Hooks Lane site is included within the list of sites for consideration	This site is being considered as part of the SHLAA
Turley Associates	Should show areas where sites are not being sought given their poor accessibility, sustainability or lack of compliance with spatial strategy	Assessment will identify areas where land is not suitable for housing potential. Sites which do not conform to the spatial strategy will not be allocated through the Allocations DPD process; however SHLAAs should identify as much land for housing as possible
Turley Associates	Impact on the character of the area and residential amenity important consideration in determining yields	Impact on the character of the area is included within the assessment of yields. Residential amenity is considered as part of overall assessment of suitability of sites and in yield assessment
Turley Associates	Useful to elaborate on how points are apportioned and weighted to ensure consistency and transparency across assessment	This will be elaborated upon in the draft document
Turley Associates	If information on availability is not available, assume these sites will be discounted	As far as possible, an assessment of the availability of sites will be made. Sites may not be discounted at the draft document stage but may be discounted after this if insufficient information is available
Turley Associates	Costs section should include reference to s106 costs	Reference will be made to likely s106 costs associated with developing the site but residual valuations will not be carried out for each site
Richard Stubbs	Concern about reference to Urban Potential Study and yield coming forwards from that study in lieu of comments raised at Local Plan Inquiry	Reference only made to previous urban potential study as a source of finding sites. Yields from the previous urban potential study will not be used in the current assessment
Richard Stubbs	Concern about how nature designations will apply to sites and query the role of strategic gaps	Land within strategic gaps will be assessed for housing potential. The extent of strategic gaps will be determined through the Allocations DPD not through the SHLAA. Land within areas of nature designations will not be surveyed for housing potential
Richard Stubbs	Wish to know what will be identified through the discounting process	The discounting process will discount sites which are not suitable for housing development
Pro Vision	Need to make clear in the methodology statement that it will include a review of all housing allocations	The SHLAA will include a review of reserve housing allocations
Pro Vision	Capacity and boundaries of reserve sites should be reviewed	The SHLAA will include a review of reserve housing allocations
White Young Green	Rigid interpretation of SHLAA could lead to over emphasis on development within built up area which may not meet affordable housing and sustainability principles. It could also lead to loss of character and housing choice	The assessment attempts to estimate a realistic yield for each site taking into account the character of the area
White Young Green	Methodology for estimating housing potential not clear and would be helpful to include a list of criteria intend to use	This will be elaborated upon in the draft document
White Young Green	Development on greenfield sites will facilitate comprehensive and integrated planning of areas. SHLAA should therefore include reserve sites	The SHLAA will include a review of reserve housing allocations
Home Builders Federation	Proposal is more akin to an old Urban Capacity study	The assessment will be based on the recent SHLAA Practice Guidance

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

Table 10: Methodology (Second Consultation)

Appendix 2

Discounted Sites

Discounted sites where there remains notable uncertainty as to the site's suitability for residential development are listed below. These sites typically have more significant constraints/limitations where there is insufficient evidence or reason to believe that the constraints can be sufficiently overcome whereby the site could be considered developable.

Area	Site Code	Site Name	Reason for site being discounted
EMSWORTH	EM02	Maisemore Gardens Green	Limited potential due to layout of existing buildings and character of estate (unlikely to accommodate 5 or more dwellings)
	EM05	Allotments off Warblington Road	Open Spaces Audit recommends protection and partly within flood zones 2 and 3
	EM06	Land adjacent to South Street Car Park	Limited potential and restricted access
	EM08	Palmers Road Car Park	Car park well used
	EM09	Car park at Bridge Road	Car park well used
	EM10	Land off Bridge Road	Site within flood zone
	EM12	Allotments next to Glenwood School	Open Spaces Audit recommends protection
	EM14	Land at end of Cold Harbour Road	The trees on the site would significantly limit development potential
	EM15	125 New Brighton Road	No longer available
	EM20	Greville Green Open Space	Limited Potential due to layout of existing buildings and character of estate
	EM22	Spencer Road Car Park and Open Space	Residential parking area and open space. Limited potential due to layout of existing buildings and character of estate
	EM33	Lillywhite Bros, Employment Site	Loss of employment. Site in flood zones 2 and 3 and within Chichester Harbour Area of Outstanding Natural Beauty.
	EM36	Emsworth Victoria Cottage Hospital	Site is being pursued for non residential uses.
	EM37	Land at end of Emsworth House Close	Already developed
	EM38	Land at Convent Lane	Already developed
	EM41	Emsworth Delivery Office, 12 North Street, Emsworth	Site is unavailable
	UE11	Land west of Emsworth (opp Brookfield Hotel, Havant Road) (part)	Site is within the Chichester Harbour Area of Outstanding Natural Beauty and development of this site would have an adverse impact on the landscape
UE27	Land East of Westbourne Avenue	Flood risk (area outside flood risk area now considered as separate site UE27a)	

Area	Site Code	Site Name	Reason for site being discounted
	UE46	Land east of 54 Long Copse Lane Emsworth	The site is designated SINC and due to the characteristics of the surrounding area the yield is likely to be below the study threshold.
HAVANT AND BEDHAMPTON	H75	Land at River Way	Now part of site H69 and allocated for development
	H01	Land at the end of Old Copse Road	Forms part of drainage system of Oak Park
	H08	Car park along Waterloo Road	Parking for the train station
	H09	Prince George Street Car Park	Flood zone issues and well used parking area
	H11	Former Petrol Filling Station, Park Road South	Already developed
	H12	Burger King, Park Road South	Still in active use, no market indication of availability and understood to be underground infrastructure providing constraint
	H13	St Andrews House	Flood Zone 3
	H15	Portsmouth Water Land north of Solent Road	Flood risk issues on site render it unsuitable for residential development (within flood zones 2 and 3). Likely to be employment site (BD14)
	H16	Land on east of Brockhampton Road	Loss of employment land. It is recommended to exercise caution in considering the release of any employment allocations for other uses, as most are high or at least of average quality. Their viability will also improve further as market conditions begin to encourage new employment development.
	H17	South of Ranelagh Road	Now incorporated in with site H18
	H21	Former Post Office, East Street, Havant	Unavailable
	H23	Land behind 15 South Street	Loss of employment land and potential yield would be below the study threshold.
	H24	Garage, South Street	Loss of employment land and potential yield would be below the study threshold.
	H25	Bosmere Field	Planning permission in place for commercial use
	H30	Allotments to west of Staunton Road	Currently used for allotments and flood zone issues
	H32	Allotments off James Road /New Road	Open Spaces Audit recommends protection – high quality and high value with high occupancy rate.
	H34	Allotments, North Street	In active use as allotments – not available for development.
	H37	Green at Mitchell Road	Limited Potential due to layout of existing buildings and character of estate
	H38	Allotments, Newbarn Road	Open Spaces Audit recommends protection – high value and high quality.
	H39	Green at Newbarn Road	Limited potential due to layout of existing buildings and character of estate
	H40	Garages, Newbarn Road	Limited potential due to shape of site
	H43	St Faiths Church Car Park	Loss of car parking facilities
	H46	Stonecroft House	Flood issues and site yield would be below study threshold.
H47	Havant Borough Council Civic Campus (Public Service Plaza)	Some uncertainty over likely yield and availability of site	
H48	Office site adjacent to railway	Already developed	
H55	Scratchface Lane Open Space	Open Space Audit recommends protection – high value, well used open space	
H63	Christchurch Medical Centre	Loss of community use. As at 2016 used for children's nursery – not available.	

Area	Site Code	Site Name	Reason for site being discounted
	H65	Rowan Road Open Space	Limited potential due to layout of existing buildings and character of estate
	H68	Havant War Memorial Hospital	Not available – site has been redeveloped as care home.
	H70	Portsmouth Water Land	Land required by Portsmouth Water company use
	H72	Town End House	Site is in active employment use and not expected to become available for residential development
	H73	Hooks Lane Recreation Ground	Rugby Club would need to be reprovided for elsewhere to allow development of site. No alternative location identified at present
	H76	Land north east of Havant College, New Road	Not available for development
	H77	Land at Havant Railway Station and Market Parade	Part of site covered by another SHLAA site. No justification that proposal is achievable/developable
	H82	Land South of Ranelagh Road	Site is allocated for employment uses. It is recommended to exercise caution in considering the release of any employment allocations for other uses, as most are high or at least of average quality. Their viability will also improve further as market conditions begin to encourage new employment development.
	UE01	Langstone Lodge	Site located in Flood Zone 2, predicted Flood Zone 3 in 2115 on SFRA
	UE03a	Land north of Bartons Road (part)	Part of the site has come forward for residential development; the remainder was promoted through the adopted Local Plan but has not been promoted since and therefore considered unavailable. Also, in terms a coherent site the majority is within EHDC's boundary.
	UE05	Land at Portsdown Hill	Part of the site has been developed and the land remaining cannot be developed due to a S106 agreement and a high pressure gas main.
	UE12	Land south of Bidbury Mead	Development would result in the loss of allotments.
	UE23	Land south of Wade Lane	The site has been suggested to the council for open space in connection with the land at Portsdown Hill.
	UE29(a)	Littlepark House (part)	Part of the area promoted to the council has been considered suitable for possible housing development but the remaining area is not because of protected trees and designated SINC.
	UE29(b)	Littlepark Wood	The site is covered by trees which are protected and designated SINC.
	UE54	Southmere Field	The history of the site and its status as an unimproved meadow mean that there is the potential for notable species to be present on the site. Further assessments of the sites ecological value are being undertaken. There is also uncertainty around the capacity of the highway network of Hayling and the A3023 as a whole.
	HAYLING ISLAND	HY04	Land at Avenue Road
HY08		103-105 Station Road, Hayling Island	No longer available
HY10		Land at Elm Close	Limited potential due to layout of existing building and character of estates
HY11		St Marys Road Car Park	Car park of merit to nearby uses. Limited prospect that the site will be developable and therefore removed from the SHLAA at this time

Area	Site Code	Site Name	Reason for site being discounted
	HY14	Allotments (A), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY15	Allotments (B), Palmerston Road, Hayling Island	Open Spaces Audit recommends protection
	HY20	Houses at Bound Lane	Residential gardens. No longer available for development.
	HY21	Sea Front Estate (A)	Limited potential due to layout of existing buildings and character of estate
	HY22	Sea Front Estate (B)	Limited potential due to layout of existing buildings and character of estate
	HY23	Sea Front Estate (C)	Limited potential due to layout of existing buildings and character of estate
	HY24	Land off Old School Drive	Open space to be retained
	HY25	Land at end of St Andrews Road	Open Spaces Audit recommends protection
	HY26	North Crescent	Open Spaces Audit recommends protection
	HY30	Tennis court at corner of Itchenor Road and Brackesham Road	Site yield likely to be below study threshold
	HY31	Land at Southwood Road	Site used for storage and access purposes for flood defence
	HY32	Playground/picnic area adj to Creek Road Local Centre	Open space to be retained
	HY33	Land at Selsmore Avenue	The SFRA shows the site to be at risk of flooding in 2115.
	HY37	Earnley Road Open Space	Open space should be protected
	HY39	Kings Road Open Space	Open Space Audit recommends protection – high value open space/play area. The SFRA shows the site to be at risk of flooding in 2115.
	HY42	Sandy Point Tennis Court	Open space to be retained
	HY44	Mengham Library	Loss of community use
	HY47	Open space at Fishery Lane	Mature trees and the SFRA shows the site to be at risk of flooding in 2115.
	UE14	Land to the south of Victoria Road	Site located in Flood Zones 2 and 3.
	UE19	Land at Croft Lane	Site located in Flood Zone 3
	UE20	Land south of Saltmarsh Lane	Site located in Flood Zone 2
	UE22	Rookery Field, Manor Road (Land at Pound Close)	The SFRA shows the site to be at risk of flooding in 2115.
	UE24	Land south of Honeyrings	Site located in Flood Zone 2
	UE25	Land at Mill Rythe	Site located in Flood Zone 3
	UE36	Mengham Field, Tournurbury Lane	Large proportion of the site is in Flood Zone 3. Whole site in AONB
	UE41	Land opposite Maypole PH	Site in Flood Zones 2 and 3
	UE42	Land north of 132 Havant Road Hayling Island	Site in Flood Zones 2 and 3
	UE44	Stoke Common (land west of Havant Road), Hayling Island	Significant tree cover and flood risk zone
	UE45	Land at Winterlake, Yew Tree Road, Hayling Island	Majority of the site is at risk of flooding and as such is unsuitable for residential development (part of site not in area of flood risk would be below site size threshold)
	UE47	Land West of Tounerbury Golf Centre	No longer available
	UE48	Land at Avenue Road	No longer available
	UE49	Northney Marina	Approximately 40% of site affected by Flood Zones 2 and 3 and access to the site significantly affected by Flood Zone 3. Impact to harbour nature

Area	Site Code	Site Name	Reason for site being discounted
			designations and AONB needs to be justified/evidenced to show that the site could be developable
	UE57	256 Havant Road, Hayling Island	Due to the isolated nature of the site, the scale of the development would constitute isolated homes in the countryside which is contrary to the NPPF (Paragraph 55).
	UE58	Deer View Lodge Copse	Due to the presence of TPOs as well as the narrow shape and character of surrounding area the potential yield is likely to be below the study threshold
	UE59	Land North of Denhill Close	Significant tree cover and flood risk zone. Site designated as a SINC.
	UE61	Land East of West Lane	Winter bird surveys show significant Brent Geese sightings in 2012.
	UE62	Land South of Stoke Barn	Isolated site, the development of which would detrimentally affect the character and appearance of the landscape.
	UE64	Land West of West Lane	Winter bird surveys show significant Brent Geese sightings in 2013 and 2014.
	UE65	Mill Rythe Holiday Village	Site in Flood Zone 3
	UE66	Upper Tye Farm, Copse Lane	Approximately 80% of the site affected by Flood Zones 2 and 3
	UE77	Rook Farm	Core site for Solent Waders and Brent Geese
	UE100	Oven Camp Site	No longer available and impact on tourism industry
LEIGH PARK	L01	Land fronting Hulbert Road	Majority of the site is wooded. Limited potential for development on the remaining part of site
	L04	Plaitford Grove	Loss of open space
	L07	Middle Park Way Local Centre Car Park	Car parking for local centre
	L09	Ernest Road/St Christopher's Open Space	Valuable open space and should be protected
	L10	Swan PH	The pub is in active use and is not available for development.
	L100	Land between Charlton Crescent, Ewhurst Road and Hermitage Stream	Site within Flood Zone 3
	L101	Land at Otterbourne Crescent	Limited Potential due to layout of existing buildings and character of estate
	L104	Parking area off Yaldhurst Court	Parking area well used
	L107	Car park at Billy Lawn Avenue	Car park well used by offices/retail
	L109	Verges at Wilverly Avenue	Limited potential due to layout of existing buildings and character of estate
	L11	Wooded area next to medical centre, Park Lane	Limited potential due to wooded nature of site
	L110	Green at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate
	L111	Open land at Keyhaven Drive	Limited potential due to layout of existing buildings and character of estate
	L112	Grassed area off Hazleholt Drive	Limited potential due to layout of existing buildings and character of estate
L113	Green at Hursley Road	Site subject to public realm improvements through the council's Liveability Scheme. No longer available.	
L114	Land at Eversley Crescent	Limited potential due to layout of existing buildings and character of estate	

Area	Site Code	Site Name	Reason for site being discounted
	L116	Land at Kingsley Green	Limited potential due to layout of existing buildings and character of estate
	L118	Open space at Rowbury Avenue	Limited potential due to layout of existing buildings and character of estate
	L12	Hooks Row	Valuable wooded open space and part of a sequence of open space
	L120	Land at Millibrook Drive	Limited potential due to layout of existing buildings and character of estate
	L121	Land at Broadmere Avenue	Limited potential due to layout of existing buildings and character of estate
	L126	Land at Bramdean Drive	Site within Flood Zones 2 and 3
	L128	Land at Winterslow Drive	Limited potential due to layout of existing buildings and character of estate
	L131	Land at Hampage Green	Currently unavailable
	L14	Methodist Church, Botley Drive	Loss of community use
	L15	Park Community School Playing Field, Middle Park Way	Open Spaces Audit recommends protection
	L150	Gas Site, Downley Road	Unsuitable location for residential development as the site is surrounded by employment/industrial uses
	L151	Havant and Waterlooville Football Club	The football club would need to be reprovided for elsewhere to allow development of the site. No alternative location identified at present.
	L22	Play area at St Clare's Open Space	Open Space Audit recommends protection - Key open space for locality and site of recreational facilities. Not suitable for development
	L31	Hawstead Green	Limited potential due to layout of estate and trees on the site
	L33	Parking area at Well Meadow, Leigh Park	No longer available
	L38	Bitterne Close Open Space	Majority of site within Flood Zones 2 and 3.
	L41	Parking area off Kimbridge Crescent	Garages largely leased and parking area to be improved to offset L136 development
	L44	Prospect Lane Open Space	Loss of high value open space
	L48	Parking area off Oakshott Drive	Unavailable
	L52	Bartons Green	Open Spaces Audit recommends protection
	L54	Sharps Copse	Limited potential due to need to respect value of open space and protect mature trees
	L58	Land adj Petersfield Road	Amenity space with significant tree cover
	L59	Land adj Sherfield Road	Amenity space with significant tree cover
	L60	Open land, Sherfield Avenue	Majority of land provides amenity space for existing flats
	L64	Football ground, Bartons Triangle	Uncertain prospect of the site becoming available during the plan period
	L70	St Alban's Road Open Space	Open space audit recommends protection
	L74	Battins Copse	Open Spaces Audit recommends protection. Valuable wooded area and part of the identity of the locality
	L75	Sombourne Drive	Has been redeveloped for retail/offices
	L76	Land at Blackdown Crescent	Grassed amenity area and limited potential due to character of area
	L78	Riders Lane Open Space	Majority of site within Flood Zone 3
	L81	Stockheath Common	Open space important to the locality

Area	Site Code	Site Name	Reason for site being discounted
	L85	Stockheath Lane Open Land	Open Spaces Audit recommends protection
	L93	Open space at junction of Petersfield Road and Bedhampton Way	Limited potential due to character of area
	L94	Parkhouse Farm Open Space	Open space should be protected. Site has value as part of sequence of open space along stream corridor
	L99	High Lawn Way (former allotment site)	The site is a sensitive strip of land due to location adjacent to mature woodland
	UE6b	Land north of Leigh Park	Site immediately south of the Thicket Reservoir Strategic Site
WATERLOOVILLE	UE69	Land East of A3(M)	Site is not suitable for residential development due to its isolated nature. It is better suited for other uses.
	UE31	Land north of Highbank Avenue	Development of this site could undermine the future development potential of the larger field which crosses the administrative boundary. Also the proposed extension to UE31 is currently in active use for allotments
	UE8	Hazleton Wood	The site is designated as a SINC. This together with a Woodland Protection Order and lack of clear access potential leads to a low prospect of the site being developable
	UE71	Land West of A3(M)	Site designated as a SINC with extensive tree cover. Access would need to be across 3 rd party land and that has not been agreed at this stage. Also, site is isolated in nature and therefore not a sustainable location for residential development.
	W08	Wooded area at Wecock Recreation Ground	Significant tree cover would present a major constraint to development potential
	W108	Rockville Drive, WaterlooVille	Site no longer available
	W11	Garage Court, Crombie Close	Site comprises parking amenity space for flats therefore limited potential
	W112	Boxwood Close Open Space	Much of the site is wooded and not suitable for development
	W113	Chatsworth Manor/Rosina Open Space	Not clear how access to the site could be achieved and open space should be protected.
	W117	Sandy Row	Open space should be protected and significant tree cover over site.
	W119	Borrows Field (not shown on maps)	Outside borough boundary
	W12	Land off Lovedean Lane	Limited potential due to shape of site therefore potential yield is likely to be below study threshold.
	W120	Borrows Field (not shown on maps)	Outside borough boundary
	W131	Land adj Rachel Maddocks School	Site no longer available
	W133	Land at WaterlooVille Recreation Ground	Open Spaces Audit recommends protection - Loss of high value open space (Designated Local Green Space)
W136	Forest End Surgery	Site in active use as community facility (GP surgery) – not available for development.	
W138	Units 1 and 2 Rockville Drive	Loss of retail and other potential uses appropriate to near town centre makes it unsuitable	

Area	Site Code	Site Name	Reason for site being discounted
	W14	Open space, Harcourt Close	Limited potential due to layout of existing buildings and character of estate
	W15	Triangular open space off Passingham Walk	Limited potential due to layout of existing buildings and character of estate
	W20	Idlewood	Site of SINC quality and high level of tree cover
	W28	Land adjacent to 97 Cherry Tree Avenue	Open space audit recommends protection – high quality open space.
	W36	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
	W40	Waterlooville Recreation Ground (Jubilee Park)	Site forms part of W133
	W44	Land at rear of Havant Construction	Site awkward shape to develop and in current employment use
	W54	Jewsons	Development completed
	W58	Forest End Garages	Loss of community facilities. Reprovision on site would reduce the capacity below 5.
	W59	Stirling Avenue Open Space	Site in active use as community facility and cemetery.
	W60	South Africa Lodge	In active use as a nursing home
	W61	Land between 210-212 London Road	In active use
	W64	Gordon Road Open Space	Loss of high value open space.
	W65	Land at Beresford Close	Limited potential due to layout of existing buildings and character of estate
	W66	Land at Anne Crescent	Limited potential due to layout of existing buildings and character of estate
	W67	Garages at Anne Crescent	Garages appear well used and limited potential
	W69	Elizabeth Road Allotments	This open space should be protected. Allotments well let and sewers crossing land may limit development
	W72	Grassed area at Cunningham Road	Limited potential due to layout of existing buildings and character of estate
	W80	Land at end of and adjoining 11 Durham Gardens	Limited potential due to shape of site
	W91	Car park to rear of 18 London Road, Purbrook	Car park serves shops
	W94	Allotments adj 106 London Road, Widley	Open Spaces Audit recommends protection
	W95	Land at Apollo Drive	Limited potential due to layout of existing buildings and character of estate
	W96	Green space rear of Perseus Place/Delphi Way	Limited potential due to layout of existing buildings and character of estate
	W122	Land East of Purbrook Distributer Lake	Loss of open space

Table 11: Discounted Sites

Appendix 3

Maps of Sites

The maps showing both the developable and the discounted housing sites are available in a separate A3 size booklet or as separate download online.

The maps include urban extension and urban sites.

The identification of a site as 'developable' is not the same as the site being allocated for residential development. The Local Plan (Core Strategy and Allocations) identifies and allocates specific sites for residential development and is supplemented by the Local Plan Housing Statement (December 2016).