

Strategic Housing Land Availability Assessment (SHLAA)

8th Edition

July 2016



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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 2016 update has been produced in order to include appropriate sites that were promoted to the authority during the Call for Sites which ran between 8th January and 5th February 2016. 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. 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 Size 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 have (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 'Below 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, 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 2007-2013).
- 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 2016. Further detail on the wider stakeholder involvement is available in Appendix 1.

SHLAA Role in 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. 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 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. However, the most recent official 'call for sites' took place during January 2016 - February 2016.

3. Site Assessment

- 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 application is in place or site layout plans have been produced (that appear deliverable) 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 sites 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 11 to 26.

- 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 make 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
<p>Access Land-locked sites where no access can be gained were discounted on the basis that they were unsuitable.</p> <p>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.</p>
<p>Infrastructure Infrastructure can include a wide range of matters such as 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).</p> <p>Some strategic road junctions are at or near capacity.</p> <p>Infrastructure linked with flood risk is a significant concern for Hayling Island in the long term. This matter is addressed separately in relation to the suitability of long term development on Hayling Island contained in Appendix 2.</p>
<p>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.</p>
<p>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. Hayling Island presents a different scenario in relation to flood risk due to accessibility in a flood event and associated risk to life. This is explained further in Appendix 2.</p>
<p>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.</p>

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. Remedial measures are normally possible in the event that contamination does exist 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)**

Area of Outstanding Natural Beauty (AONB). This 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.

Undeveloped gaps/non-urban areas; these are an important local policy consideration. Sites within undeveloped gaps or outside of the urban area will not normally be excluded as they could be considered alongside a revision to gap policy as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity.

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

Nature Designations

There are many nature designations of varying degrees. 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. Sites identified as important sites for Brent Geese and/or waders will not be considered suitable (unless there is significant evidence to justify otherwise). Sites that are uncertain for Brent Geese and/or waders will be highlighted as having a question mark over developability. This potential impact could be dealt with by addressing the criteria contained in Policy DM23 relating to site surveys of use and/or alternative and satisfactory site mitigation. However, the commuted sum option available through Policy DM23 does not present a full solution. This was an acceptable mitigation approach based on the Local Plan housing allocations and housing numbers contained in the Havant Borough Local Plan (Core Strategy and Allocations). Sites beyond this will need to be considered on a cumulative basis and in relation to the overall squeeze on inland feeding ground sites that could arise

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 County 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

Other Considerations
<p>Appropriateness and Market Value 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 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) 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>
Other Local Constraints/Considerations
<p>Utilities 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 Hampshire County Council produce work associated with waste and mineral safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered as a potential constraint where further consultation with Hampshire County Council will be required. In some instances prior extraction of the minerals may be required before any development takes place. This matter is unlikely to result in a site being discounted.</p>

Table 3: Constraints

Developable Sites

- 3.19 The following pages outline those sites that are deliverable and developable (pages 14 to 22). 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 Brent Geese and Wader Sites

- 3.20 Unallocated sites affected by the 'uncertain' constraint for Brent Geese and waders (as identified in the Solent Waders and Brent Goose Strategy 2010) have been listed separately when this is the only issue preventing their inclusion as a developable site. These sites may need to be subject to further surveys (based on the criteria in Policy DM23 of the Local Plan) to ascertain the importance of the site for these species. There is also a need to consider the cumulative impact of development in relation to the SPA and sites for Brent Geese and waders. Where possible survey data from 2012-2015 has been used to determine whether an 'uncertain' site is important or not for Brent Geese and Waders.

Discounted Sites

- 3.21 Discounted sites are those where there remains notable uncertainty as to the developability of the site. These are listed separately within Table 8. These sites typically have more significant constraints and there is insufficient evidence to be able to conclude that the constraints can be overcome.
- 3.22 As necessary these sites will be reviewed should the situation change or new evidence arise.

Sites Falling Below Study Threshold

- 3.23 Table 9 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.
- 3.24 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.

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 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	No. of dwellings (this excludes completed dwellings at 31 st March 2014)	Based on	Deliverable	Developable	Planning Permission (at 31/03/15)	Local Plan (Core Strategy or Allocations) allocation	Current Use	Constraints, Potential Impacts, Other Considerations	Other
Emsworth											
Perm	Dolphin Quay	1.26ha	8	Planning Permission (APP/14/00510)	✓	✓	✓				
EM18	Land off Oaktree Drive, Emsworth	1.78ha	12	Planning Permission (09/72129/002)	✓	✓	✓	✓	Two dwellings and gardens	Adjacent to a SINC, TPOs	Construction commenced (2013)
EM40	South Street Car Park (part)	0.34ha	5	Pattern of development and likely yield	✓	✓			Car park	AONB, Conservation Area	
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 and LNR	

EM43	Land at Fowley Cottage, Warblington Road	1.02ha	7	Indicative drawings based on previous planning permission from 2001.		✓			Residential curtilage	Adjacent to AONB, SPA, SINC, SAC, RAMSAR site. Flood risk on lower part of site (Zones 2 and 3)	The context of this site and relation to the AONB means that a scheme that would preserve and enhance the AONB could be achieved.
UE02b	Land North and West of Selangor Avenue	6.23ha	154	Initial indication from agent	✓	✓			Livestock grazing for part of year	Gas pipeline runs through the site, adjacent to the A27, uncertain for Brent Geese and Waders, Grade 2 agricultural land, hydrologically linked to Chichester Harbour SSSI	Survey work undertaken shows site is unsuitable for Brent Geese
UE10	Hampshire Farm, Emsworth	8ha	12	Planning approval (APP/11/01089 and APP/12/00837) 279 dwellings	✓	✓	✓		Open fields and some residential properties	TPOs	Construction commenced (2012)
UE13	Land west of Horndean Road, Emsworth	5.24ha	125	Outline planning permission (APP/14/00547) granted 29/04/16.	✓	✓		✓	Agriculture land	Mineral Safeguarding Area, TPOs, archaeological zone, flood risk (Zone 3) in southern corner, listed as 'uncertain' for waders (current use), Westbrook River runs along western boundary and is culverted through the northern section of the site, adjacent to BAP priority habitat (Ems River), hydrologically linked to Chichester Harbour SSSI	Outline planning permission (APP/14/00547) for 125 dwellings. Potential to provide Flood Alleviation Works for wider Emsworth area. S106 currently applicable to site (deed of variation required to develop)
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 effecting eastern side of site (Flood Zone 3), moderate potential for archaeological deposits, adjacent to River Ems BAP priority habitat, hydrologically linked to the Chichester SSSI, considered uncertain for wader use, overlies Mineral Safeguarding Area (MSA), adjacent to A27	Outline planning permission (APP/14/00360) for 53 dwellings. Possible location for part of the EA Emsworth Flood Alleviation Scheme (could be delivered alongside development)

UE39	Land North of Hollybank Lane and Long Copse Lane, Emsworth	1.8ha	54	30dph		✓			Open fields	Suitability of access along Long Copse Lane and northern portion of Hollybank Lane, adjacent to BAP action areas.	Access issues can be potentially overcome through highway improvements which are likely to be achievable. The site has a distinctly rural character
UE50	Land North of Long Copse Lane	9.4ha	166			✓			'Rural fringe' and horticulture uses	Suitability of access along Long Copse Lane.	Access issues can be potentially overcome through highway improvements which are likely to be achievable.
UE67	Land to Rear of Redlands House	0.56ha	5			✓			Residential curtilage		
STR1	Land between Denvilles and Emsworth	See below under Havant (site overlaps both Havant and Emsworth boundaries)									
Havant and Bedhampton											
Perm	44-54 West Street	1.23ha	14	Planning permission (APP/10/00992)	✓	✓	✓				
Perm	36 Waterloo Road	0.17ha	5	Planning permission (APP/11/01238)	✓	✓	✓				
Perm (H78)	St Andrews House, 59-61 West Street		24	Planning permission (APP/12/01233)	✓	✓	✓				
H06	Warblington School Field	1.82ha	52	Planning permission (APP/12/00407)	✓	✓	✓	✓	Previously school fields	Site listed as 'Uncertain' for waders (current use), part of school playing field	Construction commenced (2013/14)
H07	Wessex and Network Rail Land, Havant	0.96ha	30	Assessment of site potential and mixed use development taking approximately half of the site area at 60dph	✓	✓		✓	Commercial	Potential ground quality issues from previous use, proximity to railway (noise/vibration)	Planning application submitted (2015)

H10	Market Parade	1.55ha	225	Based on Havant Town Centre Urban Design Framework SPD and indicative drawings (2013) for just part of the site. Potential for a multi-storey building. Loss of approximately 25 existing units to give net of 225	✓	✓	✓	Parade of shops, residential flats and other commercial uses	Site assembly, adjacent to conservation area, archaeological area, Flood Zone 3, moderate potential for archaeological deposits	Significant progress was made in relation to site assembly during 2013
H14	Portsmouth Water HQ	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, listed as 'uncertain' for waders (current use), 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	Portsmouth Water Site	2.09ha	79	Planning permission (APP/12/00772)	✓	✓	✓	Currently 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	Construction commenced (2015)
H19	Land at end of Palk Road	0.53ha	21	40dph		✓	✓	Some storage/unused	Underground pipes that may affect final yield, proximity to railway (noise/vibration), partially listed as 'uncertain' for waders (current use), low/moderate potential for archaeological deposits	
H22	East Street (Including car parks behind Bear Hotel), Havant	0.93ha	40	Numbers based on informal consultation with wider community, key stakeholders and English Heritage		✓	✓	Hotel/pub car park, retail units, residential (mixed uses)	Conservation area, listed buildings, moderate potential for archaeological deposits, provision of car parking, existing community facilities	
H69	Land at former Oak Park School	1.93ha	48	Based on planning application	✓	✓	✓	Part of former Oak Park School	TPOs, Flood Zones 2 and 3 on part of site, low/moderate potential for archaeological deposits	Potential for a mix of uses incorporating a health centre and nursing home

H78	St Andrews House, 59-61 West Street		24	Planning permission (APP/12/01233)	✓	✓	✓				
H79	Job Centre Plus Site, Elmleigh Road	0.22ha	22	High density sustainable location (100dph)		✓		✓	Job Centre Plus Site	Relocation of job centre facility	The availability of this site may follow the provision of new office floorspace to accommodate the JobCentre Plus at the Public Service Plaza
H80	Havant Retail Park	2.03ha	86	Planning permission (APP/13/00266)	✓	✓	✓	✓	Previously a retail park featuring two commercial units and car parking.	Existing community use (2013), noise from A3M, physical setting (chalk cliff face)	
H144	Barncroft School (part of site)	1.14ha	38	Outline planning permission (APP/11/01082)	✓	✓	✓	✓	Part of the site will be available for housing development following alterations to the schools to provide a two form entry single primary school as opposed to the separate infant and junior schools that previously existed	Mature trees on some site boundaries, low to moderate potential for archaeological deposits	
UE03a	Land north of Bartons Road	0.86ha	34	Planning permission (APP/14/00863)	✓	✓	✓	✓	Part of site that was originally promoted. Number of buildings on the site, some in commercial use. Railway to west	Two strips of TPOs on the site, Grade 3 agricultural land, adjacent to a SINC, within Havant BAP action area, proximity to railway line (noise/vibration), moderate potential for archaeological deposits	
UE03b	Land south of Bartons Road	6.61ha	175	Planning application received (APP/15/01435)	✓	✓		✓	Open fields	TPOs, overlies the Mineral Safeguarding Area, Grade 3 agricultural land	S106 currently applicable to site (deed of variation required to develop)
UE04	Strides (Manor) Farm & Copseys Nursery	5.85ha	82	Planning permission (APP/12/01222) 191 dwellings on original permission	✓	✓	✓	✓	Predominately fields and glasshouses associated with nursery and farm use	TPOs, site assembly, Mineral Safeguarding Area, listed as 'uncertain' for waders (current use), Grade 1 agricultural land, potential contamination, adjacent to tributary of the River Ems where there are water vole records, moderate potential for archaeological deposits	Development commenced (2013)

UE05	Land at Portsdown Hill	4.28ha	46	Planning permission (APP/14/00232)	✓	✓	✓	✓	Open fields	Gas pipeline adjacent to site. Listed as 'uncertain' for waders (current use), Aquifer Protection Zone, adjacent to listed building, BAP and HBC SINC, adjacent to listed building, noise from A27 and A3M, moderate potential for archaeological deposits	Development commenced (2014/15)
UE07	Scratchface Lane, Bedhampton	1.77ha	74	Planning permission (APP/12/00612)	✓	✓	✓		Fields	Noise (from A3M), Aquifer Protection Zone, TPOs, Archaeology Zone, Source Protection Zone 1 for Havant and Bedhampton Springs, Flood Zone 1, surface water drainage scheme required incorporating SUDS, Bedhampton Brook crosses the site, hydrologically linked to Langstone Harbour SSSI	Development commenced (2013/14)
UE28	Littlepark House, Bedhampton	Approx 1.63ha	47	35dph		✓			Majority of site wooded (only the area currently containing buildings considered suitable). Existing buildings consist of two dwellings, timber yard and small printing factory	SINC, TPOs	Slightly excluded nature of site could suit a specialist residential institution
UE30	Land South of Lower Road, Bedhampton	3.71ha	50	Based on likely capacity following traffic assessment produced by site agent and other constraints		✓			Open fields	Aquifer Protection Zone, adjacent to conservation area, lack of footpath from site in northerly direction (and incorporating safe access having regard to conservation area). Uncertain for Brent Geese and Waders, however, Havant Winter Birds Survey 2012-2015 shows no sightings.	Surrounding built form and nature of the access limit suitability of site for large scale residential
UE33	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	49	35dph		✓		✓	Garden centre with associated building and hardstanding	Listed building, proximity to railway (noise/vibration), TPOs, moderate potential for archaeological deposits	
UE52	Land adjacent to 47 Portsdown Hill Road	0.7ha	5	<30dph		✓			Field	Uncertain for Brent Geese and Waders, however site does not take up whole Brent Goose site so there is scope for mitigation. Water main runs through site, eastern half of site within aquifer protection area.	

UE53	Land East of Castle Avenue	2.21ha	60	<30dph		✓			Agricultural	Site uncertain for Brent Geese and Waders, however site does not take up all of Brent Goose site so there is scope for mitigation Majority of the site within a mineral extraction zone.
UE55	Southleigh Park House	3.17ha	35	Assessment of individual site potential taking account of trees on site (inc. TPOs) and setting of Listed Building		✓			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.
UE68	Forty Acres	23.3ha	300	Submitted masterplan avoiding building on the area in flood zones 2 & 3 and noise from A27		✓			Agricultural	Southern part of the site in Flood Zones 2&3. Gas pipeline runs through north east corner of site. Site uncertain for Brent Geese and Wader but site large enough to include mitigation. Eastern part of site in Aquifer Protection area. Part of the southernmost building is identified as being of local interest.

Strategic Site: Land between Denvilles and Emsworth

STR1 (Includes UE51, UE32, UE34, UE38)	Land between Denvilles and Emsworth (Also includes Land North of A27)	152ha	1650	<30dph		✓			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.
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Hayling Island

Perm	41 Station Road, Hayling Island	0.23ha	13	Planning permission (08/66979/007) - Expired		✓				
Perm	Former Hayling Bay Hotel, Webb Lane, Hayling Island	0.56ha	10	Planning permission (10/53184/002)	✓	✓	✓			Development commenced (2014/15)
Perm	58-64 Station Road	0.29ha	5	Planning permission (APP/14/01228)	✓	✓	✓			
Perm	R/O 13-21 Mengham Road		7	Planning permission (APP/14/00043)	✓	✓	✓			

HY13	Land rear of 108-110 Elm Grove, Hayling Island	0.17ha	14	Based on indicative drawings	✓	✓		✓	Storage	Site assembly, access	
HY17	Rose in June PH Selsmore Road, Hayling Island	0.24ha	4	Planning permission (APP/13/00546)	✓	✓	✓		Disused public house	Listed Building	Work on previous pub building commenced (2013)
HY45	Beachlands, Hayling Island (part)	2.38ha	125	High density development		✓		✓	Funfair, car parks, arcades	Site assembly, adjacent to nature designations, Flood risk (majority of the site falls within the 2115 climate change flood risk Tidal Flood Zones 2 and 3 layers), tourism impacts, adjacent to SSSI, moderate potential for archaeological deposits	Figures have risen due to greater understanding of constraints which potentially do not hinder development yield as much as first thought (2013)
UE15	Manor Nurseries Hayling Island	0.38ha	13	35dph		✓			Currently in use as a plant nursery and dwellings. Various outbuildings	Grade 2 agricultural land, adjacent to a site of importance to feeding Brent Geese and uncertain wader use	
UE16	Land north of Goldring Close/south of Beech Grove	4.3ha	131	Planning permission (APP/X1735/A/13/2192777)	✓	✓	✓	✓	Fields largely used for horse paddocks	TPOs, adjacent to AONB, listed as 'uncertain' for waders (current use), site mainly falls outside of the Year 2115 climate change flood risk Tidal Flood Zones 2 and 3 layers, apart from the south east corner of the site, grade 2 agricultural land, relationship/proximity with SPA	Development commenced (2014/15)
UE17	Land South of Rook Farm	1.5ha	53	35dph		✓			Farmland	Listed as "uncertain" for waders (current use), however Rook Farm sites in combination are large enough to allow for mitigation. Grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE18	Station Road (North of Sinah Lane/West of Furniss Way)	4.59ha	161	35dph		✓			Agriculture	Current use listed as "uncertain" for Brent Geese and Waders although the site does not take up the whole Brent Goose site and as such there would be scope for mitigation. Grade 2 agricultural land.	

UE21	Station Road (east of Furniss Way)	2.4ha	76	Planning application permission (APP/15/00919).	✓	✓	Part	✓	Open fields, some business use/residential closer to Station Road	TPOs, current use listed as 'uncertain' for Brent Geese and waders, future use listed as 'Potentially Important Brent Goose Site', BAP action area, Grade 2 agricultural land, moderate potential for archaeological deposits, proximity to nature designations	Outline permission granted for part of site (59 dwellings) APP/13/00639 (2014). New application (15/00919) for 76 dwellings.
UE35	Land North of Rook Farm	3.4ha	119	35dph		✓			Farmland	Listed as "uncertain" for waders (current use) however Rook Farm sites in combination are large enough to allow for mitigation. Grade 2 agricultural land, adjacent to the Grade II listed Rook Farmhouse and Farm Cottage	
UE63	Land West of Rook Farm	6.34ha	222	35dph		✓			Farmland	Site uncertain for Brent Geese and Waders however Rook Farm sites in combination are large enough to allow for mitigation.	
Leigh Park											
Perm	Tweed Court, Dunsbury Way	0.35ha	31	Planning permission (APP/13/01278)	✓	✓	✓	✓			12 losses recorded during 2014/15 leaving net gain of 31 remaining
Perm	St Clares Court	0.4ha	19	Planning permission (APP/15/00023)	✓	✓	✓				
L02	Garage court, Rhinefield Close	0.07ha	60 (total yield from garage/parking courts allocated through Policy LP2)	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	
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
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	
L04	Plaitford Grove, Leigh Park	0.26ha	5	Low density due to need to retain some open space		✓			Public open space in residential area	Loss of locally valued open space	
L21	Kingsclere Avenue open space	1.46ha	38	Based on Development Consultation Forum (March 16)	✓	✓		✓	Public open space identified for review in Open Spaces Audit	Access, loss of open space, low/moderate potential for archaeological deposits	
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
L44	Prospect Lane Open Space, Leigh Park	1.03ha	10	Open space will limit net developable area		✓			Recreation area with a fenced play area	Archaeology Zone	
L46	Land at Oakshott Drive, Leigh Park	0.14ha	8	60dph	✓	✓		✓	Open space	Main and water sewer thought to affect site	
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	51	Based on Development Consultation Forum (March 16)	✓	✓		✓	Open space identified in the Open Spaces Audit for review	Some open/play space to be retained, access, underground services, potential ecological impacts (bats), low/moderate potential for archaeological deposits	

L89	Land adjacent to 27 Holybourne Road, Leigh Park	0.3ha	11	Based on Development Consultation Forum (March 16)	✓	✓		✓	Open space	Trees	
L119	Dunsbury Way	0.36ha	72	Based on previous planning approval		✓		✓	Redundant land associated with previous wider factory site	Proximity to employment uses, potential ground quality issues	
L138	Leigh Park Centre	7ha	62	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	63	Initial indication from agent		✓		✓	The site is a largely vacated office building for an energy company who have now moved the majority of operations elsewhere in Havant. Some proportion of the overall site will remain in use by the company and this has been excluded from the area identified	TPOs, potential noise/air quality issues due to relationship with Petersfield Road	
UE6a	Land north of Leigh Park (Cabbagefield Row)	3.86ha	116	30dph		✓		✓	Open fields	Adjacent SINC, trees, potential use associated with Havant Thicket Reservoir, adjacent to ancient woodland, BAP action area, low/moderate potential for archaeological deposits	Site area historically reduced as northern field of SINC merit
Waterlooville											
Perm	West of Waterlooville MDA – Berewood Phase 2	8.1ha	219	Planning permission (APP/14/00032)	✓	✓	✓	✓	Open fields	Constraints addressed through relevant planning approvals	Construction started on phase 1 (2012) and phase 2 (2014)
Perm	West of Waterlooville MDA – Berewood Phases 4 & 8	8ha	197	Planning permission (APP/12/00008)	✓ part						

Perm	West of Waterlooville MDA - Dukes Meadow Phases 3 & 4	3.6ha	66	Planning permission (APP/12/00008)	✓	✓	✓	✓			
Perm	Land at junction of Main Ave, Dukes Meadow, Waterlooville	0.2ha	48	Extra care housing. Planning permission (APP/14/00854)	✓	✓	✓				
Perm	9-11 St Georges Walk, Waterlooville	0.07ha	11	Planning permission (APP/13/00415)	✓	✓	✓				
Perm	Brewmaster, 158 Hart Plain Ave, Waterlooville	0.08ha	9	Planning permission (APP/12/00860)	✓	✓	✓				
Perm	127A-127 London Road, Waterlooville	0.21ha	24	Planning permission (APP/12/00785)	✓	✓	✓				
Perm	Connors Keep, Robin Gardens, Waterlooville	0.4ha	19	Planning permission (APP/15/00022)	✓	✓	✓				
Perm	314-318 London Road, Waterlooville	0.11ha	15	Planning permission (APP/14/00975)	✓	✓	✓				
Perm	Ben Hall, Hambledon Road, Waterlooville	0.18ha	10	Planning permission (APP/14/01107)	✓	✓	✓				
W53a	St Michael's Convent, London Road	3ha	34	Planning permission (APP/12/00760). 82 originally permitted	✓	✓	✓		Convent/church on and adjacent to site. Much of site open space leading down to stream corridor	TPOs, two listed buildings, Flood Zone 1, hydrologically linked to Langstone Harbour SSSI	Development underway (2013)

W56	Former Curzon Rooms, London Road	0.17ha	14	Based on previous planning approval		✓		✓	Currently has permission for car park (2012). The site has been vacant for some time and is considered suitable for town centre uses on the ground floor and residential uses above	Potential ground quality associated with previous use, low/moderate potential for archaeological deposits	
W58	Forest End Garages (incorporating former Royal British Legion Hall), Waterlooville	0.22ha	10	40dph		✓		✓	Hard surfaced parking area with some garage buildings, and a current Air Training Corps/Cadets' Hut and former Royal British Legion Hall	Re-provision of the Air Training Corps/Cadets' Hut will need to be addressed, potential ground quality issues	
W64	Gordon Road Open Space	0.43ha	13	30dph having regard to the potential need to retain some open space		✓			Open space identified in the Open Spaces Audit for review	Loss of open space	Need to potentially retain some open space
W109	ASDA/Clocktower	3.46ha	0	Background work in the Waterlooville Town Centre Urban Design Framework. No net increase		✓		✓	Asda store and parking, other town centre uses/buildings	Site assembly, TPOs adjacent, potential ground quality associated with previous use, moderate potential for archaeological deposits	
W110	Wellington Way, Waterlooville	1.11ha	0	Background work in the Waterlooville Town Centre Urban Design Framework. No net increase		✓		✓	1960s largely single storey precinct. Predominately retail with good occupancy rates. Some residential at first floor	Site assembly, potential ground quality associated with previous use, low/moderate potential for archaeological deposits	
W122	Land east of Purbrook Distributor Lake	0.56ha	10	30dph		✓			Land to the east of Purbrook Distributor Lake, part of open space	Whole of area may not be developable, mature trees on site	

W125	Former Purbrook Park School Playing Field	3.3ha	19	David Wilson element completed in 2014/15. The latter 19 reflects the remaining parcel of land that was not included within the development site	✓	✓	Part	✓	Grass field	TPOs, moderate potential for archaeological deposits	Majority of site complete (2015)
W126	Padnell Grange	2.64ha	84	Illustrative layouts		✓		✓	To the east of the site is a golf course. There are a number of existing buildings on the site and the main building is used as a conference centre	TPOs, adjacent to SINC, potential ground quality issues, low/moderate potential for archaeological deposits	
W130	Meadowlands Schools	1.5ha	43	Planning application	✓	✓		✓	The land originally formed part of Meadowlands Infant and Junior School Sites. The schools now form Woodlands Primary School and residual land is available for housing. A sports pitch will be relocated to the north within the Woodcroft Farm Site as part of access arrangements to the strategic site	Aquifer Protection Zone, TPOs adjacent to site, moderate potential for archaeological deposits	School now named Woodcroft Primary
W135	Land west of Asda, Waterlooille	1.91ha	50	High density mixed use recognising proximity to town centre		✓		✓	Open land to rear of fire station	TPOs, part of the BAP Action Area, moderate potential for archaeological deposits, potential ground quality issues associated with previous use	
W139	325 Milton Road	0.26ha	25	Based on planning permission (APP/11/01377)	✓	✓	✓	✓	Redundant petrol filling station site	Potential ground quality issues associated with previous use, part of site Flood Zone 3	Development commenced 2015
UE9	Woodcroft Farm, Waterlooille	10.45ha	288	Planning permission (APP/13/00804)	✓	✓	✓	✓	Open fields and farmhouse	TPOs, site assembly	Planning permission for 288 dwellings (APP/13/00804)

UE31	Land north of High Bank Avenue, Widley	0.67ha	20	35dph		✓			Open fields	Adjacent to HBC SINC, adjacent to site uncertain for waders	
Strategic Site: Camp Down											
STR2 (Includes UE70 & UE72)	Camp Down (Also includes Land at College Road)	15.5ha	400	<30dph		✓			Grazing Land/golf course	Variations in site levels. Noise from A3(M). Potential for archaeological remains in northern part of site and scheduled ancient monument (Fort Purbrook) to the south. Gas pipeline and associated buffer along western boundary of site (College Road end). Part of site within MSA. Majority of site uncertain for Brent Geese and Waders	

Table 4: Developable Housing Sites

Uncertain Brent Geese and Wader Designations

4.2 The following sites have a key outstanding matter that would require further justification/evidence to indicate that the site is developable. Presently the sites are neither allocated for development or subject to a planning approval and the land is identified as 'uncertain' in relation to its importance for Brent Geese and waders. In order to understand the importance of the site for Brent Geese and waders, three years of survey data (undertaken in a format acceptable to Natural England) should be undertaken and provided. The site(s) may be undevelopable depending on the outcome of survey data and the ability to mitigate or compensate for the land and its use. The cumulative impact beyond the individual development of a site also needs to be considered. Without such data there remains significant uncertainty as to whether the constraint exists or can be overcome.

Site Ref	Site Name	Site Area	No. of dwellings	Based on	Deliverable	Developable	Planning Permission (at 31/03/14)	Local Plan (Core Strategy or Allocations) allocation	Current Use	Constraints, Potential Impacts, Other Considerations	Other
UE54	Southmere Field, Langstone Road	2.83ha	14-50	Initial indication from agent					Field	Site uncertain for Brent Geese and Waders. Adjacent to AONB. Strip along western boundary in EA 20m buffer. Gas pipe line running through site (associated buffer covers southern half of site). Within MSA. Adjacent to Mill Lane Conservation Area.	
UE62	Land South of Stoke Barn	2ha	50	Initial indication from agent					Agricultural	Site uncertain for Brent Geese and Waders. Majority of site within a Mineral Extraction Zone	

Table 5: Uncertain Brent Gees and Wader Designations

Discounted Sites

4.3 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
UE27	Land east of Westbourne Avenue	Potential flood issues at site and size, shape and stream corridor issues would limit the development opportunity	
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

Area	Site Code	Site Name	Reason for site being discounted
	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.
	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

Area	Site Code	Site Name	Reason for site being discounted
	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.
	UE02a	Land North of A27 (St George's Avenue)	Third party land would be required to achieve satisfactory access and therefore the site is not considered to be deliverable.
	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.
	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
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	

Area	Site Code	Site Name	Reason for site being discounted
	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 Tounurbury 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 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.
	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
		Oven Camp Site	

Area	Site Code	Site Name	Reason for site being discounted
	UE100		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
	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
	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	

Area	Site Code	Site Name	Reason for site being discounted
	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
	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
	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
WATERLOOVILLE	UE6b	Land north of Leigh Park	Site immediately south of the Thicket Reservoir Strategic Site
	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 (extension)	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

Area	Site Code	Site Name	Reason for site being discounted
	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 Waterlooille 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
	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
	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
	W63	Goodwillies Timber Yard	Considered to be unavailable as no evidence of business intention to relocate or consolidate.
	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

Area	Site Code	Site Name	Reason for site being discounted
	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

Table 6: Discounted Sites

Sites Falling Below the Study Threshold (five dwellings)

4.4 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	Site Code	Site Name	Site Code	Site Name	Site Code	Site Name	Site Code	Site Name
EM11	Garages on Highland Road	HY34	Parking area at Eastwood Close	L32	Land at Eling Court, Leigh Park	L91	Open land between Priorsdean Crescent and Barncroft Way	W73	Land at Boyle Crescent
EM13	Land adjacent to St James Road	HY35	Parking and green open space at Eastwood Close	L34	Green space at Well Meadow	L92	Open land off Priorsdean Crescent, Leigh Park	W74	Land at Elizabeth Road/Ireland Way
EM19	Open space at Laurence Green	HY43	Open space to south of Buccaneers PH	L35	Garages, Winterslow Drive	W01	Open space off Royal Way	W75	Ireland Way Car Park
EM21	Spencer Road Car Park 1	HY46	41 St Marys Road, Hayling Island	L36	Open land adj to Winterslow Drive	W07	Garage Court, James Copse Road	W76	Green space off Ireland Way
EM23	Spencer Road Car Park 3	L03	Garages at Dockenfield Close	L37	Garage court at Bondfield Crescent	W09	Milton Road Car Park	W77	Car park off Coates Way
EM24	Spencer Road Car Park 4	L05	Parking area off Sparsholt Close	L39	Garage court, Malwood Close	W10	Parking Area, Passingham Walk	W78	Car park off Gilbert Way
EM25	Spencer Road Car Park 5	L102	Land at Solridge Close	L40	Open land, Broxhead Road	W13	Parking Area, Harcourt Close	W79	Land at Purcell Close
EM26	Conigar Road Allotments	L105	Parking area at Malwood Close	L42	Open land, Longstock Road	W103	Land at Walton Close	W81	Wooded area off Holst Way
EM31	Spencer Road Playing Area	L106	Parking area at St Albans Road	L49	Garage court, Warbrook Court	W121	Sage Close Play Area	W82	Car parking off Sullivan Way
EM32	Victoria Road (former allotment site)	L13	Garage Court, Priorsdean Crescent	L50	Parking area, Rotherwick Close	W124	Thrush Walk Play Area	W83	Land at Lambert Close

EM39	Land at Emsworth House Close
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
HY03	Doma, Queensway
HY05	Land between Victoria Road and Rogers Mead

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

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

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
W70	Land to rear of flats in Bell Crescent

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

Table 7: 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 (2013) is available on the council's website at:

<http://www.havant.gov.uk/sites/default/files/documents/Windfall%20Background%20Paper%202013.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 Sites which have been classified as deliverable or developable (excluding sites granted planning permission before March 2015) are set out below in Table 10. An indicative trajectory can be found in the latest Annual Monitoring Report (<http://www.havant.gov.uk/planning-policy-design/annual-monitoring-reports>) and going forward, this will be updated to reflect the completions and outstanding planning permissions for 2015/16.

Site Ref	Site Name	Potential Capacity	Classification
Emsworth			
UE13	Land West of Horndean Road	125	Deliverable
UE39	Land North of Hollybank Lane and Long Copse Lane	54	Developable
UE50	Land North of Long Copse Lane	166	Developable
UE67	Land to the rear of Redlands House	5	Developable
EM40	South Street Car Park	5	Developable
EM42	Gas Site, North Street	15	Developable
EM43	Land at Fowley Cottage, Warblington Road	7	Developable
UE02b	Land north and west of Selangor Avenue	154	Deliverable
	Total	531	
Havant and Bedhampton			
H10	Market Parade	225	Developable
H14	Portsmouth Water HQ	120	Deliverable
H19	Land at end of Palk Road	21	Developable
H22	East Street (including car parks behind Bear Hotel)	40	Developable
H69	Land at Former Oak Park School	48	Deliverable
H79	Job Centre Plus Site, Elmleigh Road	22	Developable
UE03b	Land south of Bartons Road	175	Deliverable
UE28	Littlepark House, Bedhampton	47	Developable
UE30	Land south of Lower Road, Bedhampton	50	Developable
UE33	Eastleigh House	12	Deliverable
UE43	Havant Garden Centre, Bartons Road	49	Developable
UE52	Land adj. 47 Portsdown Hill Road	5	Developable
UE53	Land East of Castle Avenue	60	Developable
UE55	Southleigh Park House	35	Developable
UE68	Forty Acres	300	Developable
	Total	1209	
Hayling Island			
HY13	Land rear of 108-110 Elm Grove, Hayling Island	14	Deliverable
HY45	Beachlands, Hayling Island (part)	125	Developable
UE21	Station Road (East of Furniss Way)	76	Deliverable
UE15	Manor Nurseries	13	Developable
UE18	Station Road (West of Furniss Way)	161	Developable
UE17	Land South of Rook Farm, Hayling Island	53	Developable
UE35	Land north off Rook Farm, west of St Marys Road/Church Road	119	Developable
UE63	Land West of Rook Farm	222	Developable
	Total	783	

Leigh park			
LP2	Leigh Park Housing Allocations (Garage Courts/Parking Areas)	60	Developable
L04	Plaitford Grove, Leigh Park	5	Developable
L119	Dunsbury Way	72	Developable
L145	SSE, Bartons Road, Havant	63	Developable
L21	Kingsclere Avenue open space	38	Deliverable
L25	Strouden Court	40	Developable
L44	Prospect Lane open space, Leigh Park	10	Developable
L46	Land at Oakshott Drive, Leigh Park	8	Deliverable
L83	Riders Lane Allotments, Leigh Park	65	Developable
L86	Blendworth Crescent open space, Leigh Park	51	Deliverable
L89	Land adjacent to 27 Holybourne Road, Leigh Park	11	Deliverable
UE06a	Land north of Leigh Park (Cabbagefield Row)	116	Developable
	Total	539	
Waterlooville			
UE09	Woodcroft Farm, Waterlooville	288	Deliverable
W122	Land east of Purbrook distributor lake	10	Developable
W125	Former Purbrook Park School playing field (west)	19	Deliverable
W130	Meadowlands Schools	43	Deliverable
W135	Land west of Asda, Waterlooville (Blue Star Site)	50	Developable
W58	Forest End garages (incorporating former Royal British Legion Hall), Waterlooville	10	Developable
W64	Gordon Road open space	13	Developable
	Total	433	
Strategic Sites			
STR1	Land Between Denvilles and Emsworth	1650	Developable
STR2	Camp Down	400	Developable
	Total	2050	

Table 8: Assessment Review

6.2 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.

7. Objectively Assessed Need

- 7.1 Havant Borough Council are part of the Partnership for Urban South Hampshire (PUSH). PUSH have considered objectively assessed need at the housing market area scale up to 2036. A PUSH Spatial Position to 2034 was approved on the 7th June 2016 and this looks at how the housing need will be met across the PUSH authorities taking account of the availability of land and constraints within PUSH authorities. The PUSH Spatial Position Statement sets a target of 9,170 new homes for Havant Borough between 2011 and 2034.

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 Employment land availability will be addressed separately. This evidence based covers housing land availability only.

PPG Core Outputs	Page Number where included
List of all sites , crossed reference to their locations on maps	List of sites – Tables 4 to 8 Maps – 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 8
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 to 8
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 9: 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 10: 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 Practice Guidance	Where appropriate, the assessment will use the list of sources included in the DCLG Practice Guidance

Consultee	Comment	Response
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 11: Methodology (Second Consultation)

Appendix 2

Maps of Sites (available as separate downloads online)

The following maps show the developable housing sites. This includes 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.

