

Supplementary Information

**HAVANT BOROUGH COUNCIL
CABINET
20 July 2016**

Dear Councillor

I am now able to enclose, for consideration at meeting of the Cabinet, to be held on 20 July 2016 the following supplementary information that was unavailable when the agenda was printed.

Agenda No	Item
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7	<u>Local Plan Housing Statement</u> (Pages 1 - 22)
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Draft Local Plan Housing Statement

Annex A: Site map booklet

July 2016



1. Introduction

Overview

- 1.1 This annex sets out a detailed explanation of the terms used in the Draft Local Plan Housing Statement. It also includes maps of all the sites identified in Table 2 of the .

Explanation of terms and figures

- 1.2 The need for new housing in Havant Borough has been calculated through the 2016 Objectively-Assessed Housing Need Update¹, which was commissioned by the Partnership for Urban South Hampshire (PUSH), of which Havant Borough Council is a part. This study uses a set Government Methodology to establish the need for new housing. The figure for Havant Borough's housing need is 11,250 up to 2036.

Term used	Explanation	Number
Completed dwellings (2011/12 – 2014/15)	The existing local plan covers the period 2006 -2026. All the dwellings count that have been built under the existing local plan since 01/04/2011 when the new local plan starts.	1,109
Permissions (outstanding planning permissions at 01/04/15)	The amount of new homes provided if all homes with planning permission on 01/04/2015 are built out. This is the most up-to-date data available.	1,752
Allocations in current Local Plan (yet to be completed/permitted at 01/04/15)	The allocations set out in the Adopted Local Plan ² without planning permission at 01/04/2015. This is the most up to date data available.	1,986
Windfall Development (up until 2036)	Windfall is housing that comes forward on small sites that could not be foreseen, e.g. a house is demolished and 4 new homes built, make 3 net additional homes. Windfall is based on past trends in each of five areas of the borough and further detail is available in the Analysis and Justification Background Paper ³ .	1,600
Additional greenfield sites outside of the urban area	The minimum amount of new housing which would be provided from all greenfield urban extension sites in table 2.	1,431
Strategic Sites (Campdown and area between Denvilles and Emsworth)	Minimum amount of new housing which would be provided from the two strategic sites.	2,050

¹ This is available on the PUSH website at http://www.push.gov.uk/item_12_-_appendix_2_housing_oan.pdf.

² Which is comprised of the Local Plan (Core Strategy) (<http://www.havant.gov.uk/planning-and-environment/planning-policy/local-plan-core-strategy>) and Local Plan (Allocations) (<http://www.havant.gov.uk/planning-and-environment/planning-policy/local-plan-allocations>).

³ <http://www.havant.gov.uk/sites/default/files/documents/2013/01/20Background%20Paper%202013.pdf>

- 1.3 Taking the established housing need for the borough of 11,250 there are already a significant amount of homes already 'in the bag'. Taking the completed dwellings since 2011, the sites with outstanding planning permission, the local plan allocations without planning permission and windfall there is a supply of 6,447. Against the need for new housing of 11,250, this leaves 4,803 homes still to find sites for.

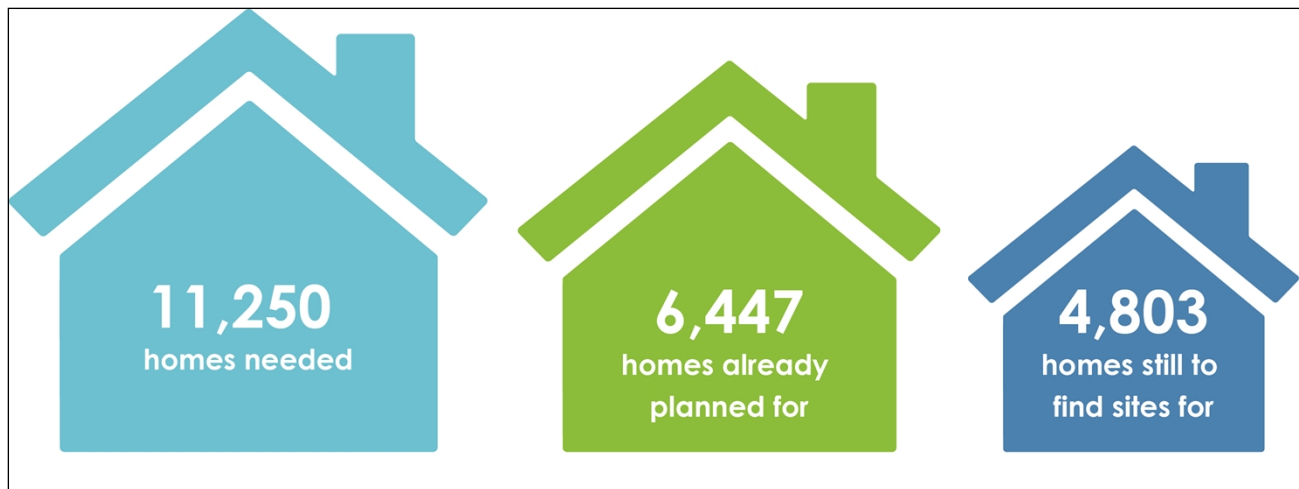


Figure 1: existing housing supply compared to the need for new homes as set out in table 1 of the Draft Local Plan Housing Statement.

- 1.4 The 4,803 homes that still need to be planned for in the borough will have to be found on greenfield sites as extensions to the urban areas. Adding in the sites that are listed in the Housing Statement in Table 2 and shown in the maps below a further 1,431 homes can be accommodated. This reduces the gap between housing supply and housing need to 3,372.

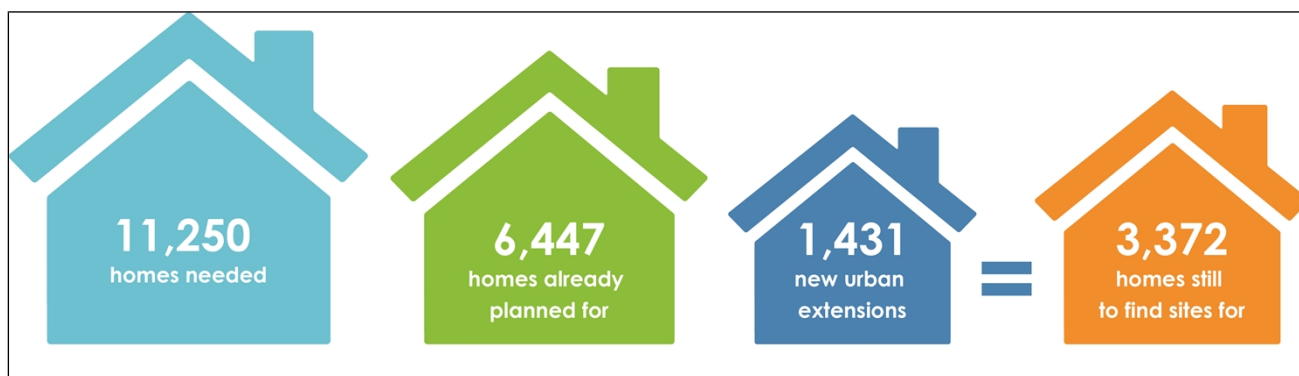


Figure 2: existing housing supply and urban extension sites compared to the need for new homes as set out in table 3 of the Draft Local Plan Housing Statement.

- 1.5 There is very limited land in the borough but 'no stone can be left unturned' in searching for potential sites. The Housing Statement has assessed the options and taking a positive approach to the planning of the future of the borough has resulted in the identification of two strategic sites at Campdown and the area between Denvilles and Emsworth. These two strategic sites add a further 2,050 to the available sites and reduce the gap between housing supply and housing need to 1,322 as shown in figure 3.

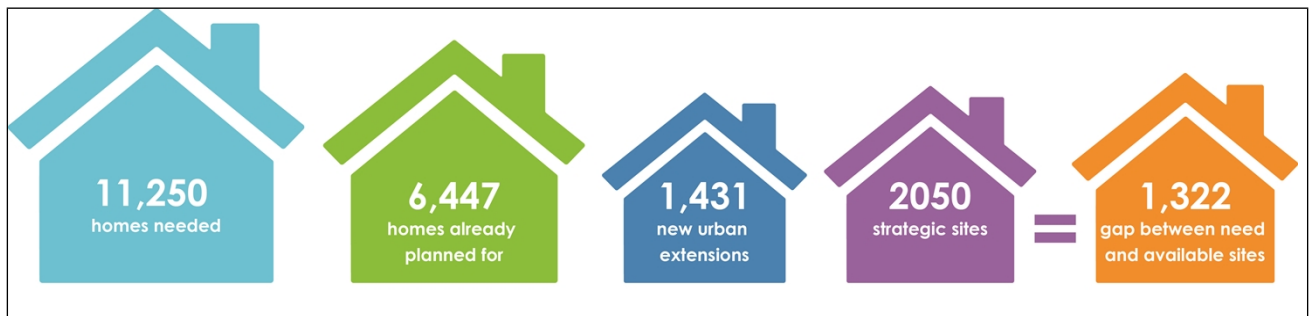


Figure 3: existing housing supply and urban extension sites compared to the need for new homes as set out in table 3 of the Draft Local Plan Housing Statement.

2. Site maps – Individual sites shown in green

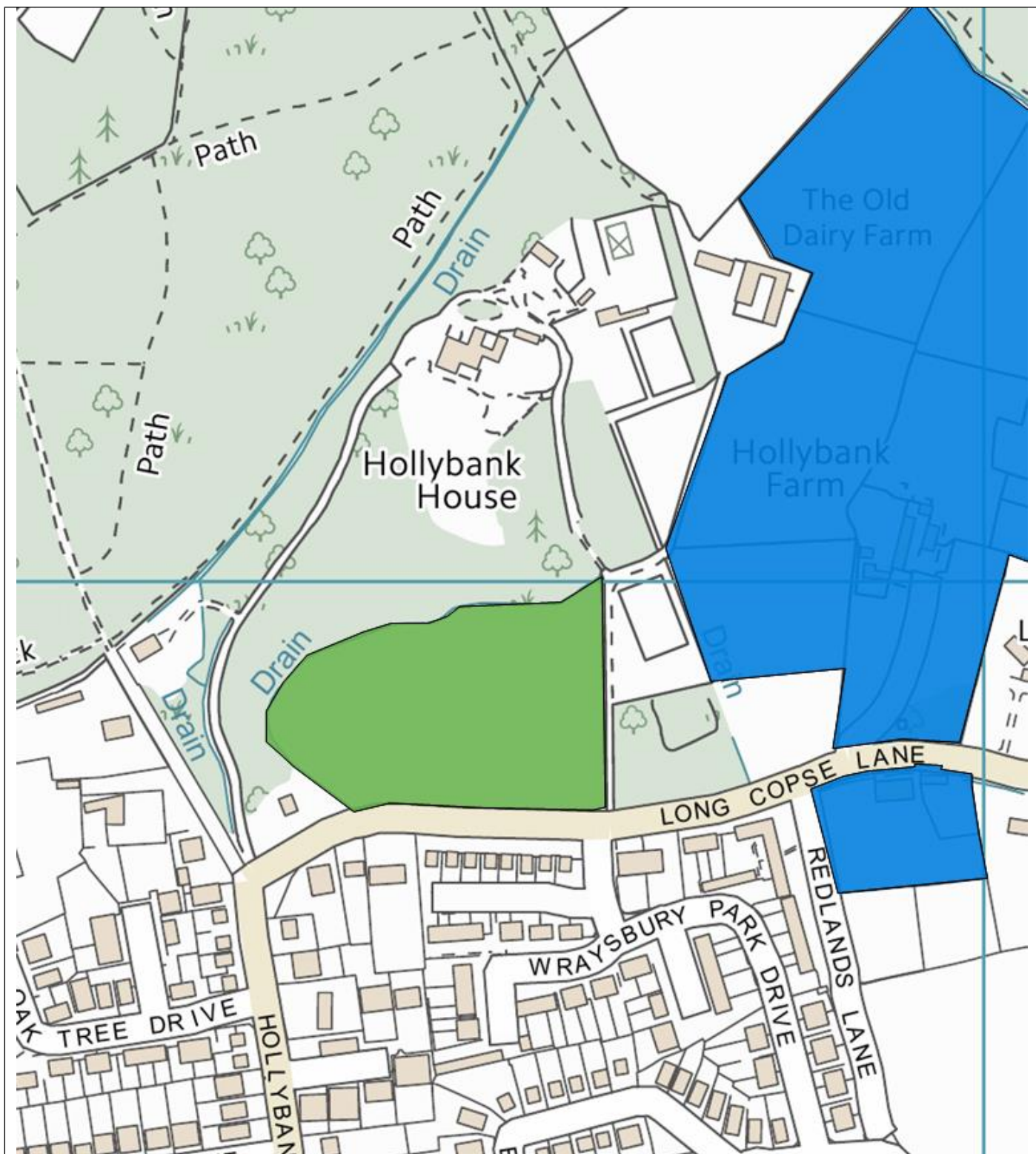
2.1 This section sets out maps of the proposed greenfield urban extension sites which are set out in table 2 of the Draft Local Plan Housing Statement.

Emsworth sites

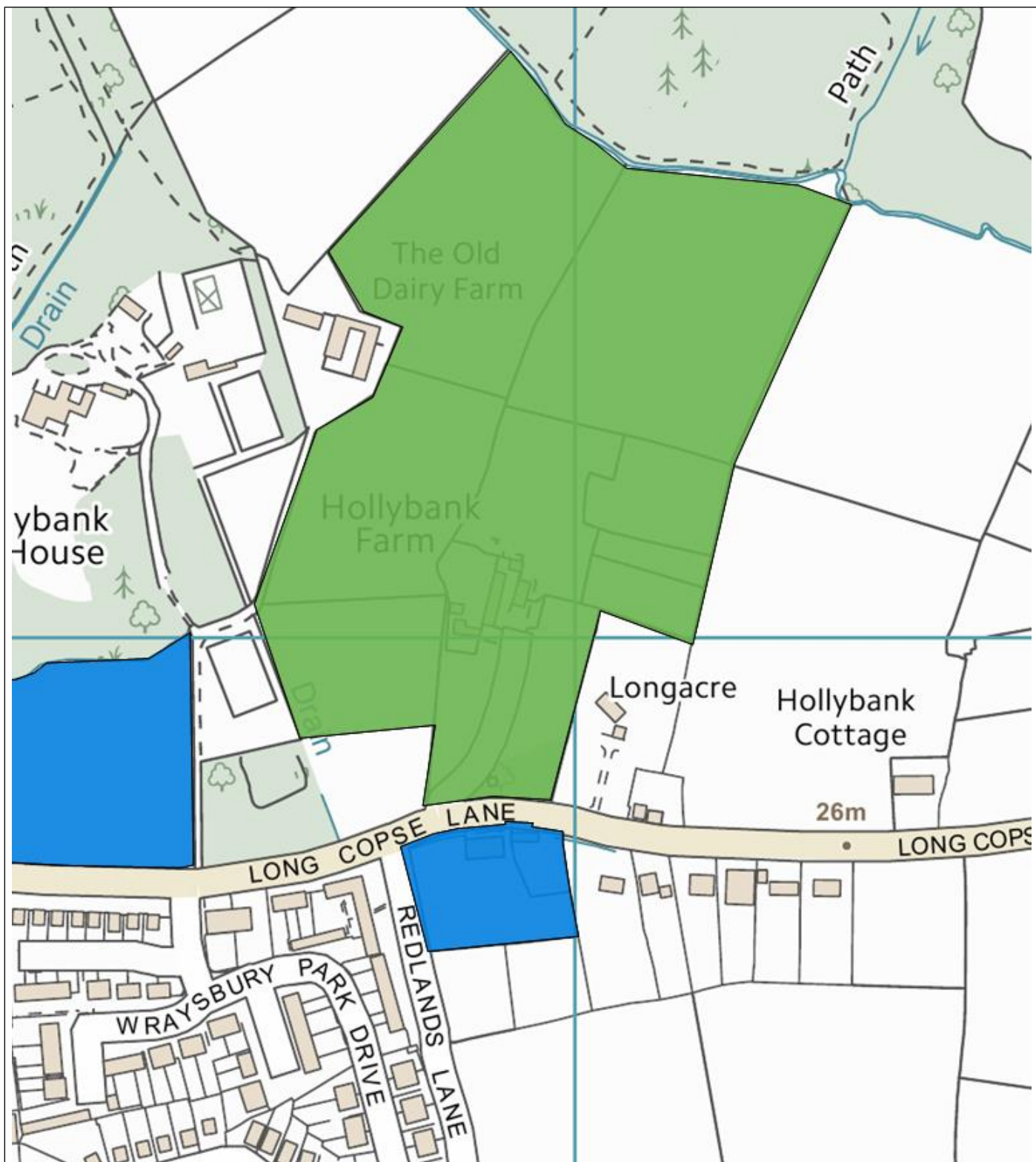
- Land north of Hollybank Lane and Long Copse Lane (54)
- Land north of Long Copse Lane (166)
- Land to the rear of Redlands House (5)
- Land north and west of Selangor Avenue (154)

Total through urban extensions in Emsworth: 379

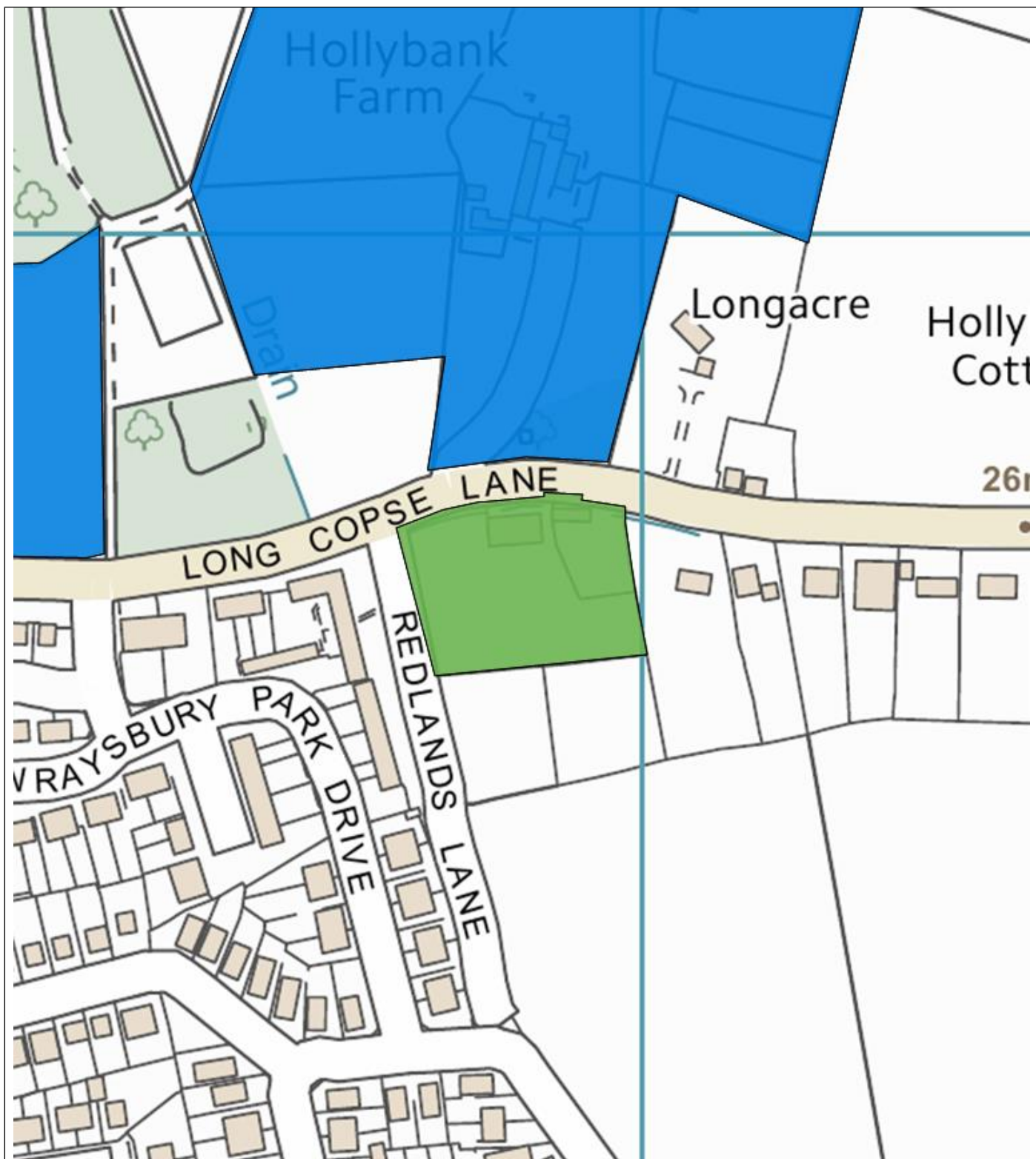
N.B. The Urban extension sites are in addition to sites in the Emsworth area that will have outstanding planning permission, may be allocated in the existing Local Plan but do not have permission plus an allowance for windfall development on small sites.



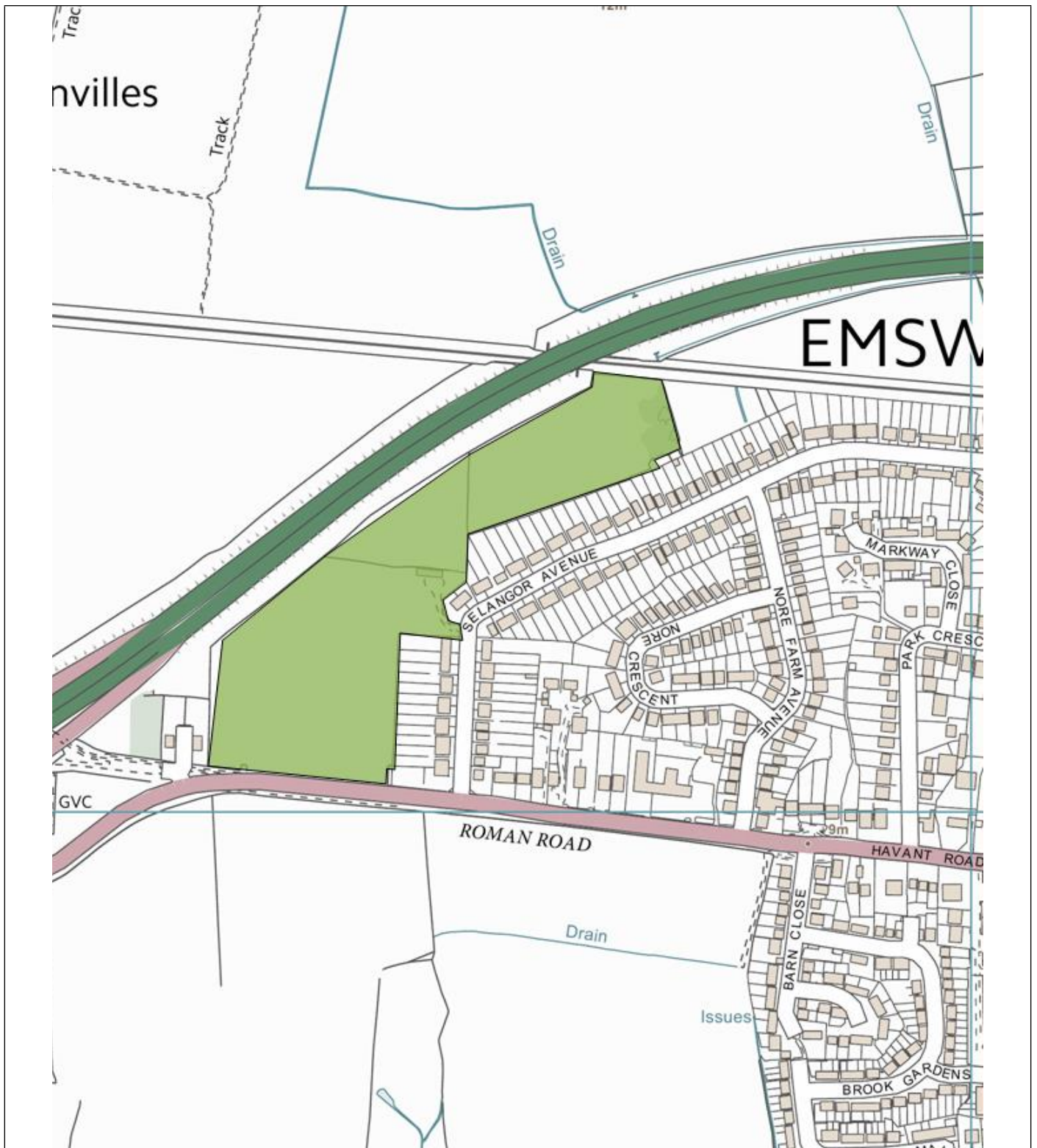
Land north of Hollybank Lane and Long Copse Lane (54)



Land north of Long Copse Lane (166)



Land to the rear of Redlands House (5)



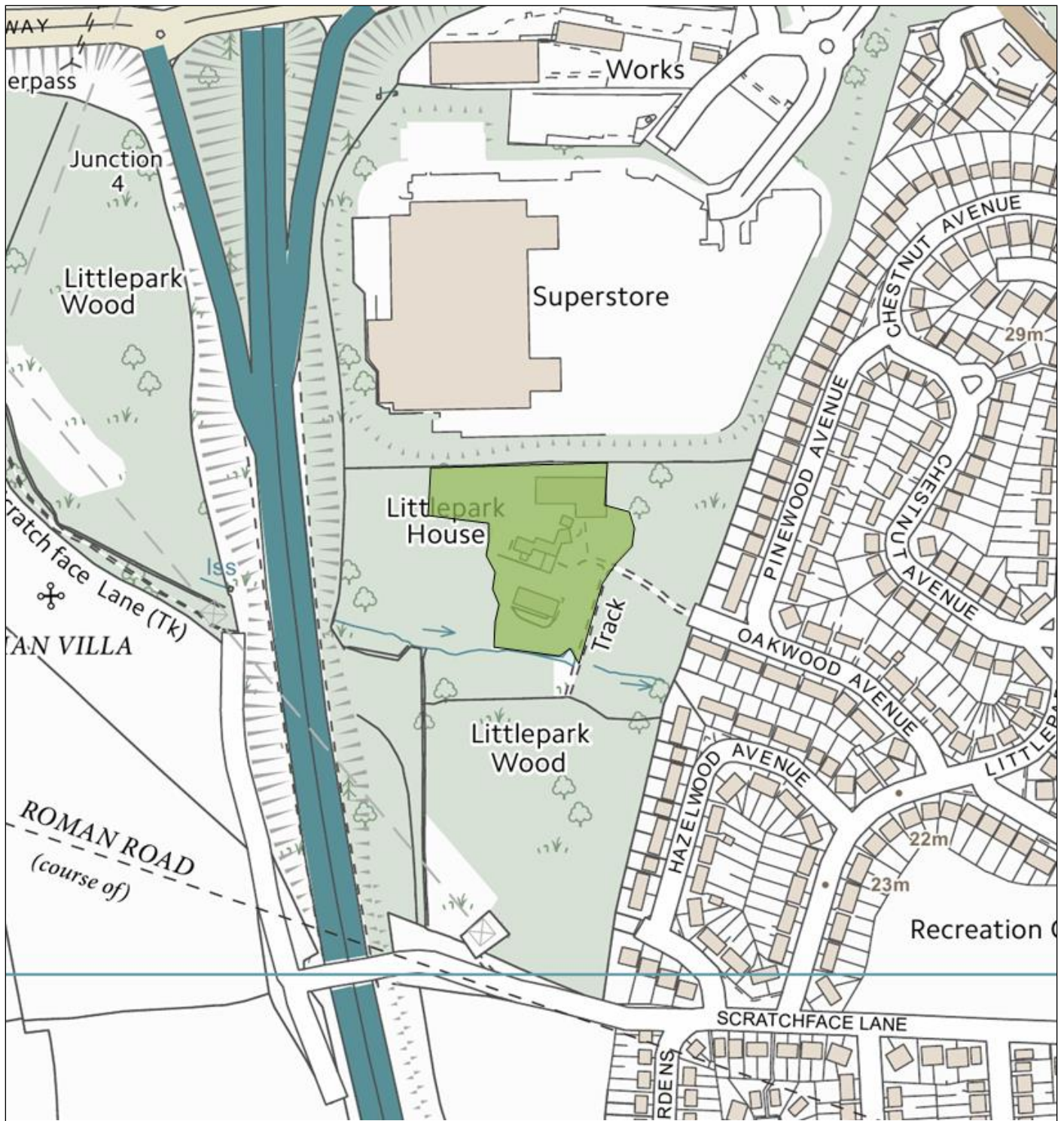
Land north and west of Selangor Avenue (154)

Havant & Bedhampton

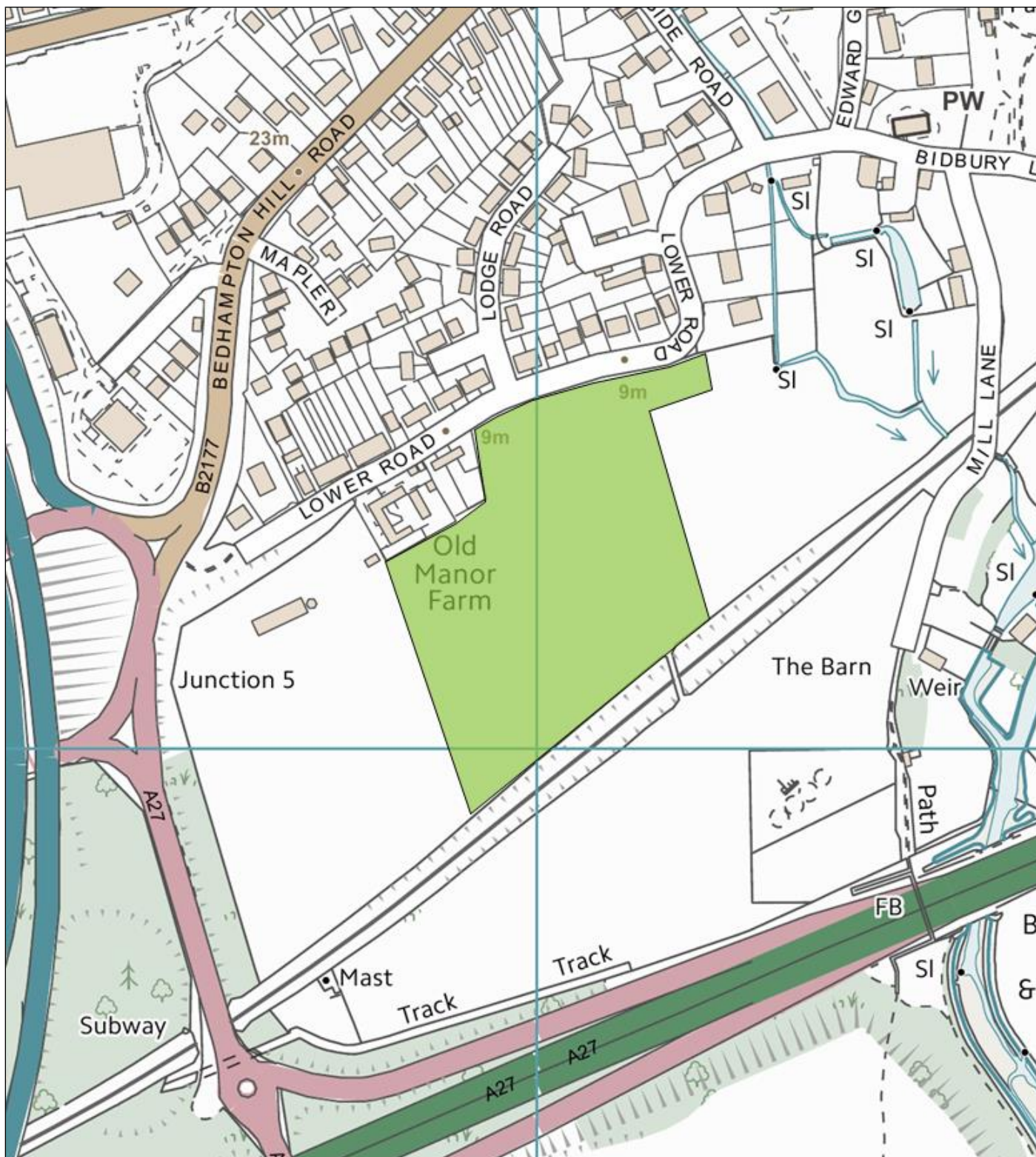
- Littlepark House, Bedhampton (47)
- Land south of Lower Road, Bedhampton (50)
- Land adj. 47 Portsdown Hill Road (5)
- Land east of Castle Avenue (60)
- Southleigh Park House (35)
- Forty Acres (300)

Total in Havant and Bedhampton: 497

N.B. The Urban extension sites are in addition to sites in the Havant and Bedhampton area that will have outstanding planning permission, may be allocated in the existing Local Plan but do not have permission plus an allowance for windfall development on small sites.

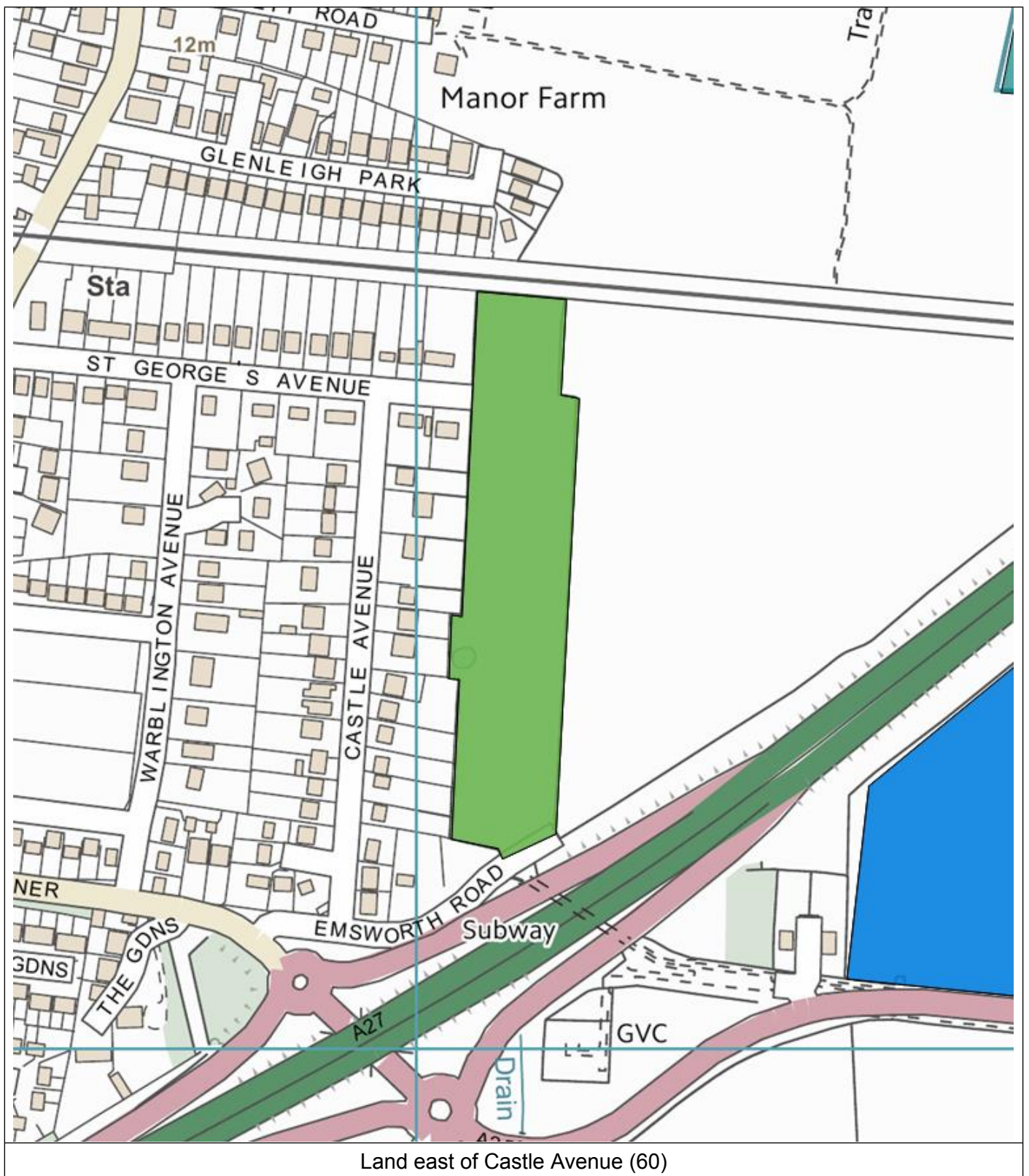


Littlepark House, Bedhampton (47)



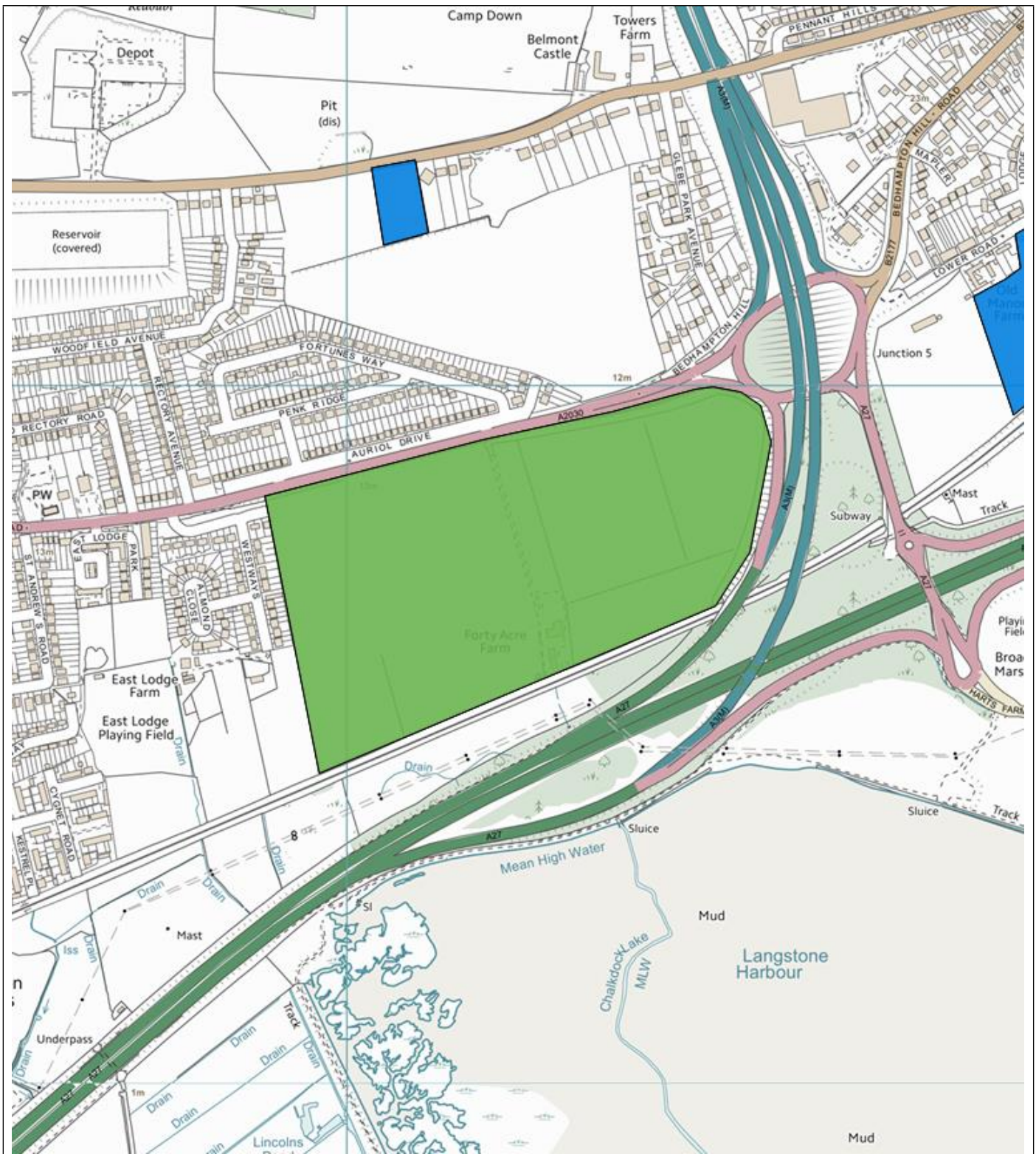
Land south of Lower Road, Bedhampton (50)







Southleigh Park House (35)



Forty Acres (300)

Hayling Island

- Land South of Rook Farm (53)
- Land north of Rook Farm (119)
- Land west of Rook Farm (222)
- Station Road (north of Sinah Lane/west of Furniss Way (161)

Total on Hayling Island: 555

N.B. The Urban extension sites are in addition to sites in the Hayling Island area that will have outstanding planning permission, may be allocated in the existing Local Plan but do not have permission plus an allowance for windfall development on small sites.



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