

# **Local Development Framework – Background Evidence**

## **Strategic Housing Land Availability Assessment**

**March 2013**

# Strategic Housing Land Availability Assessment

**Any queries regarding the document should be sent to:**

**Address:** Planning Policy  
Planning & Sustainability Division  
Southampton  
SO14 7LS

**Email:** [city.plan@southampton.gov.uk](mailto:city.plan@southampton.gov.uk)

**Contacts:** Dawn Heppell, 02380 833828  
Andrew Herring, 02380 917824

**Website:** [www.southampton.gov.uk/s-environment/policy](http://www.southampton.gov.uk/s-environment/policy)

Please note that the information used in the site assessment and the planning status was correct as at 31 December 2012

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# Southampton City Local Development Framework

## Strategic Housing Land Availability Assessment

### Preface

Southampton's Core Strategy sets out a vision for the city to be one of the drivers of economic growth in the South Hampshire region. This supports the key aim of the Partnership for Urban South Hampshire and the City Council to improve economic performance in the sub-region with a focus on Southampton and Portsmouth. In order to be sustainable economic growth needs to be supported by additional homes and infrastructure.

This Strategic Housing Land Availability Assessment (SHLAA) considers sites with the potential to deliver residential development during the plan period. Although this assessment focuses on residential development, it is set within the context of planning for mixed communities across the city and an overall balance of homes, job and key services and facilities.

This assessment demonstrates, by looking at **potential** sites, that the city has the potential to identify sufficient sites in the emerging City Centre Action Plan and future Development Plan Documents to meet the requirement of 16,300 dwellings by 2026 and deliver a 5 year and 10 year supply in accordance with the National Planning Policy Framework.

This document therefore **does not allocate specific sites for housing**. Such sites will be allocated in either the City Centre Action Plan or future Development Plan Documents. In addition, the identification of sites in this document as being potentially suitable for housing in no way prejudices their potential for other uses. It may be that although a site is considered suitable for housing that it will also be suitable for other uses, i.e. employment, retail, leisure etc.

It should also be noted that a significant number of the sites identified either have extant planning permission (which is for, or includes a residential element), are allocated for housing or identified as suitable sites for housing in either the Local Plan Review or emerging City Centre Action Plan. For those sites listed in this SHLAA that are not already allocated or identified in previous documents further explanation for their inclusion can be found within the main body of this report. The figures included for the possible number of dwellings on specific sites are **indicative only** (except where they relate to extant planning permissions) as are their phasing.

This assessment is the second full Strategic Housing Land Availability Assessment undertaken by Southampton City Council. The first assessment was carried out in March 2009. An update was subsequently produced in May 2011 which reviewed the delivery of sites identified in the 2009 report.

**Please note that the SHLAA provides a snapshot in time and the information used in the site assessment and the planning status was correct as at 31 December 2012.**

# 1. Executive summary

## Purpose of SHLAA

- 1.1 The purpose of this document is to demonstrate that the housing requirement for the city is likely to be deliverable. The assessment also considers the potential 5 year and 10 year supply in accordance with the National Planning Policy Framework.
- 1.2 Sites with the potential for large residential development (a net increase of 10 or more dwellings) are identified; both sites in the planning process and other sites suitable for residential development. In order to demonstrate how the requirement will be met, this assessment also includes the dwellings built since 2006, the small sites with planning permission and an allowance for small windfall sites.

## Housing targets for Southampton

- 1.3 The housing requirement for Southampton is set out in the adopted Core Strategy. It is 16,300 dwellings in the period 2006 – 2026. A total of 5,179 dwellings were constructed up to March/April 2012. The outstanding number of dwellings required 2012 - 2026 is therefore 11,121 dwellings, an average of 795 dwellings per year.

## Sites

- 1.4 This assessment used the sites identified in the previous Strategic Housing Land Availability Assessment (SHLAA) full report and update as its starting point. With the exception of sites completed before April 2012, all the sites were resurveyed to check the progress of construction and whether they remained suitable housing sites and their potential yield.
- 1.5 The following types of sites were assessed:
  - a. Sites in the planning process – planning permissions not implemented in full; applications pending decisions; pre-applications; recent refusals; sites identified in Employment Land Review with potential for alternative uses; Estate Regeneration sites; and those discounted in the previous SHLAA and its update
  - b. Additional sites – surplus public sector land/buildings; sites submitted in the 'call for sites'; sites not previously identified in non-residential use and opportunities in residential areas
- 1.6 Sites were generally assessed by two officers completing a standard site survey sheet and taking photographs where possible. Further desk based study was undertaken to identify potential constraints and check planning history. The initial conclusions about the suitability of the site and its housing potential were discussed with other council officers. Where possible, owners/developers/agents were also contacted to check information.

## Results

- 1.7 In accordance with the National Planning Policy Framework, the assessment splits potential housing supply into the time periods when they are likely to be developed. Table 1 summarises the results of the assessment for the plan period as a whole and for a 5 and 10 year supply period.

**Table 1: Summary of housing supply**

	<b>No. of dwellings completed/projected*</b>
<b>Core Strategy Requirement (2006-2026)</b>	<b>16,300</b>
Supply:	
• Completions 2006-2012	5,179 (completed)
• Sites identified in SHLAA	9,353 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2026)	2,035 (projected)
Total supply	<b>17,128</b>
Difference	+828 above target
<b>5 year supply target (2012-2017)</b>	<b>3,975 (4,174 including a 5% buffer)</b>
Supply:	
• Sites identified in SHLAA	3,691 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2017)	370 (projected)
Total supply	<b>4,622</b>
Difference	+647 above target
<b>10 year supply target (2012-2022)</b>	<b>7,950</b>
Supply:	
• Sites identified in SHLAA	6,650 (projected)
• Small site commitments (with planning permission)	561 (actual)
• Small windfall sites (2015-2022)	1,295 (projected)
Total supply	<b>8,506</b>
Difference	+556 above target

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

- 1.8 For each of the time periods above, it is predicted that identified sites will not deliver enough dwellings to meet the targets. However, Southampton has a history of delivering the majority of housing units on windfall sites. An allowance has therefore been included for small windfall sites from 2015 onwards. This is based on the delivery on small windfall sites in the last 5 years with yields revised to reflect the changing national policy to garden land and local policy on the provision of family housing.
- 1.9 The housing supply also includes completions since 2006. In the first three years of the plan period, housing completions greatly exceeded Southampton's annual target of 815 dwellings. Despite lower completions since 2009, cumulative completions remain above the cumulative target.
- 1.10 The assessment considered the deliverability of sites. This was based on whether sites were in the planning process or had been subject to discussions on their use and also looked at constraints and existing uses on sites. Whilst not site specific, work for the Community Infrastructure Levy has shown that development is generally viable in the city with the levy proposed. Many of the larger sites in the city centre have also been subject to discussions to inform allocations in the emerging City Centre Action Plan.

## 2. Introduction

### Purpose of the SHLAA

- 2.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support planning policy in Southampton. The National Planning Policy Framework states that Local Planning Authorities should:
- ‘prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period’ (paragraph 159).
- 2.2 The National Planning Policy Framework also states that authorities should identify a supply of specific deliverable sites sufficient to provide five years worth of housing against housing targets (with an additional 5% or 20% buffer from later in the plan). They should also identify a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible years 11-15.
- 2.3 This Assessment has been prepared in line with the National Planning Policy Framework, the Strategic Housing Land Availability Assessment Practice Guidance (which accompanied the previous guidance in Planning Policy Statement 3; Housing), and the Council’s Strategic Housing Land Availability Assessment Methodology.
- 2.4 The SHLAA is a background study for the emerging City Centre Action Plan and future Development Plan Documents and should be treated as a source of evidence. It is important to note that **the SHLAA does not determine whether a site should be allocated for housing**. The findings of this Assessment will feed into other development plan documents which will allocate sites.
- 2.5 The purpose of the assessment is to:
- Identify sites with **potential** for housing
  - Assess their suitability
  - Assess whether there are any constraints to development and if so how they could be overcome and when
  - Assess the potential dwelling yield
  - Assess when during the plan period they are likely to be developed
  - Assess the likely yield from other sources of supply including small windfall sites.
- 2.6 The assessment will also form the basis for the monitoring and managing of housing delivery. It will form the basis of the housing trajectory (Appendix 6) which will be reviewed annually and reported in the Annual Monitoring Report.
- 2.7 This assessment is the second full Strategic Housing Land Availability Assessment undertaken by Southampton City Council. The first assessment was carried out in March 2009. An update was subsequently produced in May 2011 which reviewed the delivery of sites identified in the 2009 report.

## **Housing Requirement**

- 2.8 The Core Strategy requires that Southampton provide an additional 16,300 homes up until 2026 (policy CS 4). This was based on the requirement in the South East Plan and analysis of potential housing sites in the previous Strategic Housing Land Availability Assessment (2009).
- 2.9 Following the decision of the government to revoke regional plans, local authorities are now able to set their own housing targets. However Southampton has no plans to revise the target of 16,300 dwellings.
- 2.10 The Core Strategy was adopted in January 2010. At that time, the Strategic Housing Land Availability Assessment did not identify sufficient sites to deliver the full housing requirement until 2026. However the Inspector in his final report stated that he was 'satisfied overall that the Council's confidence in their ability to deliver the requisite numbers is based on sound and robust evidence' (para 4.35). He noted the council's track record in exceeding housing targets and the contribution that could be expected from windfall sites, small sites and broad locations (such as those developed in the council's Estates Regeneration programme).

## **Methodology**

- 2.11 The council produced a methodology for the study based on the approach taken in the first assessment (2009) and guidance in Communities and Local Government's (CLG) document 'Strategic Housing Land Availability Assessments – Practice Guide'. The Draft Methodology was approved by the SHLAA Project Board in July 2012.
- 2.12 A copy of the Methodology is attached as Appendix 1.

## **Carrying out the Assessment**

- 2.13 The National Planning Policy Framework advises that local planning authorities work together in housing market areas to produce a SHLAA to ensure a joined-up and robust approach. Although the city council forms part of the Partnership for Urban South Hampshire (PUSH), and the authorities have worked together in the past to commission Strategic Housing Market Assessments, most of the authorities have carried out their own SHLAAs. This is because authorities are at different stages in producing their Local Plans and each needs up to date evidence for submission. As in 2009, this assessment therefore covers the city council area only.
- 2.14 Most of the work required was carried out by members of the Planning Policy team. Other council officers, particularly from Development Management, Sustainability and Housing Development, were involved on the site assessments and provided specialist advice on issues such as ecology, highways, development control issues and viability of development.

## **Management and Scrutiny Arrangements**

- 2.15 In order to ensure that the assessment was carried out in an open and transparent way an independent Project Board was set up to oversee the project. The board comprised internal officers as follows: Planning Policy, Housing Development, Valuation, City Development, Development

Management, Highways, Cabinet member for Resources (representing the local community)

- 2.16 The purpose of the Board was to:
- Approve the methodology at the start of the process;
  - Agree assumptions made in setting out the methodology;
  - Sign off the assessment.

### **Consultation**

- 2.16 The CLG guidance advocates that local planning authorities work with key stakeholders. The LPA has consulted stakeholders at various stages throughout the process of producing the assessment. These stages were:
- A request for information on sites;
  - A request for details on whether sites are available for development and when they will be developed.

- 2.17 The following bodies were consulted:
- Public sector land owners – city council departments, Police, healthcare providers
  - House builders – private, registered social landlords, local property agents Landowners, businesses and developers to ask about individual sites

## **3. Site assessment**

- 3.1 The assessment covered the types of sites set out below:

### **Sites identified in the SHLAA (2009) and update (2011)**

- Existing housing allocations in the City of Southampton Local Plan Review (2006)
- Sites identified in the Urban Capacity Study (2005)
- Site development briefs
- Unimplemented / outstanding planning permissions for housing
- Planning permissions for housing under construction
- Recent planning application refusals
- Land allocated or with permission for employment / other land use no longer required for that use
- Vacant / derelict land & buildings
- Surplus public sector land
- Land in non-residential use suitable for redevelopment for housing
- Additional housing opportunities in established residential areas
- Large-scale redevelopment / redesign of existing housing areas
- Undeveloped sites on the edge of the city

### **Additional sites - in the planning process**

- New unimplemented / outstanding planning permissions for housing
- New planning permissions for housing under construction
- Sites subject to pre-application discussions for housing
- Sites with a recent refusal for residential development

- Sites identified in the Employment Land Review with the potential for alternative uses
- Sites discounted in previous SHLAA and update

#### **Additional sites - not in the planning process**

- Surplus public sector land / buildings (not previously identified)
- Estate regeneration sites (not previously identified)
- Land in non -residential use suitable for redevelopment for housing (not previously identified)
- Additional housing opportunities in established residential areas (not previously identified)
- Sites submitted in 'call for sites'

#### Sites identified in the SHLAA (2009) and update (2011)

- 3.2 The starting point for identifying sites in the study was the two previous SHLAA documents – the first report in 2009 and its update in 2011. These documents assessed a comprehensive list of sites including outstanding Local Plan Review allocations, extant planning permissions and recent planning application refusals. Officers also carried out a desk-top exercise to identify possible sites from Ordnance Survey maps and aerial photographs. Further sites were identified following submissions by developers and on-street survey work.
- 3.3 With the exception of sites completed in full before April 2012, all of these SHLAA sites were resurveyed to check the progress of sites under construction and to consider if sites were still suitable for housing and whether details of the boundary of the site; dwelling numbers; and phasing should be amended.
- 3.4 In addition to considering the suitability of sites, the assessment also considered whether sites were still likely to come forward for residential development in the plan period. A number of sites identified were discounted as they were highly likely to remain in their current non-residential use or as they are being, or are proposed to be, redeveloped in alternative uses.

#### Additional sites - in the planning process

- 3.5 Housing supply in Southampton is monitored in the Housing Land Availability Study (HLAS) prepared by the City Council in conjunction with Hampshire County Council. This survey is an annual monitor of the progress of development on allocated housing sites and those with planning permission which has not lapsed (committed sites). It provides a detailed assessment of completions on large sites i.e. those of 10 plus dwellings. The period covered by the study is 1<sup>st</sup> April of one year to 31<sup>st</sup> March of the following year.
- 3.6 The SHLAA includes new sites within the planning process which are identified in the latest HLAS. These reflected permissions granted after the publication of the last SHLAA update. As surveys were completed from mid summer onwards, these were supplemented by sites with permission after April 2012 to ensure the report was as up to date as possible. Sites with planning applications pending, that were subject to pre-application discussions or had recent refusals were also assessed.

- 3.7 The emerging City Centre Action Plan document has identified a number of possible development sites in the city centre up to 2026. All housing allocations and major development sites where housing was considered to be a possible use have been assessed in this study.
- 3.8 This report considered two further sources of large sites; those discounted in previous SHLAA reports and employment sites considered to have the potential for alternative uses.
- 3.9 Small sites with planning permission (sites of 9 dwellings or fewer) are also monitored annually. In accordance with the number of small sites developed in previous years, it is assumed that all small sites with planning permission are completed within 5 years. The total number of dwellings permitted on small sites has been included in the assessment.

#### Sites not in the planning process

- 3.10 The report assessed sites owned by the public sector and identified by the health service, Police and city council as subject for residential development. These included sites not already in the planning process which were currently identified for disposal or were at an early stage of marketing the site for redevelopment.
- 3.11 An important source of new dwellings is the city council's Estate Regeneration Programme. Following a pilot project at Hinkler Parade, the programme is being extended to cover further local centres and wider estate regeneration. As proposals for later phases are at an early stage, the assessment took a cautious view about the numbers of additional homes provided. Not all the projects within the Estate Regeneration programme are identified in this report as some of them involve the construction of fewer than 10 additional dwellings.
- 3.12 As part of this study, developers, agents, land owners and other stakeholders were consulted in July 2012 to ask if they had any land that they considered could be potential housing sites. An advert was also placed in the local paper (and on the Council's website) asking land owners / developers if they had any sites they wanted to be considered for development.
- 3.13 It was decided not to repeat the desk-top exercise to identify possible sites from maps and aerial photographs. However a number of other sites were picked up from the on-street survey work.

#### **Sites**

- 3.14 The majority of sites were surveyed between July and September 2012. All surveys were completed by 31 December 2012. In total over 280 sites were visited. Sites were generally surveyed by two officers and standardised site survey sheets were completed for all sites visited (see Appendix 2 for sample sheet). Where it was possible photographs were also taken of the sites.
- 3.15 This work was complemented by further desk based study, gathering more information on sites including their planning history and identifying any further potential constraints, whether physical or policy based.

- 3.16 Internal meetings were held with a number of colleagues including development control, highways development control, and sustainability to gather additional information on the viability, feasibility and availability of sites.
- 3.17 For those sites with planning permission, owners/developers/agents were contacted to find out when development was likely to take place. For additional sites identified, owners/agents (where known) were also contacted to find out when development was likely to take place.
- 3.18 A full index of sites that form part of the identified supply can be found in Appendix 3. The previous SHLAA reports divided the sites between neighbourhood partnership areas (Central, East, North, South and West) and the city centre. Although neighbourhood partnerships no longer exist, the report continues to use the same areas for ease of use and comparison. In addition in Appendix 4 there is a further list of sites that were assessed as part of this work but were either not considered to be suitable for housing, did not meet the requirements of the study (i.e. in terms of potential dwelling yield) or were not considered to have potential for housing within the plan period.
- 3.19 As mentioned above all sites are listed either in Appendix 3 or 4. Further information has been provided in the report on the following groups of sites:
- Sites currently identified in the LPR that do not meet the SHLAA requirements (table 4)
  - City Centre Action Plan sites (tables 5 and 6)
  - Estates Regeneration sites (paragraph 4.14-4.16)
  - Employment sites (table 7)
  - Sites that were promoted to the Council (table 8)
  - Previously discounted sites now included (table 9)
  - Other sites previously unidentified (table 10)

### **Estimating Housing Potential for Sites**

- 3.20 For each site that was considered to be suitable for housing an estimate was made of its potential dwelling yield.
- 3.21 For those sites with planning permission the numbers were kept as in the extant permission, except where it was known that a revised application had recently been submitted or was expected to be in the near future.
- 3.22 For other sites within the HLAS, i.e. unimplemented LPR or UCS sites, the HLAS figure was used as a starting point in assessing dwelling yields.
- 3.23 For all sites without planning permission the dwelling yield was calculated using the densities from the LPR (minimums) and Core Strategy policy CS 5 (ranges) as a starting point. These densities are based on the accessibility of areas and are as following:
- Low Accessibility minimum 35 dwellings per hectare (LPR), 35-50dph (CS)
  - Medium Accessibility minimum 50dph (LPR), 50-100dph (CS)
  - High Accessibility minimum 100dph (LPR), over 100dph (CS)

- 3.25 The character of the site and the surrounding area and information on housing typologies from the Residential Design Guide were important considerations. In addition Core Strategy policy CS 16 which promotes family housing and national changes to the classification of private garden land as greenfield land also contributed to the final calculation. The Family Housing policy states that a target of 30% family homes (3+ bedrooms with private amenity space) will be sought on sites of 10 or more dwellings or which exceed 0.5ha. A cautious approach has been taken to development on private garden land. Potential new dwellings were not considered if they were wholly within private gardens or involved a substantial increase in the proportion of garden land developed.
- 3.26 For some sites proposals were sufficiently advanced that potential dwelling yields had already been established, either through a development brief exercise, or from existing information from pre-application discussions. The potential yield on a number of the major city centre sites was also influenced by the most recent discussions and assessments of the Council's City Development team.
- 3.27 Consideration was also given to recent applications, on similar sites, within the surrounding areas to give an indication of potential heights, densities and yields.
- 3.28 The calculations are considered to give a reasonable indication of the likely number of dwellings (net) to come forward.
- 3.29 Given the large number of sites that were assessed as part of this study, it was not considered appropriate to undertake individual design proposals or viability assessments.

### **Potential Constraints**

- 3.30 In an urban area such as Southampton all sites (apart from those covered by specific designations) are considered, in principle, suitable for residential development. This means that unless the site is designated or protected for another use, i.e. open space, employment, operational port land then it is likely to be suitable for housing unless there are significant constraints that could prevent the site coming forward.
- 3.31 Please note that the analysis of potential housing sites was finalised prior to the permitted development changes announced in January 2013 which would enable offices (use class B1a) to change to residential (C3) without requiring planning permission. Although only initially introduced for 3 years, this would enable the redevelopment of protected office sites which were discounted in this assessment.
- 3.32 The following are considered to be some of the most likely constraints to affect new development in the City beyond the site specific issues which have been considered on a site by site basis, i.e. access, trees, wildlife etc.

### **Flood Risk**

- 3.33 One of the constraints considered in the SHLAA has been flood risk. The Coastal Flood and Erosion Risk Management Strategy, produced by URS Scott Wilson, sets out the preferred options for managing Southampton's

coastal flood risk affecting the west of the Itchen and River Test for the next 100 years. It was adopted in 2012.

- 3.34 This Coastal Flood and Erosion Risk Management Strategy reported that without improving flood defences by 2110 almost the entire frontage is at significant risk of flooding from a 1:200 year extreme event. The areas at risk of flooding would also increase in extent and depth due to sea level rise. In the short to medium term (to 2026) the Itchen frontages are most vulnerable to flooding.
- 3.35 The strategy shows the preferred options for flood defences in the short, medium and long term. These include a flood wall on the west of the River Itchen from the Itchen Bridge up to and including the former Meridian site beyond the Northam Bridge to be built in the next 5 years. Opportunities will be taken to raise land at Crosshouse / Town Depot and at Mayflower Park as part of proposed developments. This will also protect some properties behind these sites and may facilitate a number of smaller sites which are currently unviable due to the cost of site specific flood defences.
- 3.36 There are no defences planned to protect sites on the east of the River Itchen where the approach is to 'hold the line' for the next 50 years. Buildings on sites subject to flooding will need to be resilient and resistant and utilise measures such as raising floor levels above flood levels.
- 3.37 In addition to considering coastal flooding, the assessment also noted incidents of surface water flooding which affected a number of identified sites. Sites were not discounted based on surface water flooding as developers can implement sustainable drainage schemes into new development to address this type of flooding. In addition site specific measures are supplemented by schemes such as those at Holly Brook and Tanners Brook where the council is working jointly to improve drainage and reduce flooding.

### **Airport Safeguarding**

- 3.38 The location of Southampton Airport to the north east of Southampton has implications for housing development, particularly building heights. The Council is required to consult BAA on many developments within the city.
- 3.39 A narrow public safety zone extends south from the airport into the city. In general, new development should not be permitted in this zone. None of the sites identified in the SHLAA are within this zone.
- 3.40 In addition to the public safety zone, there is a zone which covers a large part of the north of the City. Within this zone, the Council consult BAA on most developments. Each proposal will be determined according to the specific site and the appropriate building heights will vary.
- 3.41 Although sites have not been checked with BAA, this assessment has avoided tall buildings within this zone. Where proposals are based on 3-4 storey buildings, this is influenced by the site's location, the heights of surrounding properties and recent developments that have been permitted.

## **Contamination**

- 3.42 It has been assumed that contamination is likely to be a general constraint throughout the city as Southampton is an urban area where a variety of different land uses have taken place in the past. At this stage it is not considered to be a major constraint to development, as specific surveys would need to take place prior to applications.

## **Archaeological Interest**

- 3.43 All areas of Southampton are identified as Areas of Archaeological Potential. This has been considered as a general constraint facing many sites. It is unlikely to be a major constraint to development, but would require specific surveys to take place prior to applications.

## **Highways**

- 3.44 The impact of development on highways has been assessed as part of the adopted Core Strategy and emerging City Centre Action Plan. Measures to reduce the use of the private car and improvements to transport infrastructure will mitigate the impact of growth. The findings from the latest SHLAA will continue to inform modelling scenarios. These consider the cumulative impact of development and determine the detailed infrastructure needs and costs, phasing of development, funding resources and responsibilities for delivery required to enable development.
- 3.45 For individual sites, the site assessment particularly considered the issue of access. This was generally a constraint on the number of units on site and affected the phasing of larger sites where new transport infrastructure is required. For some smaller sites, the difficulty securing appropriate access off a major road or over neighbours land was one of the main reasons for discounting the sites.

## **Viability of Sites**

- 3.46 The viability of sites for development has been considered taking into account the current economic situation and the timescale of the assessment. The assessment has noted existing uses on sites and the potential yield that could be produced. Any major constraints that could affect viability were considered when assessing if a site was suitable for housing. Guidance was also sought from colleagues in Development Control and City Development, for their expertise on sites.
- 3.47 It was decided not to undertake a specific viability assessment due to the current state of the economy and the difficulties in considering viability in the future. The dwellings phased for the first 5 years are primarily those under construction, with planning permission or pending a decision or a recent refusal. Other sites phased on this period are public sector land/buildings identified for disposal and likely to come forward in the near future.
- 3.48 There are a number of major sites (particularly in the city centre) that are likely to make a significant contribution to the overall supply of housing. With many of these sites the Council has a land interest or active involvement in bringing the site forward for development. Work is currently being undertaken by consultants to look at the deliverability of sites for the emerging City Centre

Action Plan. In advance of this work, the assessment has taken a cautious view on the delivery of sites. For example, although sites such as West Quay Retail Park are likely to be progressed over the course of the plan, no completions are included in this report for the period to 2026.

- 3.49 The Council has had a viability study completed recently to support the Community Infrastructure Levy. While this does not look at specific sites, in judging the general viability of imposing a levy it found that where there were no abnormal costs to a site, development was generally viable with the requirements the Council sought.

## **Delivery**

- 3.50 The phasing of site completions was based on information in the Housing Land Availability Study (HLAS) prepared in conjunction with Hampshire County Council. This divides the total completions between different years based on information submitted and recent build rates for different types of development.
- 3.51 At the time of analysis, 15 sites were under construction. With the exception of one stalled site and the major development underway at Centenary Quay, all the sites were expected to be complete within the first 5 years.
- 3.52 We have generally assumed that sites with detailed planning permission will start within the 5 years. A number of other identified and allocated sites are also assumed to start construction within the 5 years. As part of the consultation land owners, developers and agents were asked when sites with extant planning permissions or under the course of construction were likely to be developed / completed. 13 responses were received. Their responses have helped determine when sites will come forward (Appendix 5).
- 3.53 For sites without planning permission and those sites that have not been previously identified (in the LPR or previous SHLAA reports) it is generally assumed that development will take place within 10 years or beyond. In taking these decisions we have looked at the suitability of the site for housing, what constraints there are to development, and whether it is currently in another use.
- 3.54 However, there are some sites where discussion is significantly advanced; pre-application discussions have taken place; or planning applications are currently being considered and it is assumed that some of these will contribute to the first 5 years supply.
- 3.55 With all sites assessments of projected delivery is based on information from developers and other council officers, particularly development control officers and those in the city development and economy division.

## **4. Results**

### **5, 10 and 15 Year Housing Supply**

- 4.1 The National Planning Policy Framework requires that the SHLAA identifies specific, deliverable sites for the first five years from the adoption of the Core Strategy. This will then be monitored and updated annually. According to the

methodology for a site to be considered deliverable it must be a suitable location for housing, be available and achievable, i.e. there should be a reasonable prospect that the site will be developed within 5 years.

- 4.2 The Assessment is also required to identify sufficient sites to meet the 6-10 year supply. These sites do not need to be considered deliverable (i.e. available now), however, they should be developable (i.e. a suitable site for housing, with a reasonable prospect of becoming available within the timeframe).
- 4.3 The NPPF states that where possible the Assessment should ideally identify further developable sites to meet the 11-15 year supply and the SHLAA practice Guidance suggests that ideally the number of sites identified should be able to meet the requirement of the entire plan period. As the plan period is up to 2026, the assessment has looked at sites in the years 11-14 (2022-2026) instead of 11-15 years. It also flags up sites, particularly emerging allocations in the city centre, which could deliver dwellings after 2026.
- 4.4 All of the sites that have been identified by or submitted to the Council have been assessed on their deliverability and developability. All of those with 'potential' are identified in the tables in Appendix 3 split into the 5 neighbourhood areas (Central, East, North, South and West) and the city centre and they have been coded to show if they form part of the 5, or 10 year supply or 15 years and beyond.

Code	Supply Period
a	Development likely to contribute to 5 year supply (2012-17)
b	Development likely to contribute to 6 to 10 year supply (2017-22)
c	Development likely to contribute to 11 to 14 year supply (2022-26) to tie in with the end of the plan period
d	Development likely to contribute to 15+ year supply (2027 onwards)

- 4.5 The following table shows the breakdown of the annualised requirement from the South East Plan and the total number of completions to date as well as the projected 5, 10 and 14 years (to 2026) supply of housing on SHLAA sites.

**Table 2: Housing Requirement and Supply from SHLAA sites**

Core Strategy Requirement (2006-2026)		16,300 (annual requirement of 815)	
Period of Supply	Target	Completed/Projected No. of Dwellings*	Surplus / shortfall
2006-2012	4,890	5,179 (completed)	289 surplus
20012-17 (5 years)	3,975	3,691 (projected)	284 shortfall
2017-22 (6-10 years)	3,975	2,959 (projected)	1,016 shortfall
2022-26 (11-14 years)	3,180	2,703 (projected)	477 shortfall
Total Supply Identified to 2026	16,300	14,532 (completions and projections)	1,768 shortfall

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

- 4.6 As the table above shows 5,179 completions have taken place since 2006, if this is subtracted from the total requirement for the period (16,300) then it

leaves an annual requirement of 795 units per year to meet the remaining requirement of 11,121 units.

- 4.7 Although there are not sufficient sites identified to meet the requirement for the plan period and for 5 year and 10 year periods, this assessment identifies further sources of potential which are not included in table 2 above. This consists of windfalls and small sites with planning permission. The inclusion of these sources of supply will address the shortfall.
- 4.8 Table 3 (Annualised requirement and projected annual supply for 10 years from adoption) breaks this information down further and shows the annualised projected completions for the first 10 years from adoption of the Core Strategy. It also incorporates dwelling numbers from small sites discussed later in this document. The supply tables and trajectory will be reviewed and updated annually to record actual completions and to monitor delivery of sites.

**Table 3: Annualised requirement and projected annual supply (as at 31 December 2012)**

	Completions						Projections																			
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
<b>Projected completions – Identified sites</b>							522	988	992	637	552	787	581	440	546	605	935	756	532	480						
<b>Projected completions - small windfalls</b>																	185	185	185	185	185	185	185	185	185	185
<b>Small site commitments</b>																			112	112	112	112	113			
<b>Actual completions – Allocated sites</b>	302	179	184	96	342	290																				
<b>Actual completions - Unallocated sites</b>	966	721	850	429	449	372																				
<b>Actual completions - Total</b>	1268	900	1034	525	791	662																				
<b>Cumulative completions</b>	1268	2168	3202	3727	4518	5180															5814	6914	8019	8953	9803	10775

## Local Plan Review (LPR)

- 4.9 This assessment has re-considered all sites that are allocated/identified in the LPR. Around one third of these housing allocations and major sites where housing is identified an element of mixed use have not yet been developed. The majority of these sites will continue to be identified in the SHLAA.
- 4.10 Some of the LPR sites have been identified as having no potential in the SHLAA. This is generally due to the potential yield being too low (below a net of 10); some have reduced due to the proposed family homes policy. Some sites have also been removed due to more recent information about potential development delivery on site.
- 4.11 The following sites do not meet the criteria to be identified as potential housing sites in the SHLAA.

**Table 4: Local Plan Review sites no longer with potential**

Site Name	Neighbourhood area	Potential No. Dwellings*	Justification
<b>Sites no longer consider to have potential</b>			
38 Clausentum / Ancasta Road	Central	<10	Likely to be a small site.
22-28 Onslow Road (part)	Central	<10	Small site as the remainder of the H1 site has been developed
47-65 Bevois Valley Rd	Central	<10	Likely to be a small site if anything. Planning application in for retail development.
St James Road / Salem Street	West	<10	Likely to be a small site.
Rear of 206-218 Warren Avenue	West	N/A	Highway access issue

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

- 4.12 Due to the way the SHLAA is counting small sites, i.e. only counting them once they have permission and are identified, these sites will come through when they have been granted permission (with the exception of Rear of 206-218 Warren Avenue). To include them at this stage would increase the chance of future double counting.

## City Centre Action Plan

- 4.13 The Council has consulted on the Preferred Approach for the City Centre Action Plan and is currently revising the plan. On adoption, it will allocate sites in the City Centre. Work on this report and previous versions of the SHLAA have informed the emerging Action Plan. The SHLAA appraised all sites that were recognised in the document as having potential for housing. Whilst all the sites are included in the report, some are phased beyond 2026 to reflect the existing values on the sites and the length of time it will take to progress these sites.

**Table 5: City Centre Action Plan sites**

<b>SHLAA No.</b>	<b>Site Name</b>	<b>Potential No. of units*</b>
<b>Residential-led housing allocations</b>		
CC 5	Corner of Albert Road South, Canute Road & Royal Crescent Road	88
CC 13	11 Queensway	25
CC 16	Back of the Walls	178
CC 18	Land to rear of 104-106 East Street	14
CC 19	165 St Mary's Street & Chantry Hall	60
CC 29	101-119 St Mary Street	58
CC 30	Land at the Corner of Northam Rd	14
CC 41	Car park, Kings Park Road	50
CC 44a	Aviation Museum	45
CC 44b	24-32 Canute Road and 157-159 Albert Road South	25
CC 45	College Place Car Park	12
CC 57	135-141 Albert Road South	10
CC 64	Carlton House	16
CC 51	21 Southampton Street & 16-18 Banister Street	15
CC 58	Cedar Press	122
CC 60	American Wharf, Elm Street	23
CC 61	59-61 St Mary Street	12
CC 65	Handford Place Car Park	16
CC 67	21-22 Hanover Buildings	16
CC 55	Car Park adjacent to 14-18 College Street	25
CC 66	102-108 Above Bar Street, Park House	103
<b>Major sites with housing as an element of mixed use</b>		
CC 2	Royal Pier/Town Quay	311
CC 3	Land around Bargate	200
CC 10	Fruit & Vegetable Warehouses and Brunswick Square	240
CC 12	College Street car park	80
CC 15	144-164 High Street	20
CC 25	23-25 Hanover Buildings	13
CC 27	Watermark West Quay	241
CC 31	City Industrial Park, Southern Road	115
CC 33	Central Station	200
CC 35	Mayflower Halls	197
CC 36	Northern Above Bar	29
CC 48	East Park Terrace (northern part)	100
CC 49	60-64 St Mary's Road	78
CC 54	Town Depot	500
CC 71	Station Quarter - south of station; hotels, Toys R Us & restaurants	100
CC 72	Western Gateway - non City Industrial Estate (part of CCAP Quarter)	100
CC 108	East of Castle Way	108

CC 56	Richmond House	40
CC 59	The Promontory	94
CC 7	Admirals Quay	299
CC 63	Sites either side of Northern Above Bar	213

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

**Table 6: City Centre Action Plan sites post 2026**

<b>SHLAA No.</b>	<b>Extra units on SHLAA sites delivered post 2026</b>	<b>Potential No. of units*</b>
CC 44a	Aviation Museum	45
CC 44b	24-32 Canute Road and 157-159 Albert Road South	20
CC 31	City Industrial Park, Southern Road	55
CC 72	Western Gateway - non City Industrial Estate (part of CCAP Quarter)	100
	<b>SHLAA sites not delivering units until post 2026</b>	
CC 70	Heart of the city - Asda, Marlands (CCAP Quarter)	500
CC 73	West of Queensway (formerly East of)	20
CC 26	West Quay Retail Park	296
CC 71	Station Quarter - South of the station	100
CC 62	Car park on Northam Road	36
CC 48	East Park Terrace (northern part)	100
CC 46	11-31 Bellevue Road	10
	<b>TOTAL units (delivered post 2026)</b>	<b>1,282</b>

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

### **Estate Regeneration programme**

- 4.14 The Estate Regeneration programme is a comprehensive renewal programme to transform neighbourhoods and local centres in the city. This includes demolishing existing poor quality housing and non-residential units and maximising the number of new homes as part of the redevelopment. Phase one involved the regeneration of Hinkler Parade local centre and is largely complete.
- 4.15 Construction has started on phase two projects at Exford Avenue, Laxton Close, Meggeson Avenue and Cumbrian Way. With the exception of Laxton Close, which does not involve a net increase of ten or more dwellings, all the phase two sites are included in the assessment.
- 4.16 Two phase three projects are at an early stage of planning. The redevelopment of Weston Parade is unlikely to involve a net increase of ten or more dwellings. A larger scale redevelopment is planned for Townhill Park and a draft masterplan was produced. Although this indicated capacity for a large number of dwellings, some of the sites identified were unacceptable to planning. A smaller number of dwellings are therefore included in the document.

## Employment Sites

- 4.17 The ongoing Employment Land Review assessed existing employment allocations from the Local Plan Review. The assessment looked at sites identified in previous SHLAA reports and those where there was potential for alternative uses.

**Table 7: Employment sites**

Site Name	Neighbourhood area	Potential No. Dwellings	Justification
<b>Sites with Potential</b>			
Pitt Road Industrial Estate	Central	75	Site identified in previous SHLAA. LPR inspector did not support its safeguarding
22-24 Millbrook Rd East (U Drive)	Central	16	Site is separated from other industrial premises and adjacent to residential uses
Drivers Wharf	Central	100	Site already identified in LPR
Brunswick Square	City Centre	240 (as part of wider Fruit and Veg market site)	Part of Fruit and Vegetable Market site in CCAP
Richmond Street / College Street	City Centre	97 - under construction	Under construction for residential use
City Industrial Park	City Centre	115 (inc. 55 post 2026)	Part of Western Gateway site in City Centre Action Plan
West Quay Road	City Centre	200 (inc. 100 post 2026)	Part of Western Gateway site in CCAP
Conversion of offices	City Centre	500	Amount of safeguarded offices which could be released in accordance with the CCAP policies
Kemps Quay, north of Quayside Road	East	35	Residential and primary school adjacent, longer term opportunity (10+ years)
<b>Sites not considered to have potential at this time</b>			
Northbrook Industrial Estate			Identified as a borderline case in the Employment Sites Review
Hazel Road North			Large site in established industrial area along the river. Not likely to be developed by 2026 due to issues including access and flood risk

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

## Promoted Sites

4.18 Sites that were promoted as part of the SHLAA consultation were assessed for their potential for housing.

4.19 The following sites were promoted by land owners, developers and agents.

**Table 8: Promoted sites**

Site Name	Neighbourhood area	Potential No. Dwellings*	Justification
<b>Sites with Potential</b>			
Land between Harbour Parade and Portland Terrace, South of West Quay Shopping Centre	City Centre	241	Part of Watermark WestQuay redevelopment NB. identified in previous SHLAA
7-21 (or 7-17) Carlton Road	Central	28	Site adjacent to Park Centrale redevelopment
Former Portswood Bus Depot	North	59	Part of the Sainsburys Portswood redevelopment NB. identified in previous SHLAA
<b>Sites not considered to have potential at this time</b>			
8-13 Brunswick Place	City Centre	N/A	Within safeguarded office area
35 Caerleon Drive	East	<10	Small site

\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)

## Previously discounted sites

4.20 As part of the assessment, sites previously discounted were reassessed. Due to the inclusion of student housing developments in the report and to reflect a recent planning permission, the following sites are now included:

**Table 9: Previously discounted sites now included**

Site Name	Neighbourhood area	Potential No. Dwellings*	Justification
Milton Road/ Wilton Avenue	Central	N/A	Previously discounted due to culvert running across part of site. Planning permission now granted for site.
Back of the Walls	City Centre	N/A	Site has permission for student flats – now included within housing figures.
11-31 Bellevue Road	City Centre	N/A	Site extended and no longer a small site.

\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)

## Previously Unidentified Sites

4.21 In addition to those sites already discussed in this report the Council also assessed sites from a variety of other sources including: permissions post 2011, recent refusals, vacant properties/buildings, surplus public sector land and sites identified from street searches. Of all the sites assessed the following were considered to have potential for future housing.

**Table 10: Previously unidentified sites**

Site Name	Neighbourhood area	Potential No. Dwellings*
Richmond House	City Centre	40
Carlton House, Carlton Place	City Centre	16
21-22 Hanover Buildings	City Centre	16
American Wharf	City Centre	23
The Promontory	City Centre	94
13-14 High Street	City Centre	12
135-141 Albert Road South	City Centre	10
59-61 St Mary Street	City Centre	12
Handford Place car park	City Centre	16
Car park adj to 14-18 College Street	City Centre	25
Car park on Northam Road	City Centre	36
102-108 Above Bar Street (Park House)	City Centre	103
Waterloo Road Hoarding site	Central	12
Project House, Avenue Road	Central	12
122-126 St Marys Road	Central	20
Bedford House Mental Health Day Centre	Central	10
Park Centrale – south east corner	Central	47
Orions Point	Central	79
Park Hotel, 90 Shirley Road	Central	10
Southampton Podiatry Centre, 7 Archers Road	Central	18
58 West End Road	East	10
Magna Mazda, Bursledon Road	East	18
Birch Lawn, Sullivan Road	East	22
Land adj to Chessell Surgery, Sullivan Road	East	11
Chamberlain halls	North	47
Former Picador car dealership, 21-35 St Denys Road	North	18
158-168a Portswood Road	North	12
468-480 Portswood Road	North	50
13-15 St Denys Road (Police Station)	North	15
Woolston Trades and Labour Club	North	13
17-21 Portsmouth Road (Ritz Bingo)	North	10
Hendy Ford, 360-364 Shirley Road	West	96
Blacksmiths Arms, Romsey Road	West	11
Vacant car sales site on Janson Road	West	10
Vacant pub on Wimpson Lane	West	10
Whitehaven. Buttermere Close	West	28
Cateran Close garage site	West	10
Corner of Lord's Hill Way, Aldermoor Road and Coxford Road	West	18
Former Lordshill Housing Office	West	18

**\*Potential Dwelling numbers are indicative only unless relating to extant planning permissions. (Numbers and planning status correct as at 31.12.12)**

## **Other Sources of Potential**

- 4.22 This SHLAA identifies large sites that can accommodate 14,532 dwellings to 2026. Many of the dwellings constructed in Southampton will be on small sites which either have permission now or will come forward during the plan period.

## **Small Site permissions**

- 4.23 An allowance has been made in the figures for small sites in the first five years (of supply). As of 1<sup>st</sup> April 2012 there was permission for 561 units on small sites. It has been assumed, based on discussions with the County Council on previous delivery of small sites that all will come forward in the next five years (2012-17). This equates to 112 dwellings per annum. This compares to a net housing completion on small sites of an average of 255 dwellings per year over the last 5 years and 225 per year over the last 10 years. In 2011/12 there were 185 completions on small sites (28% of the total).

## **Windfalls**

- 4.24 Within the city there is a high level of housing provision on what are known as “Windfall” sites. The National Planning Policy Framework (NPPF) defines a Windfall site as sites which have not been specifically identified as available in the Local Plan process and normally comprise previously-developed sites that have unexpectedly become available. This includes both small and large sites; large sites are considered to be those capable of accommodating 10 or more dwellings.
- 4.25 The NPPF advises that local planning authorities may make an allowance for windfall sites in their five year supply if they have compelling evidence that such sites have consistently become available and will continue to be in the future. Southampton has a record of delivering the majority of housing units on windfall sites. For at least the last 10 years the majority of units have been delivered on windfall sites. Numbers have varied from 372 – 996 units annually and their proportion has varied from 56% – 82%. An average of 70% of total housing delivered over the 10 year period has come from windfalls.
- 4.26 The numbers of windfall units above are delivered on both large and small sites. Although large sites generally contribute the majority of windfall dwellings, the SHLAA does not include a large site windfall allowance. This reflects the difficulties predicting large site windfalls based on past trends. Over time more sites will be identified and allocated in plans (including the City Centre Action Plan) and conversely sites such as employment sites can unexpectedly come forward. The redevelopment of a single large site can therefore have a large impact on housing figures. The majority of large sites should also be identified already in the document.
- 4.27 In order to calculate an appropriate allowance from small windfalls, each individual planning permission granted in the last five years was analysed to consider whether the same number of dwellings would be permitted if the application was received now. Two aspects were considered; the amount of development on private garden land and the provision of family housing. New dwellings wholly in private gardens or involving a substantial increase in the proportion of garden land developed were discounted. The housing supply was also reduced where development would now be expected to provide

family homes. These criteria reduced the supply on some housing sites and other sites were deleted as they no longer could deliver additional units.

### **Buffer**

- 4.28 There is a requirement in National Planning Policy Framework to provide a five year housing supply with an additional buffer of 5% (or 20% if there is persistent under delivery) moved forward from later in the plan period.
- 4.29 Table 1 shows that 3,691 dwellings have been identified for the first 5 years. This is less than the requirement of 3,975 dwellings in this period (or 4,174 if including an additional 5% buffer). However, the addition of small site commitments and completions increases the 5 year supply to 4,623 dwellings. A cautious approach has been taken to identifying dwellings in the first 5 years. If changing economic conditions improves the viability of sites, many of them could be delivered sooner than predicted.

### **Monitoring**

- 4.30 The SHLAA will be subject to annual monitoring, which will tie in with the Annual Monitoring Report. The SHLAA will not however be reviewed in its entirety annually and there will not be an opportunity to promote further sites.
- 4.31 What will be reviewed is the delivery of sites – whether planning applications are coming forward and if construction is taking place at the rates that are expected. In addition any **new** large sites (10+ gross) that gain permission will be added to the list of identified sites. The rate of delivery on small sites will be monitored to review if the small site contribution should continue at the same rate and the number of new planning permissions on small sites will be analysed to determine whether any further allowance from small sites should be made.
- 4.32 Any discussions or developments on the major city centre sites and other major projects (i.e. estate regeneration or school programmes) will also be monitored.
- 4.33 This will enable the Council to have an updated projection of supply and an up to date trajectory to reflect the most recent information.

### **Risk Assessment**

- 4.34 The current economic climate continues to make it difficult to assess when a site is likely to be developed. We are aware that a number of house building companies have stopped building or continue to proceed slowly. In addition the type of units proposed are changing with an increase in the amount of purpose built student housing.
- 4.35 Reasonable assessments have been made with regards to the delivery of sites and given the level of uncertainty it is important that this is monitored closely in subsequent reviews of this assessment.

## 5. Inset Maps – see separate document

- 5.1 The SHLAA maps are for information purposes only and do not form the basis for applications or allocations.
- 5.2 Where there are extant planning permissions or sites are currently identified for housing within the LPR the approximate site boundaries have been reproduced within the SHLAA unless there is more up to date information.
- 5.3 Discounted sites are not shown in the inset maps, appendix 4 summarises the main reasons for discounting individual sites.
- 5.4 **Potential sites** (for 10+ dwellings net) have been marked in different colours depending on when development is expected to commence. Please note that for some larger sites and those involving in different phases, development will extend across time periods;
  - Dark purple - sites where development will commence within 5 years
  - Light purple - sites where development will commence in 2017-2022
  - Striped - sites where development will commence in 2022-2026
  - Pink - sites where development will commence post 2026
- 5.5 **The Index of Sites with potential (Appendix 3) identifies the site reference and map number.**

## Glossary

CLG	Communities and Local Government (government department)
GIS	Geographic Information System
HBF	Home Builders Federation
HLAS	Housing Land Availability Survey
LDF	Local Development Framework
NPPF	National Planning Policy Framework
O.S	Ordnance Survey
PCT	Primary Care Trust
PPS	Planning Policy Statement
PUSH	Partnership for Urban South Hampshire
RSL	Registered Social Landlord
SAC	Special Area of Conservation
SCC	Southampton City Council
SEEDA	South East England Development Agency
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

## Appendix 1

### 2012 Study - Strategic Housing Land Availability Assessment Methodology

#### Introduction

Former PPS3 Housing set down the requirement to prepare a Strategic Housing Land Availability Assessment (SHLAA). The National Planning Policy Framework (NPPF) reiterates the need to “prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.

Government advice in the Strategic Housing Land Availability Assessments - Practice Guidance (CLG 2007) (which is still in use) indicates that the primary role of a SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

It also advises that as a minimum the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of adoption, and ideally for longer than the whole 15 year plan period.

The NPPF requires that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land; or 20% where there has been a record of persistent under delivery. A supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 should also be identified.

It is important to note that **the SHLAA does not determine whether a site should be allocated for housing**. The findings feed into other development plan documents which will allocate sites.

The core outputs of the SHLAA Review will be:

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

The Review will build on the work done for the initial SHLAA document in 2009 and the 2011 Update.

In preparing this methodology the council has followed the guidance in CLG's SHLAA Practice Guide. Where the council's methodology differs from that in the Practice Guide this is made clear.

## Stage 1 Planning the assessment

### What area will it cover?

The SHLAA Review will cover the whole of the city council area.

### Resources for the project

Members of the Planning Policy team will be carrying out most of the work that needs to be done. Other council officers will be consulted as needed e.g. to provide specialist advice on ecology, highways, historic conservation, valuation.

### Management and scrutiny arrangements

An internal Working Group will be set up to oversee the project. The Working Group will comprise officers from the council as follows:

Planning Policy, Development Management, Housing Solutions, Property, City Development plus the Cabinet member for Environment and Transport (representing the local community).

The Working Group will

- Assess the sites proposed for development
- Agree the sites identified are potentially suitable for housing.

### Consultation

The guidance also advocates that local planning authorities work with key stakeholders. Stakeholders will be consulted at various stages throughout the process of producing the assessment. These stages will be:

- a request for information on sites;
- request for details on whether sites are available for development and when they will be developed.
- consult on the final draft document as part of consultation on CCAP

We will consult with the following bodies:

- public sector land owners – other SCC departments, Police, NHS, higher / further education, Thornhill Plus You, adjoining LAs, HCA
- housebuilders – private, RSLs, HBF, local property agents,
- *local communities (any Neighbourhood planning groups)*
- Southampton Housing Partnership, Developers' Forum, Hampshire Chamber of Commerce, Business Solent, Solent Local Enterprise Partnership, Southampton Connect.
- Infrastructure providers.

### Outcomes for Stage 1

- Written down methodology & assumptions for the study.
- Robust, recorded project management approach.
- Robust, workable method of involving key stakeholders with lists of participants.
- Clarity on who is responsible for making decisions, and how they will be arrived at.
- Work programme with project milestones.

## Stage 2 Which sources of sites will be included

The assessment will cover the types of sites set out below:

### **Sites in the planning process**

- Land allocated or with permission for employment / other land use no longer required for that use.
- Existing housing allocations.
- Site development briefs.
- Unimplemented / outstanding planning permissions for housing.
- Planning permissions for housing under construction.

### **Sites not in planning process**

- Vacant / derelict land & buildings.
- Surplus public sector land.
- Land in non-residential use suitable for redevelopment for housing.
- Additional housing opportunities in established residential areas.
- Large-scale redevelopment / redesign of existing housing areas e.g. Council's estates regeneration programme.
- Undeveloped sites on the edge of the city.

All land in the city will be included in the Assessment apart from:

- International nature conservation sites – SACs, SPAs and Ramsar sites
- National nature conservation sites – SSSIs

### **Size of site**

The 2009 SHLAA surveyed a minimum size of site i.e. sites accommodating 10+ dwellings or of +0.1 ha. in area. This meant that the Assessment was in line with the existing annual Housing Land Availability Survey (HLAS) produced by the County Council which currently provides detailed assessment of sites of 10+ dwellings. It was also considered to be not feasible to identify and survey all small sites with potential for housing. This assumption will be re-examined as part of the work for the SHLAA update. The SHLAA Practice Guide suggests that where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply. This work will be done in conjunction with the work on windfalls (see Section 10).

It should be noted that the contribution from small sites will be included in the land supply figures, whether or not they are individually identified as part of the SHLAA survey. All small sites with planning permission are included in the land supply.

### **Outcome for Stage 2**

- List of sources of sites and assumptions for inclusion in the project methodology (outcome under Stage 1)

## Stage 3 – Desktop review / sources of information

The following sources of information will be used to identify sites with potential for housing and any relevant information they might provide, such as on constraints, timing and phasing of development.

### Sources of information

Sites in the planning process	Purpose	Whether already in the SHLAA
Site allocations from Local Plan Review, not yet the subject of planning permission Site allocations from draft CCAP	To identify sites	LPR sites already in SHLAA.
Planning permissions/sites under construction (particularly those being developed in phases) (using HLAS records)	To identify sites	Update information on sites in SHLAA Add new permissions
Dwelling starts and completion records (using HLAS records)	To identify the current development progress on sites with planning permission	Update information on sites in SHLAA
Planning application refusals for housing in past 3 years	To identify sites	Assess how far to do this as recent applications will have been assessed against current policies
Lapsed permissions	To identify sites	Most of these will be in SHLAA & will be carried forward
Sites discounted in 2009 & 2011 SHLAAs	To identify sites	Check whether circumstances have changed since previous assessments.
Site specific development briefs	To identify sites and any constraints to delivery	Look at most recent Briefs
<b>Other sources of information that may help to identify sites</b>		
Source	Purpose	Comments
Empty Property Register	To identify vacant buildings	
National Land Use Database	To identify buildings and land, and any constraints to delivery	Recent NLUD returns and SHLAA should be consistent
Register of Surplus Public Sector Land	To identify buildings and land	HCA has set up database
Eastleigh and Southampton Employment Sites Study	To identify surplus employment buildings and land	Recent surveys need to be taken into account
<i>Vacant property registers (industrial and commercial)</i>	<i>To identify vacant buildings</i>	<i>Was this info used for Employment sites survey?</i>

<i>Commercial property database e.g. estate agents and property agents</i>	<i>To identify vacant buildings and land</i>	
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We will only be examining planning application refusals for housing in past 3 years as the original SHLAA study prepared in 2009 picked up likely housing sites from refusals prior to that.

It is not intended to carry out a map and aerial photo search as was done for the 2009 assessment as that assessment picked up any likely sites.

Other sources of information that we will use to identify potential sites include:

- schools sites review;
- work for the City Centre Action Plan;
- Estates Regeneration;
- economic development;
- district and local centres reviews;
- other SCC departments.

The Practice Guide suggests that there are advantages in undertaking land availability assessments for housing and employment in parallel. The Employment Land Review is being carried out at present so the two will tie in.

#### **Call for sites**

We intend to place an advert in the local paper and on our website asking land owners / developers if they have got any sites they want to be considered for development. We will also contact those organisations mentioned in Stage 1 to ask them if they have got any sites they want to be considered for development.

We will also place an item on the internal weekly staff bulletin.

### **Stage 4 – determining which sites and areas will be surveyed**

Site visits will be made to all the additional sites identified in stage 3 i.e. those not included in the 2009 SHLAA. Other sites will be revisited if it is considered necessary to do so.

We will not be surveying current operational port land or protected open space (as designated in the Local Plan Review 2006) unless we are aware that certain sites within these classifications may be affected by development.

#### **Outcomes for Stages 3 and 4**

List of known and potential sites that will be surveyed.

### **Stage 5 – carrying out the survey**

#### **Briefing the survey team**

All staff will be briefed to ensure that they follow consistent practice in identifying sites and recording information. Staff will also be briefed on how to handle enquiries from members of the public and site owners.

### **Recording site characteristics**

A standardised check list was produced for the 2009 study and this will be filled in for all sites. This covers the characteristics set out in para 29 of the SHLAA guidance plus other matters the city council considers it necessary to record. This information is kept on a computer database.

Information on sites already in the database will be updated as necessary.

### **Stage 6 – estimating the housing potential of sites**

Estimates of the housing potential of each identified site will be guided by the Core Strategy policies on Housing Density and on Housing Mix and Type. This will take into account the net densities proposed and the target for family homes.

The densities being achieved on sites that have been through the planning system will be assessed. This is in order to test whether the densities and housing numbers we estimated for sites in the SHLAA have been achieved.

### **Stage 7 – assessing when and whether sites are likely to be developed**

Assessing the 'suitability', 'availability' and 'achievability' of a site will provide information on which a judgement can be made as to whether a site can be considered deliverable, developable or not currently developable for housing development. The NPPF advises that to be considered:

- 'Deliverable' - a site should
  - be available now,
  - offer a suitable location for housing development now,
  - be achievable with a realistic prospect that housing will be delivered on the site within five years,
  - be viable.

Sites with planning permission will be considered deliverable until permission expires unless there is clear evidence that schemes will not be implemented within five years e.g. they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- 'Developable' – a site should
  - be in a suitable location for housing development,
  - have a reasonable prospect that it will be available for and could be viably developed at the point envisaged.

For sites to be considered as part of the first 5 years of potential sites they will need to be deliverable, and for sites to be considered for the next 6 - 15 years they should be developable (there should be a good chance the site will come forward within 15 years).

If it is considered that a site would not be developed within the first 15 years, then it will be considered to be not currently developable.

### **Stage 7a – assessing suitability for housing**

A suitable location for development will contribute to sustainable, mixed communities. Sites allocated for housing and sites with extant planning permissions will generally

be considered suitable, but work will be undertaken to check that circumstances have not changed.

For those sites that are not currently allocated or do not have extant planning permission, the following factors will be considered to assess their suitability.

**Policy restrictions** – that would prevent development taking place such as designations, protected areas and planning / corporate and community strategy policy e.g. open space protection;

**Physical problems or limitations** – including flooding, access, infrastructure, ground conditions, hazardous risks, pollution, contamination (from Strategic Flood Risk Assessment (SFRA) maps, GIS and site survey);

**Potential impacts** – including effect upon landscape features and conservation; and

**Environmental conditions** – which would be experienced by prospective residents.

## Stage 7b – assessing availability for housing

Sites will be considered to be available, where on the best information available, there is confidence that there are no legal or ownership problems. In effect, where a site is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell it will be considered to be available.

## Stage 7c – Assessing achievability for housing

A site is considered 'achievable' for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement to be made regarding the economic viability of the site and how it might be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales;
- Cost factors – to include site preparation costs, any exceptional works necessary, planning standards and obligations, prospect of funding or investment to address identified constraints;
- Delivery factors - including developer's own phasing, realistic build-out rates on larger sites, whether there is a single or several developers offering different housing products and the size and capacity of the developer.

The council will contact infrastructure providers with the expected quantum of development by location to get their views on infrastructure issues.

### **Contact with site owners / developers etc**

As part of the work for Stages 7a to 7c the Council will

- aim to identify landowners and / or developers / agents and to ascertain whether their sites are currently available.
- contact owners / developers / agents as to their intentions for their sites and identify where there are potential constraints, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Where

problems are identified an assessment will be made of when they can realistically be overcome.

- seek the views of owners / developers / agents as to whether they consider that their sites will be developed.

For any unimplemented planning permissions over one year old the Council will write to the agents or developers asking them when they consider their sites are likely to be delivered.

## Stage 7d – overcoming constraints

Where constraints have been identified, the SHLAA will need to consider what action would be needed to remove them e.g. new infrastructure requirements, how to deal with fragmented ownership, environmental improvements, amending planning policy. Stakeholder involvement will be key in helping to determine the actions required to overcome constraints on 'difficult' sites. This work will be closely linked to the analysis of suitability and achievability.

In order to assist in assessing the 'suitability', 'availability' and 'achievability' of sites the council will ask the Working Party to help assess whether and when sites will be developed.

### **Outcomes for stages 5 - 7**

A full list of potential sites will be produced, including completed individual survey sheets with photographs for each site and a spreadsheet showing all sites.

## Stage 8 – Review of the Assessment

Following the assessment of deliverability and developability as outlined in stage 7, the housing potential of all the sites will be brought together to produce the housing trajectory. This will identify whether there are sufficient sites to meet the 5, 10 and 15 year supply, in accordance with paragraph 47 of the NPPF.

An overall risk assessment will be undertaken to determine whether sites are likely to come forward as anticipated. This will describe how the council will maintain delivery of the five year supply of housing land to meeting our housing target.

If there are insufficient sites then the Council will go back and reconsider the assumptions made in the SHLAA methodology, including considering any sites that were discounted and taking into account the potential contribution from broad locations and windfalls.

### **Outcomes for stage 8**

Produce a housing trajectory and overall risk assessment.

## Stage 9 – Broad Locations

The Practice Guidance describes broad locations as - those areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The Practice Guidance notes that the advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.

The Council is undertaking a review of all 'housing estates' identifying potential areas for renewal / redevelopment. Some development has already taken place as part of the estates regeneration programme and other sites will be developed shortly. A third phase of redevelopment has been approved and will take place over the next 9 years. Over the next 20 years a further 6 areas of council housing in the city are likely to be regenerated.

Where broad locations are identified, estimates of potential housing supply will be developed having regard to:

- The nature and scale of potential opportunities within the broad location; and
- Market conditions.

## Stage 10 – Windfalls

Windfall sites make up a considerable proportion of the housing supply in the city. It is expected that this high rate of delivery from unallocated sites will continue to contribute significantly to the total supply of housing completions. The 2009 SHLAA and the 2011 Update did not include a windfall allowance in the projected housing supply.

Previous government guidance in former PPS3 indicated that LPAs should not include an allowance for windfalls in the 1<sup>st</sup> ten years of land supply unless they could provide robust evidence of genuine local circumstances that prevent specific sites being identified. However the NPPF says that "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens."

The SHLAA update / review will include an assessment of the likely contribution of windfall development. The SHLAA Practice Guidance suggests that one way to determine a realistic windfall allowance is to estimate the housing potential from each likely source of land for housing, as the rate will be different between them. It suggests that the potential from each source is estimated by calculating the average annual completion rate from the source taking care to avoid double counting sites.

The following matters will be considered:

- Whether the annual completion rate is likely to increase or decrease;
- Whether the pattern of development is likely to remain the same, grow or decline; and
- Whether current market conditions are likely to stay the same, worsen or improve.

We will be looking at delivery rates for the last five years. We will also be checking the supply from different sources e.g. whether they are greenfield or residential gardens.

Windfall sites are defined in the NPPF as "Sites which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available." The likely sources of windfalls are expected to include:

- Subdivision of existing housing.
- Flats above shops.
- Empty Homes.
- Intensification of existing areas.
- Redevelopment of existing houses (excluding residential gardens).
- Conversion of commercial land / premises.
- Sites for under 10 dwellings or 0.1 ha.

Windfalls will be monitored on an annual basis, as part of the SHLAA monitoring.

## Appendix 2 – Site survey form

<b>Address:</b>	<b>Site Ref:</b>	<b>Site Area (ha):</b>
<b>Description Of Site:</b>	<b>Officer:</b>	<b>Date:</b>
	<b>Ownership:</b>	
	<b>Planning Status:</b>	
	<b>Site Access:</b>	
<b>Constraints:</b>		
<b>Initial Appraisal of Suitability for Housing / Other Use</b>		

**Policy Considerations:**

**Constraints**

<b>Flooding</b>		<b>Public Safety Zone</b>	
<b>Nature Designation</b>		<b>Air Quality Management Area</b>	
<b>Historic Park/Garden</b>		<b>Conservation Area</b>	
<b>Archaeological Remains</b>		<b>Listed or Local List</b>	
<b>Hazardous Installation</b>		<b>Ancient Monument</b>	
<b>TPOs</b>			

**Density and Accessibility Zone (existing and proposed):**

**Potential number of units (net)**

**Time Frame:**

**Conclusion:**

## Appendix 3 - Full list of sites by area

### City Centre Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
CC 2	6	Royal Pier/Town Quay	10.7	311	Yes	Allocated	Flood risk	Design / Layout	B-C
CC 3	6	Land around Bargate	3.22	200	Yes	To be allocated in CCAP	Land assembly. Impact on Town Walls	Design / layout	C
CC 5	6	Corner of Albert Road South / Canute Road and Royal Crescent Road	0.19	88	Yes	Under Construction	N/A		B
CC 7	6	Admirals Quay	1.02	299	Yes	Under Construction	N/A		A
CC 10	6	Fruit & Vegetable Warehouses and Brunswick Square	2.4	240	Yes	Allocated	Split site. Archaeology. Safeguarded employment site	Design / layout. CCAP to release land from safeguarding	A-B
CC 12	6	College Street car park	0.36	80	Yes	To be allocated in CCAP	Flood risk	Design / layout	C
CC 13	6	11 Queensway	0.07	25	Yes	No PP	Previously refusal due to overdevelopment	Smaller scale development	C
CC 15	6	144-164 High Street	0.4	20	Yes	Allocated	Impact on listed buildings. Secondary retail frontage	Dwellings proposed based on flats over retail units	C
CC 16	6	Back of the Walls	0.26	178	Yes – discounted 2009	PP	Reason for discounting site previously – site likely to be developed for student housing	Purpose built student housing now included	A

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
CC 17	6	72-74 Canal Walk	0.07	36	Yes	Under construction	N/A		A
CC 18	6	Land to rear of 104-106 East Street	0.06	14	Yes	PP	N/A		A
CC 19	6	165 St Mary Street and former Chantry Hall	0.3	60	Yes	Lapsed PP	N/A		B
CC 25	6	23-25 Hanover Buildings	0.05	13	Yes	PP	N/A		A
CC 26	6	West Quay Retail Park	5.2	296	Yes	To be allocated in CCAP	Flood risk and within Primary Shopping Area	Design / layout. Mixed use development	D
CC 27	6	Watermark West Quay	1.6	241	Yes	Allocated and OUT PP	Flood risk and within Primary Shopping Area	Design / layout. Mixed use development	A-B
CC 28	6	69-72 St Mary Street	0.07	13	Yes	Under construction	N/A		A
CC 29	6	101-119 St Mary Street	0.18	58	Yes	Part PP	N/A		A-B
CC 30	7	Land adjacent to 2 Northam Road	0.03	14	Yes	PP	Residential amenity		A
CC 31	6	City Industrial Park, Southern Road	3.4	115	Yes – discounted 2009	To be allocated in CCAP	Reason for discounting site previously – site safeguarded for employment. Flood risk	Design / layout. CCAP to release land from safeguarding	C-D
CC 33	7	Central Station	3.53	200	Yes	To be allocated in CCAP	Flood risk. Land assembly	Design / layout	B-C
CC 35	7	Mayflower Halls	0.53	197	Yes	PP	N/A		A
CC 36	7	Northern Above Bar	0.33	29	Yes	PP	N/A		A
CC 41	7	Car Park, Kings Park Road	0.19	50	Yes	No pp	Impact on listed buildings	Design / layout	C
CC 44a	6	Aviation Museum	0.42	90	Yes	Allocation	Site not yet available		C-D

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
CC 44b	6	24-32 Canute Road And 157-159 Albert Road South	0.1	45	Yes	PP	Site not yet available		C-D
CC 45	7	College Place Car Park	0.16	12	Yes	No PP	Site not yet available. Access		C
CC 46	7	11-31 Bellevue Road	0.18	10	Yes – discounted 2009 (amended boundary)	No PP	Reason for discounting site previously – lack of capacity	Site extended onto adjacent amenity space. Site phased post 2026	D
CC 47	6	College Street/Richmond Street (Empress Heights)	0.24	97	Yes	Under construction	N/A		A
CC 48	7	East Park Terrace (northern part)	0.47	100	Yes	Lapsed PP	Site could be developed for university uses	Site could include student housing. Site phased for post 2026.	D
CC 49	7	60-64 St Mary's Road	0.31	78	Yes	Application pending	Air quality management area	Design / layout	B
CC 51	7	21 Southampton Street and 16-18 Upper Banister Street	0.08	15	Yes	No PP	N/A		B
CC 52	6	54-56 St. Mary Street	0.04	14	Yes	Under construction	N/A		A
CC 53	7	40a-42a London Road	0.05	34	Yes	Under construction	N/A		A
CC 54	6	Town Depot	8.07	500	Yes	To be allocated in CCAP	Flood risk. Access. Mudflats. Water tanks	Design / layout; part of a comprehensive mixed use development	C-D
CC 55	6	Car Park adj 14-18 College Street	0.07	25	No	No PP – previous refusal	N/A		B
CC 56	6	Richmond House	0.17	40	No	PP	N/A		A

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
CC 57	6	135-141 Albert Road South	0.07	10	No	No PP	N/A		C
CC 58	6	Cedar Press	0.24	122	No	PP	N/A		A
CC 59	6	The Promontory	1.18	94	No	PP	N/A		A
CC 60	6	American Wharf	0.21	23	No	PP	N/A		A
CC 61	6	59-61 St Mary Street	0.05	12	No	No PP – previous refusal	N/A		B
CC 62	7	Car park on Northam Road	0.18	36	No	No PP	Site not yet available for development		D
CC 63	7	Sites either side of Northern Above Bar	0.6	213	No	To be allocated in CCAP	N/A		C
CC 64	7	Carlton House, Carlton Place	0.09	16	No	PP	N/A		A
CC 65	7	Handford Place Car Park	0.11	16	No	No PP	Multiple land interests. Site not yet available for development		B
CC 66	6	102-108 Above Bar Street (Park House)	0.16	103	No	Application pending	N/A		A
CC 67	6	21-22 Hanover Buildings	0.04	16	No	PP	N/A		A
CC 68	6	13-14 High Street	0.05	12	No	Under construction	N/A		A
CC 69	6	East of Castle Way	0.75	108	No	To be allocated in CCAP	Impact on Town Walls	Design / layout	C

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
CC 70	6	Heart of the city - Asda, Marlands (CCAP Quarter)	5.5	500	No	To be allocated in CCAP	Multiple land interests. Within Primary Shopping Area. Site levels. Flood risk. Highways issues. Listed / locally buildings	Design layout; part of a comprehensive mixed use development	D
CC 71	6	Station Quarter - south of station; hotels, Toys R Us & restaurants	7.2	100	No	To be allocated in CCAP	Multiple land interests. Major infrastructure – roads and electricity substations. Flood risk	Design layout; part of a comprehensive mixed use development	D
CC 72	6	Western Gateway - non City Industrial Estate (part of CCAP Quarter)	9.1	200	No	To be allocated in CCAP	Multiple land interests. Within Primary Shopping Area	Design layout; part of a comprehensive mixed use development	C/D
CC 73	6	West of Queensway (formerly East of)	0.16	20	No	No PP	Site not yet available		D
	6/7	Conversion of city centre offices	-	500	No	N/A			A-C

## Central Area Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning status (at 31.12.12)	Deliverability issues	Overcome	Supply period
C 4	7	Drivers Wharf	8.53	100	Yes	No PP LPR H1 site	Flood risk affecting most of the site. Issues of noise, dust and visual amenity connected with industry on site. Access	Design / layout; substantial funding needed to address access constraints and flood risk issues. Comprehensive mixed use development with the majority of site to retain in employment use	C
C 5	7	Meridian	2.82	300	Yes	No PP LPR H1 site	Flood risk affecting most of the site. Access	Design / layout; substantial funding required to overcome access constraints and flood risk issues	B-C
C 6	7	South Hants Hospital Car Park	0.87	75	Yes	No PP LPR H1 site	N/A		B
C 7	7	99-104 St Mary's Road	0.12	42	Yes	No PP LPR H1 site	N/A		B
C 14	7	Corner of Milton Road/ Wilton Avenue	0.06	13	Yes – discounted 2009	PP	Reason for discounting site previously – culvert running through site, overdevelopment / small site	Site has now planning permission for 13 units	A
C 16	7	Park Centrale, former New College site	2.27	47	Yes	PP	N/A		A
C 18	7	39 Archers Road	0.13	20	Yes	PP	N/A		A
C 21	7 / 8	Police Offices, Hulse Road	0.41	50	Yes	No PP	N/A		B

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
C 23	3	22-24 Millbrook Road East (U-Drive)	0.19	16	Yes – discounted 2011	No PP	Reason for discounting site previously – permission granted for portacabin in connection with vehicle hire business	Site phased towards the end of the plan period	C
C 24	3	84-86 Millbrook Rd East / Cracknore Road	0.13	13	Yes	No PP	Recent refusal due to design	Design – it is expected that reasons for refusal can be overcome	A
C 29	3	118 Waterloo Road	0.05	10	Yes	PP	N/A		B
C 30	3	117-123 Paynes Road	0.23	37	Yes	PP	N/A		B
C 31	3	Mansion Road / Park Road	0.08	10	Yes	No PP	Multiple land interests	Site phased towards the end of the plan period	C
C 35	3	Shirley Business Park, Cawte Rd	0.17	22	Yes	No PP	N/A		C
C 38	3	Shirley Road / Malmesbury Road	0.18	22	Yes	No PP LPR H1 site	Site not yet available		B
C 39	8	115-119 Lodge Road	0.16	15	Yes	No PP	Site not yet available	Site phased towards the end of the plan period	C
C 40	8	Lodge Road/Cambridge Road	0.29	10	Yes	No PP LPR H1 site	Access. Site not yet available	Design / layout. Site phased towards the end of the plan period	C
C 41	7	Earls Road Car Park	0.12	24	Yes	No PP	N/A		A

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
C 42	7	30-68 Bevois Valley Road	0.25	23	Yes	PP (for part of site)	Multiple land interests. Flood risk	13 dwellings with outline permission, 10 dwellings based on flats over retail units	A-B
C 45	7	110-132 Bevois Valley Road	0.14	11	Yes	No PP	Site levels. Site amended to reflect adjacent permission	Design / layout – density proposed would allow either flats above shops or complete redevelopment	B
C 46	3	Pitt Road Industrial Estate	1.4	75	Yes	No PP	Safeguarded for employment in LPR. Access	Design / layout Employment study suggests alternative uses may be acceptable	B-C
C 48	3	Land between 109-113 Paynes Road	0.2	15	Yes	No pp	N/A		B
C 51	7	Park Centrale - South East corner	0.53	47	No	Application pending	N/A		A
C 52	7	Southampton Podiatry Centre, 7 Archers Road	0.2	18	No	No PP	N/A		B
C 53	7	7-21 Carlton Road	0.27	28	No	No PP	N/A		B
C 54	7	Bedford House, Mental Health Day Centre	0.31	10	No	PP	N/A		A
C 55	7	Orions Point	0.68	79	No	PP	N/A		A
C 56	7	122-126 St Mary's Road	0.08	20	No	PP	N/A		A
C 57	8	Project House, Avenue Road	0.06	12	No	Under construction	N/A		A
C 58	3	Waterloo Road hoarding site	0.08	12	No	No PP LPR H1 site	Not previously assessed Site not currently available	Site phased towards the end of the plan period	C

<b>Site code</b>	<b>Map</b>	<b>Site name</b>	<b>Approx area (ha)</b>	<b>Indicative dwelling yield (net)</b>	<b>In previous SHLAA</b>	<b>Planning Status (at 31.12.12)</b>	<b>Deliverability issues</b>	<b>Overcome</b>	<b>Supply period</b>
C 59	3	Park Hotel, 90 Shirley Road	0.07	10	No	Application pending	N/A		A

## East Area Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning status (at 31.12.12)	Deliverability issues	Overcome	Supply period
E1	12	Rampart Road Depot	0.19	12	Yes	No PP	Some contamination. Flood risk	Design / layout. Site surveys	C
E 3	12	71 Chafen Road	0.15	10	Yes	PP	Flood risk	Design / layout	C
E 4	12	Bitterne Warehouse or 126 Macnaghten Road	0.14	14	Yes	No PP	Site not yet available		B
E 5	12	Bullar Rd (151-165 Bitterne Rd West)	0.62	63	Yes	No PP	Site not yet available, Access Air Quality Management Area	Design / layout	C
E 8	12	46 Cobbett Road	0.11	10	Yes	No PP LPR H1 site	N/A		B
E 15	12	Portview Road	0.4	14	Yes	No PP	N/A		C
E 20	13	Copsewood Park, Mansbridge Road	0.93	27	Yes	Under construction	N/A		A
E 21	12	79-83 Bullar Road	0.12	11	Yes	Under construction	N/A		A
E 23	15	Land at Yeovil Chase (Harefield School)	0.69	21	Yes	PP	N/A		A
E 33	11	Commercial Street, 491- 497 Bitterne Road East	0.11	10	Yes	No PP LPR H1 site	Site not yet available		C
E 38	14	Hinkler Road & Tatwin Crescent	1.1	42	Yes	Under construction	N/A		A
E 41	14	478 Bursledon Road	0.26	10	Yes	No PP	Site not yet available		C
E 43	15	Exford Avenue (Estates Regen)	1.31	32	Yes	No PP	N/A		A
E 44	13	Meggesson Avenue (222 - 252) (Estates Regen)	0.58	17	Yes	PP	N/A		A

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
E 45	12	Kemps Quay, north of Quayside Road	1.00	35	No	No PP	Safeguarded for employment in LPR. Access	Design / layout Employment study suggests alternative uses may be acceptable	C
E 46	14	Birch Lawn, Sullivan Road	0.52	22	No	Application pending	N/A		A
E 47	14	Land adjacent to Chessell Surgery, Sullivan Road (formerly Surrey House)	0.21	11	No	No PP	N/A		A
E 48	12	58 West End Road	0.16	10	No	No PP	N/A		A
E 49	15	Magna Mazda, Bursledon Road		18	No	No pp	Site not yet available		C
E 50	13	Townhill Park	25.40	100	No	No pp	Safeguarded open space and amenity green space	Design / layout; Estate Regeneration planning	B

## North Area Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning status (at 31.12.12)	Deliverability issues	Overcome	Supply period
N 2	5	446-448 Winchester Road and 14 Abingdon Gardens	0.25	12	Yes – discounted 2011	No PP	Reason for discounting site previously – likely to result in development on garden. Small site	Design / layout; could avoid significant development on garden land and deliver 12 units	B
N 6	8	68-94 Portswood Road	0.47	47	Yes	New PP	N/A		B-C
N 9	8	Portswood Bus Depot, 224-226 Portswood Rd (also site submitted)	1.1	59	Yes	Outline PP	N/A		A
N 15	9	536-548 Portswood Road	0.25	12	Yes	No PP LPR H1 site	Site not yet available		C
N 18	9	City Gateway Parkville Road	0.43	69	Yes – discounted 2011	PP	Reason for discounting site previously – site likely to be developed for student housing	Purpose built student housing now included	A
N 23	5	Reservoir Site Glen Eyre Road	1.25	70	Yes	No PP LPR H1 site	Site not yet available		C
N 29	8	1 Winn Road	0.08	10	Yes	PP	N/A		A
N 30	9	Rear of 100-102 High Road Swaythling	0.08	13	No	UC	N/A		A
N 31	9	468 - 480 Portswood Road	0.08	50	No	No pp	N/A		A
N 32	8	13-15 St Denys Road (Police Station)	0.19	15	No	No pp	Site not yet available		B

<b>Site code</b>	<b>Map</b>	<b>Site name</b>	<b>Approx area (ha)</b>	<b>Indicative dwelling yield (net)</b>	<b>In previous SHLAA</b>	<b>Planning Status (at 31.12.12)</b>	<b>Deliverability issues</b>	<b>Overcome</b>	<b>Supply period</b>
N 33	8	Former Picador car dealership, 21-35 St Denys Road	0.26	18	No	No pp	Site not yet available		B
N 34	8	158-168A Portswood Road	0.17	12	No	No pp	Recent refusal due to overdevelopment	Smaller scale development	A
N 35	5	Chamberlain Halls (& Bassett House)	2.22	41	No	Application pending	N/A		A

## South Area Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning status (at 31.12.12)	Deliverability issues	Overcome	Supply period
S 3	11	Ridgeway House & Prospect House	0.8	30	Yes	PP	N/A		A
S 7	11	30-32 Peartree Avenue	0.2	10	Yes	No PP	N/A		C
S 9	11	Bryanston Road / Ashburnham Close	0.38	13	Yes	No PP	Possible land slippage	Layout, smaller scale development	C
S 10	11	216-220 Spring Road	0.15	14	Yes	No PP	Previous refusals for overdevelopment	Design / layout	C
S 12	10	44 Wodehouse Road Coach Depot and 179 Spring Rd	0.12	11	Yes	No PP	Site not yet available		B
S 16	10	Former Woolston School	0.66	55	Yes	No PP	N/A		B
S 19	10	Johns Road & Inkerman Rd	0.22	11	Yes	PP	N/A		A
S 21	10	Centenary Quay	12.88	1518	Yes	Under construction	N/A		A-C
S 23	10	82 Weston Grove Garage & Church Road	0.1	10	Yes	PP	N/A		C
S 24	10	152 Obelisk Road	0.09	11	Yes	PP	N/A		A
S 25	10	Spring Road Electrical Works	0.68	45	Yes	No PP	Site not yet available		D
S 30	14	Step Bottom (330 Bursledon Road)	0.18	13	Yes	Under construction	N/A		A
S 35	10	Woolston Trades & Labour Club	0.18	30	No	No PP	N/A		B
S 36	10	17-21 Portsmouth Road (Ritz Bingo)	0.04	10	No	Application pending	N/A		B

## West Area Sites

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning status (at 31.12.12)	Deliverability issues	Overcome	Supply period
W 2	3	Shirley Depot and Police Station - Villiers Rd	0.71	80	Yes	No PP	Site not yet available		B
W 6	3	Stanton Road Industrial Area / Mill Road	0.58	25	Yes	No PP	Site not yet available		C
W 8	4	12-13 Park Street	0.09	12	Yes	No PP	Access	Design / layout	B
W 10	4	United Dairies - Shirley (Stratton Road)	0.62	43	Yes	No PP	Site not yet available		B
W 12	4	59 Winchester Road	0.07	10	Yes – discounted 2009	No pp	Reason for discounting site previously – small site	Design / layout; highly accessible area could deliver a scheme of 10 units	C
W 14	1	Former Depot, 29 Winchester Road / Grange Road	0.16	12	Yes	No PP	N/A		B
W 15	1	Poor Clare Convent, Bracken Lane	0.65	39	Yes	PP	N/A		A
W 18	4	Shirley Park Road / Romsey Road	0.22	22	Yes	No PP	Site not yet available		B
W 19	1	Surety House - Old Redbridge Road	0.46	27	Yes	No PP	Access. Air Quality Management Area. Noise levels	Design / layout	C
W 24	1	Triangle site at Lower Brownhill Road	0.45	14	Yes – discounted 2009	PP	Reason for discounting site previously – site is beyond existing urban edge	Smaller site now has permission	A
W 25	2	Oasis Academy Lordshill (Green Lane)	2.5	120	Yes	No PP	Playing fields/pitches	Design / layout	B-C

Site code	Map	Site name	Approx area (ha)	Indicative dwelling yield (net)	In previous SHLAA	Planning Status (at 31.12.12)	Deliverability issues	Overcome	Supply period
W 26	1	Ordnance Survey (Eastern Site)	4.18	179	Yes	PP	N/A		A
W 32	1	301-305 Wimpson Lane	0.12	12	Yes	Lapsed PP	N/A		C
W 34	1	Studland Road (Rosebank Cottage)	0.6	30	Yes	PP	N/A		A
W 36	2	Oaklands Community School	4.1	120	Yes	No PP	Subject to site becoming surplus. Sports facilities	Design / layout. Smaller scheme not developing all the site	B
W 37	1	Ordnance Survey (Western Site)	4.25	193	Yes	PP	N/A		A
W 39	2	195-207 Coxford Road & Vine Road	0.26	24	Yes	Under construction	N/A		A
W 40	4	Jessamine Road / Warren Avenue	0.51	27	Yes	No PP	Site not yet available		C
W 41	3	Hendy Ford, 360-364 Shirley Road	0.81	96	No	PP	N/A		A
W 42	3	Vacant Car Sales site on Janson Road	0.16	10	No	No PP	N/A		B
W 43	2	Corner of Lord's Hill Way, Alder Moor Road and Coxford Road	0.18	18	No	No PP	N/A		B
W 44	2	Former Lordshill Housing Office	0.24	18	No	No PP	N/A		A
W 45	1	Whitehaven, Buttermere Close			No	No PP	N/A		A
W 46	1	Vacant Pub on Wimpson Lane	0.12	10	No	No pp	N/A		B
W 47	1	Cateran Close garage site	0.24	10	No	Application pending	Access	Design / layout	A
W 48	1	37 - 75 Cumbrian Way (Estates Regen)	0.53	40	No	Application pending	N/A		A
W 49	1	Blacksmiths Arms, Romsey Road	0.18	11	No	PP	N/A		A

## Appendix 4 - Discounted Sites

Site code	Site name	Source	Area of city	Main reasons to discount site (as at 31.12.12)
CC 6	Land adjacent to 151 Albert Road South	List of discounted sites (SHLAA 2009)	City Centre	Small site subject to flood risk
CC 8	50 Oxford Street	Identified site (SHLAA 2011)	CC	Under construction – small site
CC 14	Land to rear of Dolphin Hotel	List of discounted sites (SHLAA 2011)	CC	No longer available - hotel redeveloped
CC 20	Paget Street	List of discounted sites (SHLAA 2009)	CC	Small site subject to flood risk
CC 24	Hanover Court	Identified site (SHLAA 2011)	CC	Small site, part of wider Bargate site
CC 32	Sparshatts (now Car Wash, Western Esplanade)	List of discounted sites (SHLAA 2009)	CC	Poor residential environment and problems of access
CC 37	Land to the rear of 11 Cumberland Place	List of discounted sites (SHLAA 2011)	CC	Small site
CC 40	Atlantic Mansions	List of discounted sites (SHLAA 2009)	CC	Site at capacity as application refused for extra storey
CC 42	Central Trading Estate, Marine Parade	List of discounted sites (SHLAA 2009)	CC	Retained employment site
NEW	Brunswick House, 8-143 Brunswick Place	Site submitted (2012)	CC	Identified office site - not suitable for residential use
C 1	Wolverton and Hartington Rds	List of discounted sites (SHLAA 2011)	Central	Small site due to the number of constraints
C 2	Land between flats on Hartington and Northumberland Rd	List of discounted sites (SHLAA 2009)	C	Amenity space between existing flats. Garden land.
C 8	22-28 Onslow Road	List of discounted sites (SHLAA 2009)	C	Small site - remainder of H1 site has been developed
C 10	Gardens west of Silverdale Rd	List of discounted sites (SHLAA 2009)	C	Small site due to garden land. Culvert running through site.
C 13	79 Hill Lane	List of discounted sites (SHLAA 2011)	C	Small site. Previous refusal as overdevelopment
C 19	Rear of Arlott Court Northlands Rd	List of discounted sites (SHLAA 2009)	C	Not suitable as garden land with TPOs and greenway to SINC. Multiple land interests.
C 25	Corner of Park Road and Millbrook Rd East	List of discounted sites (SHLAA 2009)	C	Retained employment site

Site code	Site name	Source	Area of city	Main reasons to discount site (as at 31.12.12)
C 32	59, 61 and 63 Shirley Road	Identified site (SHLAA 2011)	C	Small site due to garden land
C 33	8-10 Paynes Rd	Identified site (SHLAA 2011)	C	Small site due to family housing requirement
NEW	Burlington Mansions, Shirley Road	Site with planning permission	C	Application withdrawn and unlikely to come forward.
C 36	74 Howard Rd	List of discounted sites (SHLAA 2009)	C	Small site
C 37	Former Civil Service Sports Ground	List of discounted sites (SHLAA 2009)	C	Not suitable - open space
C 43	47-65 Bevois Valley Rd	List of discounted sites (SHLAA 2009)	C	Small site if anything due to alternative uses proposed
C 44	38 Clausentum / Ancasta Road	List of discounted sites (SHLAA 2009)	C	Retained employment use
C 49	Thorners Court Henstead Rd		C	Under construction for sheltered retirement accommodation
NEW	28-30 Alma Road	Recent planning application refused	C	Small site, and overdevelopment, on garden land
NEW	8-16 Denzil Avenue	Recent planning application refused	C	Small site and overdevelopment
NEW	14 Westwood Road and 90-92 Cambridge Road	Recent planning application refused	C	Small site due to number of existing residential units
NEW	53 Millbrook Road East	Site submitted (2009)	C	Part of retained employment site. Small site
NEW	Mount Pleasant Industrial Estate	Employment Site	C	Retained employment site. Access issues.
E 2	2-4 Englefield Road	Identified site (SHLAA 2011)	East	Small site
E 6	55-61 Cobbett Road	Identified site (SHLAA 2011)	E	Small site and garden land
E 11	Bitterne Triangle Boatyard	List of discounted sites (SHLAA 2009)	E	Permission granted for sheltered housing
E 12	49 Thorold Road	Identified site (SHLAA 2011)	E	Small site as part of the site developed
E 14	74 Whitworth Crescent	List of discounted sites (SHLAA 2009)	E	Small site. Previous refusal as overdevelopment
E 22	Land at end of Shrubland Close	List of discounted sites (SHLAA 2009)	E	Difficulty with access, trees, garden land
E 24	West End Road, Chalk Hill Junction (Gardens)	List of discounted sites (SHLAA 2009)	E	Small Site, garden land

Site code	Site name	Source	Area of city	Main reasons to discount site (as at 31.12.12)
E 26	189 & 189a Bitterne Road West	List of discounted sites (SHLAA 2009)	E	Small site
E 31	165-167 Botley Rd	List of discounted sites (SHLAA 2009)	E	Small site
E 34	482-484 Bursledon Road	Identified site (SHLAA 2011)	E	Completed
E 36	50 Douglas Crescent	List of discounted sites (SHLAA 2009)	E	Small site, access.
E 37	6-10 Browning Avenue	List of discounted sites (SHLAA 2009)	E	Small site, garden land
NEW	Land at Edwina Court		E	Under construction - small site
N 1	Hollybrook Car Centre, 376 Hill Lane	Identified site (SHLAA 2011)	North	Small site
N 4	Land at Horseshoe Bridge	List of discounted sites (SHLAA 2009)	N	Retained employment site. Poor residential environment
N 10	266 Portswood Road	Identified site (SHLAA 2011)	N	Small site
N 12	Boat yard South of Cobden Bridge	List of discounted sites (SHLAA 2009)	N	Not suitable considering constraints, principally flooding
N17	100-102 High Road, Swaythling	List of discounted sites (SHLAA 2011)	N	Small site. NB – rear of 100-102 High Road is identified as a new site
N 20	Kings Church Centre (Dunkirk Road)	List of discounted sites (SHLAA 2009)	N	Small site
N 21	Woodland off Bassett Green Rd	List of discounted sites (SHLAA 2009)	N	Not suitable considering constraints, principally as site forms a barrier from the motorway and forms part of a green corridor extending towards a nearby SINC
N 22	1-3 Glen Eyre Drive and 61-63 Glen Eyre Road	List of discounted sites (SHLAA 2011)	N	Small site due to extent of private gardens
N 27	484-496 Portswood Road	List of discounted sites (SHLAA 2009)	N	Not suitable considering constraints including poor residential environment and flood risk
NEW	134 Bassett Avenue and 1 Beechmount Road	Recent planning application refused	N	Small site due to garden land. Impact on character of area.
NEW	177 Bassett Avenue, 3 Ridgemount Avenue and 2 Ridgemount Lane	Recent planning application refused	N	Small site due to garden land. Impact on character of area and extensive area TPO.
NEW	214 Bassett Green Road	Pre-application discussions	N	Small site due to garden land
S 1	34 - 36 Bitterne Way	List of discounted sites (SHLAA 2009)	South	Small site due to garden land

Site code	Site name	Source	Area of city	Main reasons to discount site (as at 31.12.12)
S 2	Tree Tops Chine Avenue	Identified site (SHLAA 2011)	S	Small due to garden land
S 5	92 Merryoak Road	List of discounted sites (SHLAA 2009)	S	Small site. Previous refusal as overdevelopment
S 8	Wilments, Hazel Road	List of discounted sites (SHLAA 2009)	S	Retained employment with a number of constraints, principally access and flood risk.
S 10 part	97-107 Pinegrove Road	List of discounted sites (SHLAA 2011) (part)	S	Small site due to garden land
S 13	Knighton Road	List of discounted sites (SHLAA 2009)	S	Small site as site principally forms access road
S 14	8-10 Middle Road	List of discounted sites (SHLAA 2009)	S	Small site due to garden land
S 15	171 Porchester Road	Identified site (SHLAA 2011)	S	Small site
S 18	Former Public Baths, Porchester Rd (SARC building)	List of discounted sites (SHLAA 2009)	S	Small site
S 27	Sholing Tech College	List of discounted sites (SHLAA 2011)	S	No longer available – college remaining on site
S 29	Land behind Church View Flats Weston Grove Rd	List of discounted sites (SHLAA 2009)	S	Not suitable as amenity area for flats.
S 32	Grazing Land off Botley Rd	List of discounted sites (SHLAA 2009)	S	Not suitable as part of strategic gap, proposed open space with SINC designation and TPOs
S 33	Land around 66 Botany Bay Rd	List of discounted sites (SHLAA 2009)	S	Small site due to garden land
S 34	5-91 Laxton Close (Estates Regen)	Identified site (SHLAA 2011)	S	Small site due to number of existing units
NEW	Toll Bridge car park	Pre-application discussions	S	Small site if anything due to alternative uses suggested
NEW	Ship Inn, Victoria Road	Pre-application discussions	S	Small site
W 1	Aldermoor Farm	List of discounted sites (SHLAA 2009)	West	Not suitable as SINC and subject to flood risk
W 3	Shirley Post Office Shirley Avenue	List of discounted sites (SHLAA 2009)	W	Small site
W 4	6-8 Shirley Avenue	Identified site (SHLAA 2011)	W	Small site due to number of existing residential units
W 5	B.A.T.	List of discounted sites (SHLAA 2009)	W	Likely to remain in employment use

Site code	Site name	Source	Area of city	Main reasons to discount site (as at 31.12.12)
W 13	Land to rear of 206-218 Warren Avenue	Identified site (SHLAA 2011)	W	Unlikely to secure acceptable access to site
W 16	Regents Park School	List of discounted sites (SHLAA 2011)	W	No longer available – school remaining on site
W 17	Land at Tebourba Way (Corner of Oakley Road)	List of discounted sites (SHLAA 2009)	W	Retained employment site and subject to flooding and access issues
W 20	Land adjacent to Redbridge Station	List of discounted sites (SHLAA 2009)	W	Small site and poor residential environment
W 21	Garden Warehouse Old Redbridge Rd	List of discounted sites (SHLAA 2009)	W	Not suitable considering constraints including flood risk and poor residential environment
W 23	Saints Public House	List of discounted sites (SHLAA 2009)	W	No longer available as pub was recently refurbished
W 24	Site at Lower Brownhill Rd	List of discounted sites (SHLAA 2009)	W	Greenfield site with proposals for commercial development. NB – triangle site at Lower Brownhill Road is identified as a new site
W 27	57 Coxford Close	List of discounted sites (SHLAA 2009)	W	Small site due to garden land. Previous refusal as overdevelopment
W 30	42 Dale Rd and 2 Dale Valley Rd	List of discounted sites (SHLAA 2009)	W	Small site subject to flood risk
W 31	32-36 Maybush Road	List of discounted sites (SHLAA 2009)	W	Small site due to character of existing properties in the road
W 33	Rear of 19-23 Crabwood Road	List of discounted sites (SHLAA 2011)	W	Garden land. Previous refusal for overdevelopment.
W 38	St James Rd Salem Street	List of discounted sites (SHLAA 2009)	W	Small site
NEW	1A-H Janson Road	Recent planning application refused	W	Application refused for overdevelopment and loss of family homes
NEW	Former Bridge Tavern, 70 Coxford Road	Recent planning application refused	W	Small site subject to flood risk
NEW	254 & 256 Coxford Road	Recent planning application refused	W	Small site due to garden land. Previous refusal as overdevelopment.
NEW	Atherfield Road	Pre-application discussions	W	Not suitable due to loss of open space.

## **Appendix 5 – Response for request for timing of proposed development on sites**

### Sites with planning permission

1. WYG Planning and Design - Former Portswood Bus Depot
2. Quayside Architects – 1 Winn Road
3. 71 Chafen Road, Bitterne Manor
4. Turley Associates - Richmond House, Terminus Terrace

### Sites allocated / identified in LPR

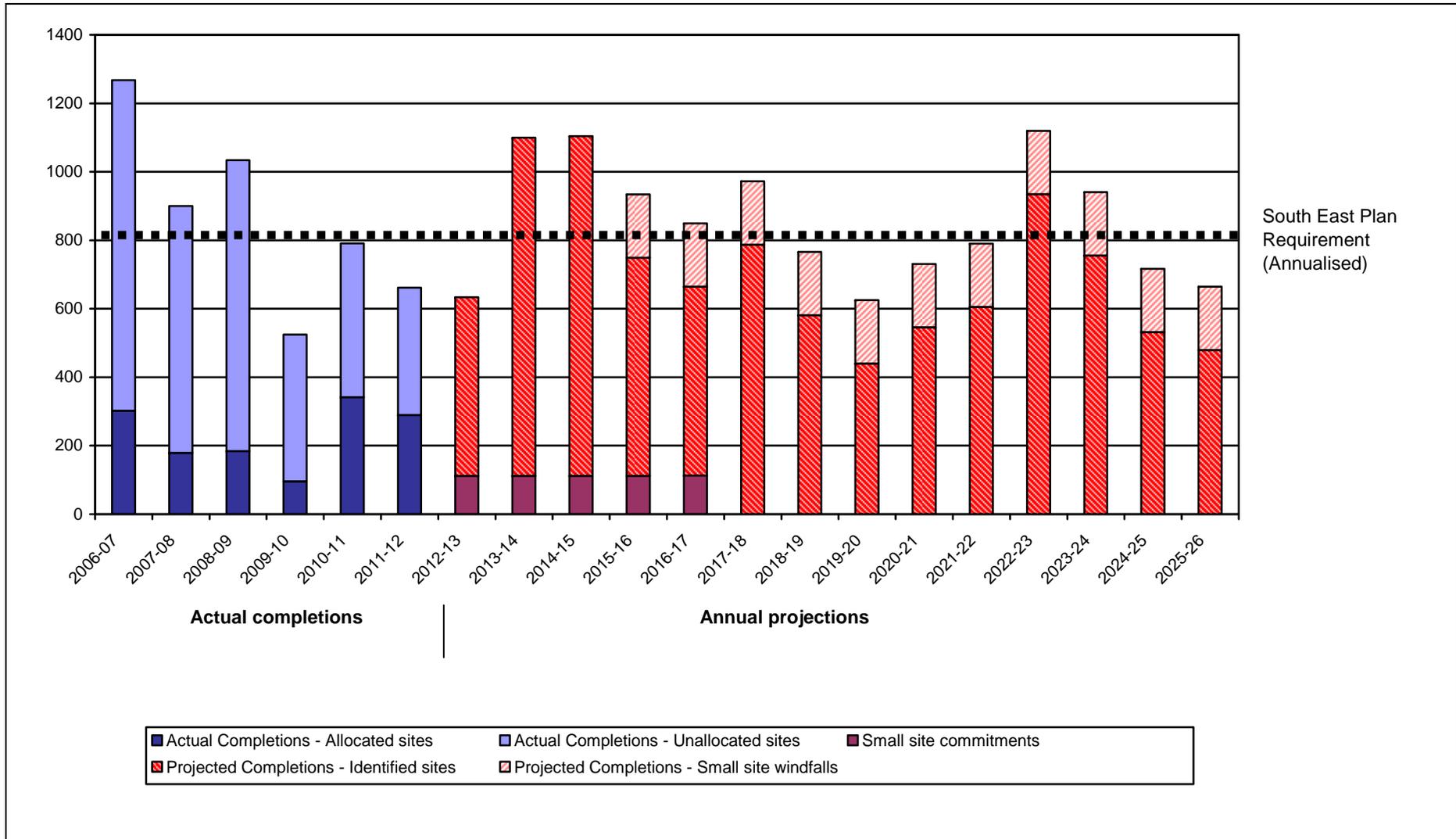
5. Luken Beck Ltd - 117-119 St Mary Street
6. 491-497 Bitterne Road East

### Further sites

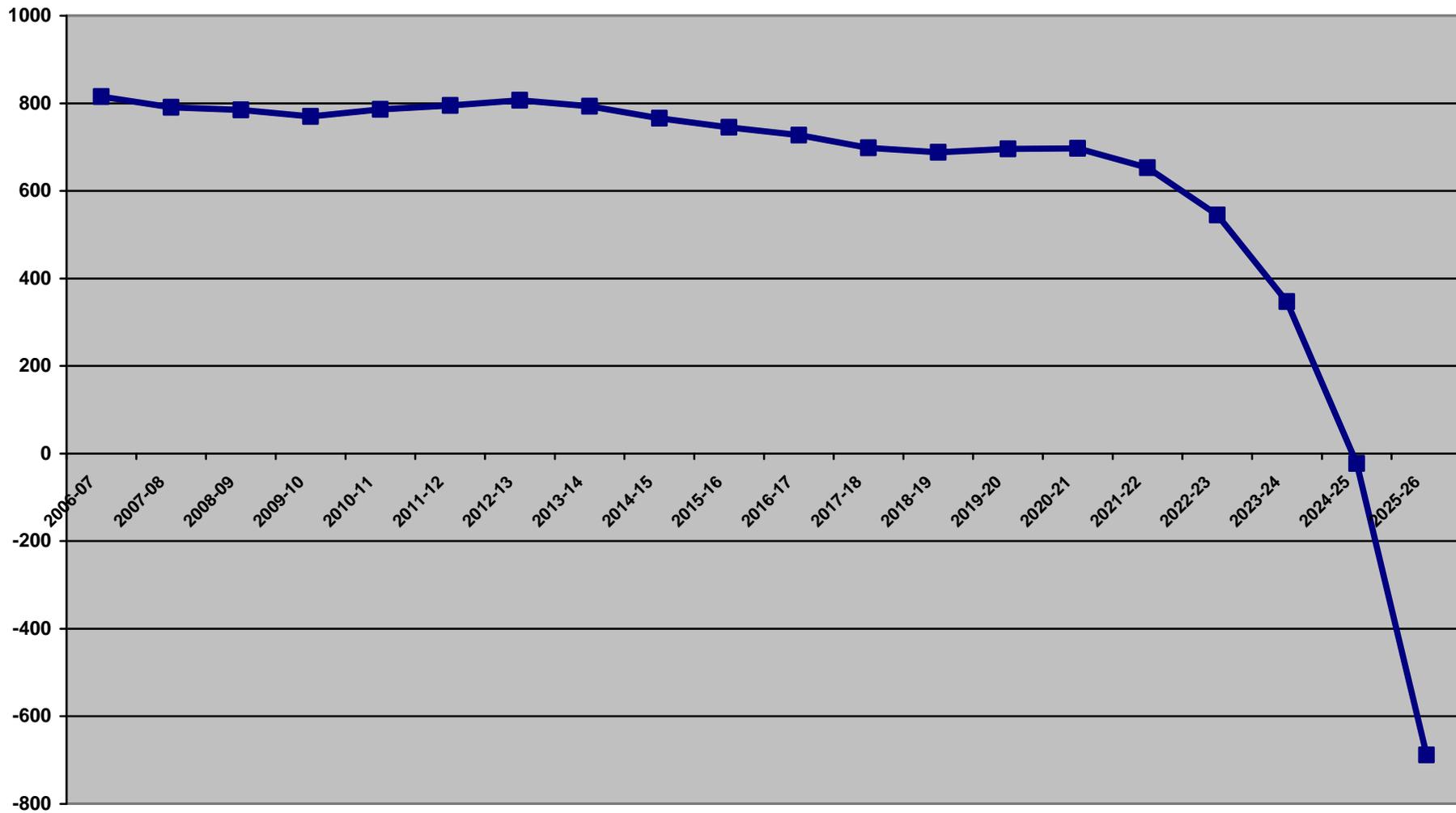
7. Design ACB - 2-8 Queensway
8. Maven Plan Ltd - 16-18 Bannister Street
9. Dolphin Motorhomes - 478 Bursledon Road
10. Hampshire Constabulary - Hulse Road Police Station
11. Hampshire Constabulary - Portswood Police Station, 13/15 St Denys Road
12. Hampshire Constabulary - Shirley Police Station, 390 Shirley Road
13. Townhill Park (and other Estate Regeneration projects)

## Appendix 6 – Housing Trajectory

**Graph 1 - Actual and Projected Net Dwelling Completions in Southampton: 2006-2026**  
 (Actual figures up to 2012-2013, annual figures to 2026)



Graph 2 - Annual Requirement (taking into account actual and projected completions)



## Appendix 7

### Housing Implementation Strategy and Southampton's 5 year housing supply (at 31 December 2012)

#### Introduction

1. The National Planning Policy Framework (NPPF) provides the framework for planning at a local level. It identifies a number of different components needed to achieve sustainable development and actions to deliver this. One of these components is the delivery of a wide choice of high quality homes. In order to boost the supply of housing, one of the actions local planning authorities are required to undertake is to produce a housing implementation strategy. This describes how they will maintain delivery of a five-year supply of housing land to meet their housing target (para 47).
2. The NPPF continues the requirement in Planning Policy Statement 3 Housing (PPS 3) to set out a housing implementation strategy that describes the approach to managing the delivery of housing and previously developed land targets and trajectories (para 62). In contrast to PPS 3 however, the NPPF does not prescribe the information to be included in the strategy.

#### Housing targets

3. The housing targets for Southampton are derived from the South East Plan and were agreed as part of the target for the South Hampshire region. They are set out in the Core Strategy which was adopted in January 2010 and forms part of the Local Development Framework. The target for Southampton is 16,300 dwellings, 2006-2026.
4. Table 1 details completions from 2006-2012. In the six years from 2006-2012, a total of 5,179 dwellings were built. This was 289 above the cumulative allocation (based on 815 dwellings per year).

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Past completions	1,267	900	1034	525	791	662
Cumulative completions	1,267	2,167	3,201	3,726	4,517	5,179
Plan – strategic allocation	815	815	815	815	815	815
Monitor – No. above or below cumulative completions	+452	+573	+756	+466	+442	+289
Manage – Annual requirement taking account of past and projected completions	815	791	785	770	786	786

Table 1 – Past completions

5. The completions achieved in the last six years have continued the historical trend of high numbers of completions. From 2002/03 – 2005/06 housing completions were

more than double the housing target (which was 486 p.a). Each year, for 7 years from 2002/03 to 2008/09, annual completions exceeded housing targets.

6. From 2009/10 onwards, annual completions have fallen below the annual housing target. However due to the large numbers of units built in the early part of the period, cumulative completions continue to exceed the cumulative target.

### Future supply

7. Table 2 shows projected completions from 2012 – 2026 and beyond. These are compared against the allocation for each time period (815 p.a. 2006-2011 and 795 p.a. from 2012). Except for the time period 2017-2022, completions in each of the time periods exceed the target. The total target of 16,300 homes will be met by 2026.

		0-5 yrs	6-10 yrs	11 – 14 yrs
	2006-11	2012-16	2017- 22	2023-26
Actual completions	5,179	-	-	-
Projected completions	-	4,622	3,884	3,443
Cumulative completions	5,179	9,801	13,685	17,128
Plan – strategic allocation	4,890	3,975	3,975	3,180
Monitor – No. above or below cumulative completions	+289	+647	-91	+263

Table 2 – Projections

### Sources of supply

8. Southampton is a largely urban district with its built up area extending to the administrative boundary around most of the city. It has a range of housing types. The city's housing stock contains a high proportion of smaller properties. The proportion of flats and maisonettes in the city is significantly higher than the national and regional average. In 2001, 35% of the city's housing stock consisted of flats and maisonettes compared to 19% and 20% of the stock in the South East and England respectively. There was also a corresponding smaller number of semi-detached and detached houses and bungalows (42% compared to 58% and 54%).
9. The vast majority of recent residential completions have been flatted developments. In the last two years, these have comprised 86% of the total number of dwellings completed. Flats will continue to be an important source of housing supply. However, policies in the Core Strategy will help to deliver a mix of housing types including family homes; larger dwellings with private amenity space or gardens.
10. Windfall sites have delivered the majority of housing completions each year since 2006/07. Although this proportion has dropped from over three quarters at the start of the period to 56% in 2011/12, windfalls will continue to deliver a large proportion of Southampton's housing.
11. The Estate Regeneration programme 2010/11 has started to deliver residential dwellings as part of the first phase. Phase 2 sites are being progressed now and work is also ongoing on the citywide programme to follow. Where specific schemes have

been worked up they are included and phased in the SHLAA. Citywide schemes are included in the figure for the amount of housing in broad locations.

### **Five year supply**

12. Table 2 shows that Southampton has a five year supply of housing sites (2012-2017). These consist mainly of large sites under construction or with planning permission. An allowance was made for small windfall sites from 2015/16 onwards and the supply also includes small site commitments (spread over the five years).
13. A total of 69 sites are expected to deliver homes in the first five years. They are of a range of sizes. Of these sites, 32 are expected to deliver 20 or fewer homes in the five year supply period.
14. The following sites will each deliver more than 150 homes:
  - a. Centenary Quay (633 homes)
  - b. Admirals Quay (299)
  - c. Mayflower Halls (197)
  - d. Ordnance Survey – Western site (193)
  - e. Ordnance Survey - Eastern site (179)
  - f. Back of the Walls Car Park
15. Centenary Quay is the largest development site in the city. It will deliver the largest number of homes over both the five year period and also by 2026 (1,518 homes). Homes built as part of the early phases of this development are already occupied and the redevelopment is expected to be completed in 2022/23.
16. Sites b. - e. are all under construction. The only site on this list which is not under construction is the Back of the Walls Car Park. This site has permission for 178 units. A revised application was received in December 2012 and is pending for 403 student rooms with more than half of these made up of studio flats.

### **Risk assessment**

17. The SHLAA identifies around 160 sites which may be suitable for housing development and will deliver 10 or more net dwellings. These sites are of a variety of sizes (as demonstrated above with information on the five year housing supply). The vast majority involve redevelopment of brownfield sites. In addition to identified sites, an allowance has been made for small site commitments and for small windfall sites. The allowance for windfall sites factored policy changes into estimations of the number of dwellings likely to be acceptable on sites.
18. Although the city centre will deliver significantly more dwellings than any other area, the SHLAA identifies sites across the city and where different types and densities of housing would be suitable.
19. The council is currently finalising a City Centre Action Plan (CCAP) which will allocate housing sites and identify the mixed use sites suitable for housing. This plan will be submitted later in 2013 and is expected to be adopted, after an examination, in mid 2014. Once the council has adopted the CCAP, it will produce a new Local Plan covering the whole of the city and including housing allocations.
20. With the exception of Centenary Quay (currently under construction), the council is not relying on a small number of very large sites to meet its housing targets. Instead, the SHLAA identifies a range of potential housing sites (predominantly brownfield) across

the city including a large number already in the planning process. Although not all the sites identified will come forward, Southampton has a long history of delivering housing and can expect to see planning permissions implemented and further schemes being developed when the economy improves. The nature of the city means although some identified sites will remain in non-residential use, alternative units will come forward to take their place.

21. As the CCAP will be submitted later this year, many of these sites will become allocations before the end of 2014. The council will then begin working on a plan to update the allocations across the whole of the city. This provides the policy framework to support the sites identified and gives certainty to developers considering these sites.