

Strategic Housing Land Availability Assessment (SHLAA) Update

January 2014 (Baseline data correct as at 31st March
2013)

Volume 2 - Update Report

CONTENTS

	Page No.
1. Introduction	1
2. Fareham's Housing Targets	3
3. Methodology	5
4. Study Findings	6
Appendices	
A - 5-Year (+5%) Housing Land Supply, Annual Distribution	16
B - Sites assessed through the SHLAA but considered to be not currently developable	18
C - Schedule of sites submitted for inclusion but rejected	19
D - Small sites (less than 5 dwellings) with planning permission	27

Please Note: This document should be read in conjunction with the Technical Annex, which contains all of the site assessments and maps.

List of Tables

Table 2.1 - PUSH Sub-regional Housing Strategy for Fareham Borough	3
Table 4.1 Sites contributing to the SHLAA supply at Fareham	7
Table 4.2 Sites contributing to the SHLAA supply at Portchester	7
Table 4.3 Sites contributing to the SHLAA supply at Stubbington and Hill Head	8
Table 4.4 Sites contributing to the SHLAA supply at Western Wards & Whiteley	8
Table 4.5 Total projected housing supply for Fareham Borough	10
Table 4.6 - Fareham Borough Council Five Year Housing Land Supply Position	11
Table 4.7 - Fareham Borough Council Identified Deliverable and Developable Housing land Supply	11
Table 4.8 - Fareham Borough Housing Trajectory	13
Table 4.9 - Historic windfall rates 2006 to 2012	14
Table 4.10 - Historic windfall rates 2006 to 2012 (adjusted to account for methodology changes in the SHLAA)	15

1. INTRODUCTION

- 1.1 The Government's planning policies are set out in the National Planning Policy Framework (NPPF). One of its key aims is to deliver a wide choice of high quality homes. It is these objectives which provide the context for planning for housing through emerging development plans and planning decisions.
- 1.2 The NPPF requires local planning authorities to:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
- 1.3 The NPPF states that local planning authorities should:
- Use their evidence base to ensure that their Local Plan meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as it is consistent with the policies in the NPPF, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.
 - Identify and update annually a supply of specific deliverable sites sufficient 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.
 - Identify a supply of specific developable sites or broad locations for growth for years 6-10, where possible, for years 11+.
- 1.4 The NPPF requires Local Planning Authorities to have a clear understanding of housing needs in their area. It is a requirement to "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.
- 1.5 The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes. Furthermore, the identification of a site within the SHLAA does not guarantee that planning permission for housing development

will be granted.

The Purpose of this Update

- 1.6 In May 2008 Fareham Borough Council published its 1st SHLAA. In line with the principles of the new planning system to 'Plan, Monitor, and Manage', the Council has since published three SHLAA updates; December 2008; November 2010 and January 2014.
- 1.7 To ensure that Local Planning Authorities maintain a flexible, responsive supply of land available for housing, there is a requirement that the SHLAA be kept up-to-date and reviewed annually to support the updating of the housing trajectory and the five year land supply of specific deliverable sites. The purpose of this update is to establish whether there are sufficient sites to meet the housing targets as set by Fareham Borough Council.
- 1.8 There have been a number of significant policy changes since the publication of the SHLAA in November 2010; subsequently this update addresses these changes and their potential implications upon housing delivery. One significant change has been the revocation of the Regional Spatial Strategy (RSS), which is discussed in more detail below.
- 1.9 It is stated clearly within the Department for Communities and Local Government's (DCLG) SHLAA Practice Guidance, that as an update to the initial survey it is not necessary to undertake a full resurvey. A full resurvey according to the practice guidance is only necessary when Local Plans are reviewed or where a five year supply of housing land can no longer be identified.
- 1.10 Sites have been assessed in terms of their availability, suitability and achievability for residential development in accordance with the DCLG's SHLAA Practice Guidance. The definition of these terms is discussed in Volume 1 - Methodology.
- 1.11 The output of this SHLAA update will provide the Borough Council with relevant information on a range of sites with the potential for residential development. It is the SHLAA's primary role to act as the evidence base to inform the emerging Fareham Borough Council Local Plan, notably the Core Strategy and the Development Sites & Policies Plan (DSP Plan). It is the role of the Local Plan to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the Council. The preparations of all Local Plan documents are the subject of thorough public consultation in accordance with the Council's adopted Statement of Community Involvement.

2. FAREHAM'S HOUSING TARGETS

How much housing is expected at Fareham?

- 2.1 The revocation of the RSS, also known as the South East Plan, has meant that housing targets must now be locally derived and it is the responsibility of individual Local Planning Authorities to identify the housing targets for their respective areas.
- 2.2 Detailed work by the Partnership for Urban South Hampshire (PUSH) was undertaken in 2005 to develop district housing targets within the South Hampshire Sub-region. These figures were submitted to South East England Regional Assembly (SEERA) becoming the foundation of the final RSS figures. Given the detailed nature of the work undertaken by Fareham Borough Council and PUSH it is considered appropriate to use the housing delivery targets set out in the South Hampshire Sub-Regional Strategy, Final Advice to SEERA, hereafter referred to as the PUSH Sub-regional Strategy.
- 2.3 In relation to Fareham, the PUSH Sub-regional Strategy makes provision for 3,729 dwellings across the plan period (2006 to 2026), excluding Welborne. This figure was adopted as the Borough's housing target in the Core Strategy, which was adopted in August 2011. Since the start of the Plan period (2006) 2,514 dwellings have been delivered which leaves a residual balance of 1,216 dwellings to be delivered between 2013 and 2026 using the Core Strategy targets. Table 2.1 below show how the overall target for 3,729 was split into four five-year time periods with declining targets which has an early focus on the delivery of the housing in the Plan period.

Table 2.1 - PUSH Sub-regional Housing Strategy for Fareham Borough (excluding of Welborne)

	2006-11	2011-16	2016-21	2021-26	Total
Fareham Housing Requirement	1,700	1,100	469	460	3,729
Annual Average	340	220	94 (rounded up)	92	

- 2.4 However, since the adoption of the Core Strategy, PUSH have updated the South Hampshire Strategy to take account of revised economic forecasts, including the effect of recent economic downturn on rates of economic growth and house building. The review, formally known as the South Hampshire Strategy: A Framework to Guide Sustainable Development and Change to 2026 (October 2012), revised individual local planning authorities' housing targets up to 2026. The Borough's target was revised to 2,200 dwellings to be delivered between 2011 and 2026. Given that 275 dwellings were delivered in 2011/12 and a further 238 dwellings were delivered in 2012/13, this leaves a residual requirement of 1,687 dwellings to be delivered between 2013 and 2026.
- 2.5 The difference between the South Hampshire Strategy target (2011-2026) and the

adopted Core Strategy figures for the same period was calculated to be 472 units, which equates a new total over the 2006-2026 plan period of **4,201 dwellings** (excluding Welborne). This additional 472 units also equates to an extra 32 units per year between 2011 and 2018 and 31 units on top of the thereafter.

- 2.6 In terms of a five year supply (2013-2018) the Council needs to provide 1,058 dwellings. This is calculated by using the figures from table 2.1 $((220 \times 3) + (94 \times 2) = 848)$ added to the extra 32 units per year arising from the South Hampshire Strategy re-fresh $(32 \times 5 = 160)$ with a 5% buffer of 50 units added as well $(848 + 160 + 50 = 1,058)$.

3. METHODOLOGY

How has the SHLAA update been carried out?

- 3.1 This SHLAA update follows the practice guidance as set out by DCLG. In particular, this update has followed the requirements set out in paragraph 17 of the Guidance. Where appropriate, any updated information for existing sites has been recorded within the site assessment forms found within Volume 3 - Technical Annex accompanying this document. **NB: The data in this assessment is correct as at 31st March 2013. All baseline data used to inform this study was collected for the period to 31st March 2013, so to coincide with the reporting period for the Council's Monitoring Report.**
- 3.2 Paragraph 17 of the SHLAA Practice Guidance addresses the requirement of 'Keeping the Assessment up-to-date'. It specifies that Local Planning Authorities should consider the following when carrying out a SHLAA update;
- Sites which were previously recorded as under construction have now been developed, or individual stages have been developed;
 - Sites with planning permission are now under construction and what progress has been made;
 - Planning applications have been submitted or approved on sites and broad locations identified by the Assessment;
 - Progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
 - Unforeseen constraints have emerged which now mean a site is longer deliverable or developable, and how these could be addressed; and
 - The windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.
- 3.3 Volume 1 - Methodology details the steps and stages taken in providing a robust update to the November 2010 SHLAA incorporating the above requirements.

4. STUDY FINDINGS

Total Housing Supply

- 4.1 Tables 4.1 to 4.7 below set out all the sites considered appropriate to meet the Council's housing targets. The sites have been grouped by settlement and include information on their indicative capacity and whether or not they are currently considered suitable, available and achievable. The tables also include a column setting out the time period in which each site is expected to come forward. Only sites that are currently considered deliverable (i.e. suitable, available and achievable) will form part of the first five year supply. Site with constraints that cannot be overcome are considered not to be currently developable and are listed in Appendix B. Sites submitted to the SHLAA but rejected due to nonconformity with the screening criteria as per the SHLAA Methodology (see Methodology paragraph 3.9) are listed in Appendix C.
- 4.2 More information on each site is contained in Volume 3 - Technical Annex, which accompanies this document. Volume 3 provides site boundaries, site specific and contextual information and, where applicable, a summary of suitability, availability and achievability constraints and how these issues can potentially be overcome.

Table 4.1 Sites contributing to the SHLAA supply at Fareham

SHLAA Ref No.	Site Name	Suitable	Available	Achievable	Indicative Capacity	Delivery Timeframe
0050	Hinton Hotel, Catisfield Lane	✓	✓	✓	30	0-5 years
0154	Land adjacent to Maytree Road	✓	✓	✓	20	11+ Years
0198	Civic Area, Civic Way	✓	✓	✓	90	11+ Years
0212	Station West	✓	x	✓	110	11+ Years
1058	Former Community Facilities, Wynton Way	✓	✓	✓	10	0-5 Years
1071	St Christopher's Hospital, Wickham Road	✓	✓	✓	36	0-5 Years
1076	Land between 335-357 Gosport Road	✓	✓	✓	10	6-10 Years
1095	40-42 Westley Grove	✓	✓	✓	13	0-5 Years
1127	Land south of Palmerston Avenue	✓	✓	✓	16	0-5 Years
1259	Hope Lodge, Fareham Park Road	✓	✓	✓	5	0-5 Years
1294	45-47 West Street	✓	✓	✓	9	6-10 Years
1316	Collingwood House, Gibraltar Close	✓	✓	✓	6	0-5 Years
1381	Croft House, Redlands Lane	✓	✓	✓	15	6-10 Years
1425	Market Quay Car Park, Quay Street	✓	✓	✓	60	11+ Years
1426	Land to the rear of Red Lion Hotel and Bath Lane	✓	✓	✓	55	0-5 Years
2531	Fareham College	✓	✓	✓	110	0-5 Years
Total Supply					595	

Table 4.2 Sites contributing to the SHLAA supply at Portchester

SHLAA Ref No.	Site Nam	Suitable	Available	Achievable	Indicative Capacity	Delivery Timeframe
1216	Linden Lea	✓	✓	✓	8	0-5 Years
1308	157 White Hart Lane and Land to rear	✓	✓	✓	5	0-5 Years
1992	Catholic Church of our Lady, White Hart Lane	✓	✓	✓	7	0-5 Years
Total Supply					20	

Table 4.3 Sites contributing to the SHLAA supply at Stubbington and Hill Head

SHLAA Ref No.	Site Name	Suitable	Available	Achievable	Indicative Capacity	Delivery Timeframe
1078	Land at Stubbington Lane	✓	✓	✓	10	6-10 Years
1394	Land at Sea Lane	✓	✓	✓	5	6-10 Years
Total Supply					15	

Table 4.4 Sites contributing to the SHLAA supply at Western Wards & Whiteley

SHLAA Ref No.	Site Name	Suitable	Available	Achievable	Indicative Capacity	Delivery Timeframe
0041	Peters Road, Locks Heath (northwest section)	✓	✓	✓	49	0-5 Years
0041	Peters Road, Locks Heath	✓	✓	✓	230	0-5 Years
0058	East of Raley Road	✓	✓	✓	50	6-10 Years
1007	Land at Heath Road	✓	✓	✓	70	6-10 Years
1014	Land North of Whiteley	✓	✓	✓	29	0-5 Years
1064	21 Bridge Road	✓	✓	✓	9	0-5 Years
1068	Land at Fleet End Road	✓	✓	✓	10	0-5 Years
1070	East of Church Road	✓	✓	✓	20	6-10 Years
1072	Land to rear of 347 - 397, Hunts Pond Road	✓	✓	✓	40	0-5 Years
1072	399-411 Hunts Pond Road	✓	✓	✓	20	0-5 Years
1077	East of Northway, Southway and Westway	✓	✓	✓	14	0-5 Years
1121	Coldeast Hospital (LOT 1)	✓	✓	✓	118	0-5 Years
1124	Air Training Corps (ATC) Site, Farm Road	✓	✓	✓	34	0-5 Years
1144	Newpark Garage, Station Road	✓	✓	✓	14	0-5 Years
1203	Swanwick Marina, Bridge Road	✓	✓	✓	49	0-5 Years
1249	East of Lower Duncan Road	✓	✓	✓	18	0-10 Years
1257	Coldeast Sheltered Element	✓	✓	✓	40	0-5 Years
1257	Coldeast (LOT 2) Land to rear of Brookfield Gardens	✓	✓	✓	85	6-10 Years
1258	Coldeast (LOT 2) Land opposite Parklands	✓	✓	✓	85	0-5 Years
1288	324-326 Brook Lane	✓	✓	✓	4	0-5 Years
1305	69 Botley Road	✓	✓	✓	5	0-5 Years

1311	PCT Housing Land, Coldeast	✓	✓	✓	30	11+ Years
1937	122 Leydene Nursery, Segensworth Road	✓	✓	✓	3	11+ Years
1075	33 Lodge Road	✓	✓	✓	10	0-5 Years
1993	38 Columbus Drive	✓	✓	✓	12	0-5 Years
1995	Rear of Coldeast Close	✓	✓	✓	5	0-5 Years
1996	Land to Rear of 123 Bridge Road	✓	✓	✓	5	0-5 Years
2851	Genesis Centre	✓	✓	✓	35	0-5 Years
Total Supply					1,093	

- 4.3 Table 4.5 below provides the total projected housing supply for Fareham Borough amalgamated from the individual settlement areas as above.

Table 4.5 Projected housing supply for Fareham Borough

Settlement Area	Indicative Capacity (Net)
Fareham	595
Portchester	20
Stubbington and Hill Head	15
Western Wards & Whiteley	1,093
Windfall*	100
Total	1,823

*See paragraph 4.18-4.24

- 4.4 The identified supply of 1,823 dwellings exceeds the Borough target of 1,687 by 136 dwellings, with the majority of new housing potential being located in Fareham and the Western Wards & Whiteley.

Demonstrating a Deliverable Five Year Housing Land Supply

- 4.5 The purpose of the five year housing land supply is to ensure that planning authorities have sufficient land immediately available to meet housing demand.
- 4.6 The Borough's five year housing land supply is made up of sites that are considered to be "deliverable". To be considered deliverable, sites must be available, suitable and achievable.
- 4.7 Appendix A sets out all the sites that form part of the five year land supply within Fareham Borough. The site by site overview identifies the number of expected completions on each site for each of the five individual years from 1st April 2013. This provides a picture to be built up of housing delivery on a year by year basis for the first five years to show how the overall five year target can be realistically met by the sites identified.
- 4.8 The findings of Appendix A have been imported into table 4.6 below which provides a summary of the Council's five year housing land supply position. The total deliverable supply for the first five years stands at 1,671 dwellings which is 728 dwellings above the target of 943. The 1,671 dwellings that make up the 5 year land supply consist of 1,440 dwellings on sites with planning permission, 170 dwellings on emerging allocations and 61 dwellings on other sites deemed to be deliverable within a five year time frame.

Table 4.6 - Fareham Borough Council Five Year Housing Land Supply Position

	No. of Dwellings
5 Year Target (2013-2018)	1,058
Assessed Deliverable 5-Year Supply	1,163
5-Year Overprovision	+105

Demonstrating a Developable Housing Supply Post 2018

- 4.9 Sites that have been assessed as developable have been included in the SHLAA but do not form part of the deliverable five year land supply. These sites may currently have constraints which stop them being suitable, available and/or achievable at present, but their individual assessments show a confidence that constraints can be overcome at some point in the future.
- 4.10 The total residual identified housing land supply for the Borough over the remaining plan period equates to **1,823 dwellings** (see Table 4.7 below). In terms of developable sites, when the 6-10 and 11+ year supply is looked at in isolation there is a shortfall of 174 and 106 dwellings, respectively.
- 4.11 When housing land supply is aggregated across the whole plan period there is an overall surplus of 136 dwellings against the South Hampshire strategy target. Despite the identified shortfall in housing supply over the 6-10 years and 11+ year timeframe the over-delivery in the early part of the Plan (2006-13) and the projected oversupply in the first five year period make up for the deficit in the latter years. These figures presented below do not take into account any potential contribution from small sites (less than 5 dwellings) with planning permission (see paragraphs 4.25-4.26 for further details).

Table 4.7 - Fareham Borough Council Identified Deliverable and Developable Housing land Supply

	2006-13	2013-18	2018-23	2023-26	Total
Fareham		281	124	190	595
Portchester		20			20
Stubbington & Hill Head			15		15
Western Wards & Whiteley		762	288	43	1,093
Windfall		100			100
Housing Supply		1,163	427	233	1,823
Completions	2,514				2,514
South Hampshire Strategy Target	2,204	1,058	600	339	4,201
Housing Surplus / Deficit	310	105	-174	-106	136

Fareham Borough Housing Trajectory

- 4.12 The NPPF sets out the requirement for local planning authorities to provide information on housing policy and performance including the preparation of a housing trajectory.
- 4.13 The trajectory (table 4.8) identifies past housing delivery and the expected rate of projected housing delivery for the remainder of the plan period to 2026. Past housing completions are represented by row A. Row D (Total Projected Housing Supply) represents the anticipated housing supply for Fareham Borough. This consists of sites identified in this Plan (Row B - Projected Planned Housing Completions), and a windfall allowance (Row C - Projected Windfall Allowance).
- 4.14 Row I (Total Strategic Housing Requirement) represents the housing requirements for the Borough outside Welborne. It is a combination of the housing ascribed to Fareham through the revised South Hampshire Strategy (2012 PUSH South Hampshire Strategy Requirement) and, as required by paragraph 47, bullet point 2 of the National Planning Policy Framework, an additional 5% buffer of deliverable sites moved forward from later in the plan period (5 % Buffer applied to five year housing supply – Row H).
- 4.15 Row K demonstrates the number of dwellings above or below the housing target at any one year. Despite a shortfall in housing land availability toward the latter stages of the plan period, significant projected over-delivery in the early stages of the plan period will ensure that Fareham is capable of meeting its housing requirements.
- 4.16 Row L shows the number of dwellings above or below cumulative housing requirement. A positive figure demonstrates that a strategy is ahead of the delivery target whereas a negative figure shows a shortfall in housing delivery. The cumulative rate of delivery remains positive across the plan, despite a shortfall in annual delivery against annual supply in the latter stages of the plan period.
- 4.17 As the table demonstrates, Fareham is capable of meeting and exceeding its five year deliverable housing land requirement by 105 dwellings ($1,163 - 1,058 = 105$). With regards to the developable supply (i.e. 6-10 year and 11-14 years supply) Fareham is in a housing deficit of -173 ($427 - 600 = -173$) and -106 ($233 - 339 = -106$), respectively. However, Fareham is capable of delivering the Cumulative Requirement (2006-2026) of 4201 dwellings with a projected surplus of 136 dwellings.

Table 4.8 - Fareham Borough Housing Trajectory

Plan Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	1-5 Year Supply					6-10 Year Supply					11+ Year Supply			2006/26			
								2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26				
A	Past Completions	581	548	320	188	364	275	238																2514
B	Projected Planned Housing Completions								174	239	313	184	153	132	95	100	30	70	78	78	77			1723
C	Projected Windfall Allowance								20	20	20	20	20											100
D	Total Projected Housing Supply								194	259	333	204	173	132	95	100	30	70	78	78	77			1816
E	Cumulative Completions / Projections	581	1129	1449	1637	2001	2276	2514	2708	2967	3300	3504	3677	3809	3904	4004	4034	4104	4182	4260	4337			4337
F	2011 Core Strategy Housing Requirement	340	340	340	340	340	220	220	220	220	220	94	94	94	94	93	92	92	92	92	92			3729
G	2012 PUSH South Hampshire Strategy Requirement						32	32	32	32	32	32	32	31	31	31	31	31	31	31	31			472
H	5% buffer applied to five year deliverable housing supply								10	10	10	10	10	0	0	0	-10	-10	-10	-10	-10			0
I	Total Strategic Housing Requirement (2006-2026)	340	340	340	340	340	252	252	262	262	262	136	136	125	125	124	113	113	113	113	113			4201
J	Cumulative Requirement	340	680	1020	1360	1700	1952	2204	2466	2728	2960	3126	3262	3387	3512	3636	3749	3862	3975	4088	4201			4201
K	Number of dwellings above or below annual housing requirement	241	208	-20	-152	24	23	-14	-68	-3	71	68	37	7	-30	-24	-83	-43	-35	-35	-36			
L	Number of dwellings above or below cumulative requirement	241	449	429	277	301	324	310	242	239	310	378	415	422	418	368	285	242	207	172	136			136

The Treatment of Windfall Sites

- 4.18 The glossary in the NPPF defines windfall sites 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'
- 4.19 Paragraph 48 of the NPPF allows local planning authorities to make an allowance for windfall in its five year supply.
- 4.20 Prior to the publication of the NPPF, a windfall allowance could only be considered in the medium to long term. Following this change in policy, a windfall allowance has been calculated for the first five years of the plan period. However, paragraph 48 of the NPPF requires that, if local planning authorities are to include windfall allowance in their assessment of housing land supply they must provide compelling evidence that demonstrates that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 4.21 The NPPF states that windfall allowances should be realistic and have regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens. The calculation of windfall allowance has taken into account all of these factors in arriving at an annual windfall allowance for the Borough.

Methodology

- 4.22 In order to arrive at a robust windfall allowance, the Council has considered historic windfall delivery rates across the 7 year period from the beginning of the plan period (i.e. 2006-13). This period was chosen because it reflects subdued and buoyant market conditions, thereby producing an average that could be justifiably assumed to reflect current conditions and the anticipated upturn housing delivery as market condition improve (see Table 4.9).

Table 4.9: Historic windfall rates 2006 to 2012

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Average 2007 -2012
Windfall	133	82	30	19	11	12	15	43*

- 4.23 In 2010, Fareham reduced the site capacity threshold for the inclusion of sites in the SHLAA from 10 units to 5 units. The effect of this is that smaller sites that would have previously come as windfall completions are now being identified in the SHLAA. It is important that this methodology change in the assessment of housing sites has been taken into account in the calculation of windfall allowance to provide a consistent approach to calculation of windfalls across the seven year windfall calculation period. As

shown in Table 4.10 below, by removing windfall sites with a capacity of 5 to 9 units, the windfall completions for years 2006-09 are reduced substantially.

Table 4.10: Historic windfall rates 2006 to 2012 (adjusted to account for methodology changes in the SHLAA)

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Average 2007 -2012
Windfall	33	41	17	19	11	12	15	21*

- 4.24 Using the Windfall Calculation Methodology described above, the windfall allowance has been calculated at 21 dwellings per annum. For consistency with the approach taken with other, non-committed, sites that in the SHLAA, the average historic windfall rate (21) has been rounded to the nearest 5 to give an annual windfall allowance of 20; equating to 100 dwellings across the first five years of the plan period (2013-2018). With the inclusion of a windfall allowance the Council is able to identified sufficient housing supply to meet its strategic housing requirements over the remaining part of the plan period (2013-2026).

The Treatment of small sites with planning permission

- 4.25 Small sites (less than 5 units) are an important source of housing supply in Fareham Borough. According to Hampshire County Council's Housing Monitoring return, as at 1st April 2013 Fareham Borough Council has a commitment of 109 dwellings on small sites with extant planning permission (see Appendix D). Previous editions of the SHLAA have assumed that all sites of this type will be delivered in the 0-5 year period. However, whilst agents and/or developers of large sites (5 dwellings or above) with planning permission were contacted to provide a degree of certainty that they would come forward as scheduled, the same process was not undertaken for all small sites with permission. To that end, the 109 dwellings permitted on small sites do not form part of the SHLAA figures as it remains uncertain that these sites will come forward, especially in the current market.
- 4.26 As small sites with planning permission will no longer form part of the projected SHLAA supply there may be a slight underestimation of housing supply from this source. However, as permissions are implemented the completions numbers will be picked up as part of the Council's Monitoring Report and will be fed back into the SHLAA in future updates.

APPENDIX A**5-Year Housing Land Supply, Annual Distribution**

SHLAA Ref No.	Site Name	Settlement Area	Net Capacity	2013-14	2014-15	2015-16	2016-17	2017-18	Capacity in 5 year period
0041	Peters Road (northwest section)	Western Wards & Whiteley	49		30	19			49
0041	Peters Road	Western Wards & Whiteley	230			20	50	50	120
0050	Hinton Hotel	Fareham	30		30				
0058	East of Raley Road	Western Wards & Whiteley	50					30	30
1007	Land at Heath Road	Western Wards & Whiteley	70					20	20
1014	Land at North Whiteley	Western Wards & Whiteley	29	29					29
1058	Former Community Facilities, Wynton Way	Fareham	10		10				10
1064	21 Bridge Road	Western Wards & Whiteley	9		9				9
1068	Land at Fleet End Road	Western Wards & Whiteley	10		10				10
1071	St Christopher's Hospital, Wickham Road	Fareham	36	20	16				36
1072	399-411 Hunts Pond Road	Western Wards & Whiteley	20			20			20
1072	Land to rear of 347-397 Hunts Pond Road	Western Wards & Whiteley	40	40					40
1075	33 Lodge Road	Western Wards & Whiteley	10			10			10
1077	East of Northway, Southway and Westway	Western Wards & Whiteley	14	14					14
1095	40-42 Westley Grove	Fareham	13	13					13
1121	Coldeast (LOT 1)	Western Wards & Whiteley	118	25	25	25	25	18	118
1124	ATC Site, Farm Road	Western Wards & Whiteley	34		11	23			34
1127	Land south of Palmerston Avenue	Fareham	16			16			16
1144	Newpark Garage, Station Road	Western Wards & Whiteley	14		14				14
1203	Swanwick Marina, Bridge Road	Western Wards & Whiteley	49			20	29		49
1216	Linden Lea	Portchester	8	8					8
1249	East of Lower Duncan Road	Western Wards & Whiteley	18					5	5
1258	Coldeast Sheltered Element	Western Wards & Whiteley	40			40			40
1258	Coldeast (LOT 2) Land opposite Parklands, Sarisbury	Western Wards & Whiteley	85	20	45	20			85
1259	Hope Lodge, Fareham Park Road	Fareham	5		5				5
1288	324-326 Brook Lane	Western Wards & Whiteley	4		4				4
1305	69 Botley Road	Western Wards & Whiteley	5	5					5

1308	157 White Hart Lane and land to the rear	Portchester	5		5				5	
1316	Collingwood House, Gibraltar Close	Fareham	6		6				6	
1426	Land to the rear of Red Lion Hotel and Bath Lane	Fareham	55			25	30		55	
1992	Catholic Church of our Lady, White Hart Lane	Portchester	7		7				7	
1993	38 Columbus Drive	Western Wards & Whiteley	12		12				12	
1995	Land to rear of Coldeast Cloe	Western Wards & Whiteley	5			5			5	
1996	Land to the rear of 123 Bridge Road	Western Wards & Whiteley	5			5			5	
2531	Fareham College Site	Fareham	110			30	50	30	110	
2851	Genesis Centre	Western Wards & Whiteley	35			35			35	
Totals =					174	239	313	184	153	1,063

APPENDIX B**Sites assessed through the SHLAA but considered to be not currently developable**

SHLAA Reference No.	Site Name	Settlement	Indicative Capacity
0040	Bus Depot	Fareham	32
0086	1-2 The Avenue	Fareham	11
0152	Western Road	Fareham	14
0195	119 - 143 West St. (East) & Land to Rear	Fareham	96
0196	145 - 161 West St. (Central) & Land to Rear	Fareham	8
0211	Fareham Railway Station Yard	Fareham	85
1004	Fort Fareham Grazing Land	Fareham	33
1056	The Hampshire Rose	Fareham	5
1057	Citroën Garage	Fareham	10
1083	Rear of 160a - 174 West Street	Fareham	10
1089	70 Trinity Street	Fareham	23
1092	86 - 90 Gudge Heath Lane	Fareham	11
1096	6 - 8 Ranvilles Lane	Fareham	11
1176	St Columba Site	Fareham	10
1215	Seaeye House & adj. properties	Fareham	12
1227	42-46 Ranvilles Lane	Fareham	12
1286	Russell Place	Fareham	48
1309	142 - 144 West Street	Fareham	9
1318	175 Gordon Road	Fareham	9
0083	Windmill Grove	Portchester	16
0203	3 - 33 West Street	Portchester	16
1002	Land at Corner of Station Road and A27	Portchester	5
1024	41-57 Portchester Road	Portchester	17
1051	238-254 White Hart Lane	Portchester	13

1066	34 - 36 Portchester Road	Portchester	12
1302	Land to rear of 2 Botley Road	Western Wards and Whiteley	5
0145	Brook Lane & Land R/O 63-77 Bridge Rd	Western Wards and Whiteley	47
1000	Coldeast Mansion	Western Wards and Whiteley	20
1016	62-74 Warsash Road	Western Wards and Whiteley	11
1026	239 Swanwick Lane	Western Wards and Whiteley	9
1027	184-196 Swanwick Lane	Western Wards and Whiteley	10
1028	18-22 Dibles Road	Western Wards and Whiteley	16
1052	54-60 Southampton Road	Western Wards and Whiteley	11
1053	75-77 Southampton Road	Western Wards and Whiteley	14
1062	Texaco Petrol Station	Western Wards and Whiteley	13
1141	118 Bridge Road	Western Wards and Whiteley	16
1147	Mellow Mead	Western Wards and Whiteley	7
1209	35 - 37 Shore Road	Western Wards and Whiteley	10
1236	88-102 Southampton Road	Western Wards and Whiteley	16
1317	Land to the R/O 47-61 Osborne Road	Western Wards and Whiteley	8
1423	18 & 23-35 Bridge Road	Western Wards and Whiteley	8
1953	Nook Caravan Park	Western Wards and Whiteley	10
Total =			759

APPENDIX C**Schedule of sites submitted for inclusion but rejected**

Ref. No.	Address	Settlement Area	Site Area (ha)	Identified Capacity (Net)	Reason for rejection
0001	Dean Farm	Fareham	197.62	5,000	Land is being considered for the Strategic Development Area (SDA). Stage 4 of the SHLAA Volume 1 clearly states that the Fareham Borough Council (FBC) housing target does not include any allocation for the Fareham SDA. Accordingly, the SHLAA does not need to deal with any potential sites currently being considered as part of the proposed SDA.
0004	Fareham Common	Fareham	11.42	343	Land is being considered for the SDA. See above (SHLAA Ref. 0001) reason for rejection.
0022	Catisfield Lane, Paddocks	Fareham	2.83	85	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0027	Military Road	Fareham	2.17	65	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0035	Fareham Park Farm	Fareham	28.33	850	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0047	23 West Downs Close	Fareham	0.15	10	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0054	Fontley House Farm	Fareham	32.16	965	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0087 & 0088	West End (east) & (west)	Fareham	0.608	29	Not suitable location for residential development.
0108	Lower Quays Boatyard	Fareham	0.4	16	This is an existing employment allocation within adopted Local Plan. The Employment Land Review recommends retention for employment use. The new PPS4 also recommends that Local Planning Authorities safeguard clusters and locally distinct industries
0138	Blackbrook Road Industrial Estate	Fareham	1.518	33	The Employment Land Review recommends retention for employment use.
0210	Land to the South of Fareham, Peak Lane	Fareham	91.6	2,748	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.

0322	Land at Pinks Hill	Fareham	5.73	172	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0324	Land at North Wallington and Standard Way	Fareham	0.87	24	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1006	Abbey Farm, Fiskers Hill	Fareham	28.38	851	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1022	Land at Funtley Hill	Fareham	0.48	14	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1091	29 Catisfield Road	Fareham	0.18	5	Planning permission was granted on site for 3 houses. Initial inclusion of site was on the basis that the site would deliver a flatted scheme. Discussions with developer indicate that the planning permission will no longer be implemented. Comprehensive redevelopment of the site no longer possible as permission has been superseded by a number of smaller planning applications.
1171	Land at Junction 10 M27	Fareham	0.2	6	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield.
1177	Hope Lodge	Fareham	1.65	50	Part of is covered by reference number 1259. The majority of site 1177 is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1241	208-212 Gudge Heath Lane	Fareham	0.14	4	Site fails to deliver 5 or more dwellings
1252	Land at Peel Nook, Newgate Lane, Fareham	Fareham	0.62	25	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site also falls within a defined Strategic Gap. Site is Greenfield
1253	Land to East of Newgate Lane, Fareham	Fareham	33	600	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site also falls within a defined Strategic Gap. Site is Greenfield
1260	Cars R Us & Land adjacent	Fareham	0.14	4	Site falls within an area of Air Quality Management. Site fails to deliver 5 or more dwellings
1296	Park View House, Furzehall Avenue	Fareham	0.59	14	Site is currently in use for employment purposes. The ELR proposes the site be retained for employment uses and is therefore not considered to be deliverable/developable.
2784	The Bonhams	Fareham	3.054	55	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2785	Land to R/O The Bonhams	Fareham	4.525	80	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2815	The Nursery, Conifer Rise	Fareham	1.124	27	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2826	Lysses Car Park	Fareham	1.228	40	Highly unlikely to be considered for redevelopment as it is a well-used long stay car park.

0007	Land at Cranleigh Road	Portchester	5.55	167	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0008	West of Wicor Mill Lane	Portchester	3.59	108	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0038	Cams Estate	Portchester	149	4470	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0207	Land South of Romsey Avenue	Portchester	12.613	378	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1009	Winnham Farm	Portchester	29.12	874	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1020	Land at Condor Avenue	Portchester	0.48	14	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1025	Land at High View	Portchester	1	30	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1049	Portchester House Car Park, Hospital Lane	Portchester	0.08	2	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield and site falls to deliver 5 or more dwellings
1216	54 Linden Lea	Portchester	0.02	1	Site fails to deliver 5 or more dwellings
1228	Land to Rear of 99-107 West Street	Portchester	0.1	3	Site fails to deliver 5 or more dwellings
1240	22 Portchester Road	Portchester	0.14	4	Site fails to deliver 5 or more dwellings
1251	Land at Skew Road	Portchester	0.05	2	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield and site falls to deliver 5 or more dwellings
1261	Wicor Farm	Portchester	1.4	42	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0029	Land off Woodcote Lane, Fareham	Stubbington & Hill Head	36.81	600	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0031	Land off Old Street	Stubbington & Hill Head	4.16	125	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0032	Land North of Stubbington	Stubbington & Hill Head	28.34	850	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0033	Land South of Oakcroft Lane	Stubbington & Hill Head	12.98	389	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1017	Land at Mulberry Avenue	Stubbington & Hill Head	0.4	11	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1018	Land at Cuckoo Lane	Stubbington & Hill Head	0.4	11	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.

1019	Land at East House Avenue	Stubbington & Hill Head	0.58	17	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1021	Land at Gosport Road	Stubbington & Hill Head	1.97	59	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1023	Land at Plymouth Drive	Stubbington & Hill Head	0.29	9	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield and site falls to deliver 10 or more dwellings
1040	Land to the east of Meoncross School	Stubbington & Hill Head	13.7	411	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1045	Green Acres	Stubbington & Hill Head	0.41	10	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1170	Land at 171 Ravilles Lane	Stubbington & Hill Head	0.9	27	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1181	201-211 Newgate Lane	Stubbington & Hill Head	0.57	17	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1231	26 Titchfield Road	Stubbington & Hill Head	0.18	4	Site fails to deliver 5 or more dwellings.
0003	Land at 337 Southampton Road	Titchfield	1.9	57	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0011	Land to the East of Posbrooke Lane and to the South of Bellfield	Titchfield	3.1	93	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0012	Land at Posbrooke Lane (Titchfield Allotments)	Titchfield	0.48	12	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0013	Land at Posbrooke Lane	Titchfield	0.52	14	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0028	Land at Bridge Street	Titchfield	0.48	12	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0043	Land at Titchfield Road	Titchfield	5.67	170	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1001	Land east of St Margarets Lane	Titchfield	24.56	737	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1033	land South of A27 Roundabout and Land West of St Margarets Lane	Titchfield	5.53	166	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1046	Garden of 303 Titchfield Road	Titchfield	0.21	6	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield.
1172	Stubbington & Hill Head House	Titchfield	1.78	53	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.

1173	Land at Common Lane	Titchfield	0.27	8	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield.
1180	Holly Cottage, St Margarets Lane	Titchfield	2.36	71	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1232	Polygraphic House	Titchfield	0.15	24	Part of site is situated outside of the Defined Urban Settlement Boundary (DUSB).
2794	Land at Ransome Close	Titchfield	0.317	10	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0002	Land at North of Park Gate	Western Wards and Whiteley	10.6	318	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0005	Land at the Spinnaker, Swanwick	Western Wards and Whiteley	1.17	40	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is predominantly a greenfield site, with only the curtilage of the existing public house being PDL. The Council would seek to retain where possible the public house given its community facility status.
0006	Land East of Bye Road, Lower Swanwick	Western Wards and Whiteley	2.84	57	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0010	Land adjacent to 75 Burridge Road, Burridge	Western Wards and Whiteley	0.82	22	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0014	Land at Warsash (r/o Fleet End Road)	Western Wards and Whiteley	5.74	172	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0015	Land at Portsdown View	Western Wards and Whiteley	0.8	22	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0017	Land at Wolverleigh, Brook Avenue, Warsash	Western Wards and Whiteley	0.28	8	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield.
0018	Land owned by and adjacent to 15 Shellcroft, Warsash	Western Wards and Whiteley	1.56	47	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0024	Land North & South of Greenaway Lane	Western Wards and Whiteley	20	600	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0025	7 Spring Road, Sarisbury Green	Western Wards and Whiteley	0.42	11	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0034	New Road, Warsash	Western Wards and Whiteley	0.11	3	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield and site falls to deliver 5 or more dwellings
0046	Land at Rookery Farm	Western Wards and Whiteley	21.65	650	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0048	246-248 Botley Road	Western Wards and Whiteley	2.05	62	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is predominantly greenfield.

0051	Land at Fleet Bottom, Warsash	Western Wards and Whiteley	0.22	5	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield.
0053	Land to the rear of 134-138 Botley Road	Western Wards and Whiteley	0.43	11	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0204	104 Swanwick Lane, Swanwick	Western Wards and Whiteley	1.97	59	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0205	Grazing Land North of A27 Roundabout	Western Wards and Whiteley	1.24	37	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
0320	Land North of the A27 and South East of Segensworth Roundabout	Western Wards and Whiteley	19.54	586	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1010	Church Lodge	Western Wards and Whiteley	2.64	79	Site is situated outside of the settlement boundary and is therefore within the open countryside. Site also falls a SINC and a Historic Park and Gardens. Site is predominantly greenfield.
1012	Land at Holly Hill Lane	Western Wards and Whiteley	3.9	117	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1013	Land at Brook Avenue, Warsash	Western Wards and Whiteley	0.66	18	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1015	Swinton Hall	Western Wards and Whiteley	0.17	4	Site fails to deliver 5 or more dwellings
1027	184-196 Swanwick Lane	Western Wards and Whiteley	0.285	11	The site represents back garden development despite conforming to the site criteria for inclusion within the SHLAA. It is also comprehended that this site is severely constraint from a site access point of view. Noise pollution is also a perceived problem with neighbouring railway line
1030	Little Abshot Farm	Western Wards and Whiteley	2.9	87	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1035	Land at Hunts Pond Road	Western Wards and Whiteley	7.69	209	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). The site is also allocated for Community/education/recreational uses in the adopted Local Plan. Site is to be retained for these uses. Site is greenfield.
1037	Home Rule Road	Western Wards and Whiteley	0.464	11	Planning permission has been granted for 7 detached dwellings on this plot of land. Site is now completely developed.
1044	Land at Upper Swanwick	Western Wards and Whiteley	39.7	1191	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1168	Land at Rookery Avenue	Western Wards and Whiteley	2.81	84	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.

1174	Land at Backacre	Western Wards and Whiteley	0.39	12	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1178	40 Glen Road	Western Wards and Whiteley	0.8	24	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1179	Daisy Villa	Western Wards and Whiteley	1.91	57	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1182	Cherry Tree Lane	Western Wards and Whiteley	1.24	37	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1200	80 Locks Road, Locks Heath	Western Wards and Whiteley	0.10	3	Site fails to deliver 5 or more dwellings
1211	Former Keileen Nursery, Brook Avenuem, Warsash	Western Wards and Whiteley	2.31	69	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1213	112 Locks Road, Locks Heath	Western Wards and Whiteley	0.06	2	Site fails to deliver 5 or more dwellings
1217	24 Raley Road, Locks Heath	Western Wards and Whiteley	0.14	4	Site fails to deliver 5 or more dwellings
1233	Meadow Brook, Oslands Lane, Swanwick	Western Wards and Whiteley	0.12	4	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is Greenfield and site fails to deliver 5 or more dwellings
1234	39 Greenaway Lane, Warsash	Western Wards and Whiteley	0.27	4	Delivery of more than 5 dwellings would be out of character with surrounding area
1235	Land adjacent to 8a Embsay Road, Lower Swanwick	Western Wards and Whiteley	0.04	1	Site fails to deliver 5 or more dwellings.
1237	146 Botley Road, Swanwick	Western Wards and Whiteley	0.2	4	Delivery of more than 5 dwellings would be out of character with surrounding area
1239	96 Botley Road, Park Gate	Western Wards and Whiteley	0.02	1	Site fails to deliver 5 or more dwellings
1263	Land North of Greenaway Lane	Western Wards and Whiteley	1.3	39	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1264	Land at Brook Lane	Western Wards and Whiteley	7.76	233	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1265	Land to the rear of 56 Brook Lane	Western Wards and Whiteley	0.76	23	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1266	Land to the rear of Ryhope Nursery	Western Wards and Whiteley	1.04	31	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
1287	44-46 Locks Road	Western Wards and Whiteley	0.25	12	Site is for an extra care facility. This type of use is not considered within the SHLAA. Discussions with agent indicate that the application is unlikely to be implemented. If the permission lapses, as the site is a private residential garden, it is unlikely to be granted planning

					permission for residential development. As such the site has been removed as a potential housing site
2788	The Nursery, Segensworth Road	Western Wards & Whiteley	0.11	4	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2824	164 Southampton Road	Western Wards & Whiteley	0.281	15	Not suitable location for residential development. Retail or employment uses should be considered in the first instance.
2825	Car Park Opposite 160 Southampton Road	Western Wards & Whiteley	0.119	10	Not suitable location for residential development as it is almost an island surrounded by highway. Retail or employment uses should be considered in the first instance.
2827	231 Brook Lane	Western Wards & Whiteley	0.681	32	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2828	Lancaster Court	Western Wards & Whiteley	0.496	20	Unsuitable for residential development due to location.
2829	203 Locks Road	Western Wards & Whiteley	0.073	6	Delivery of more than 5 dwellings would be out of character with surrounding area.
2832	Land between 37&41 Holly Hill Lane	Western Wards & Whiteley	1.581	24	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.
2838	79 Greenaway Lane	Western Wards & Whiteley	1.915	44	Site is situated outside of the Defined Urban Settlement Boundary (DUSB). Site is greenfield.

APPENDIX D

Small sites (less than 5 dwellings) with planning permission (data correct as at 31st March 2013)

Address	Planning Application Reference Number	Settlement Area	Capacity as per planning consent
1 Peak Lane	13/0035/OA	Fareham	1
Land adjacent to Southwick Court	12/0260/FP	Fareham	1
1 Westbury Road	11/0779/FP	Fareham	1
The Portsdown Inn, Leith Avenue	12/0772/FP	Portchester	1
10 Delme Drive	11/0519/FP	Fareham	3
10 Locks Road	10/0492/FP	Western Wards & Whiteley	1
101 West Street	11/0708/FP	Fareham	2
Gordon Arms, Gordon Road	12/1036/CU	Fareham	2
112 Locks Road	12/0571/FP	Western Wards & Whiteley	1
122 Mays Lane	12/0965/OA	Stubbington/Hill Head	1
127 West Street	10/0262/CU	Fareham	1
128 Paxton Road	10/0433/FP	Fareham	1
130 Newgate Lane	12/0771/FP	Stubbington/Hill Head	1
131 Newton Road	12/0614/FP	Western Wards & Whiteley	1
141 Hunts Pond Road	12/0566/FP	Western Wards & Whiteley	2
161a West Street	13/0094/CU	Fareham	2
17 Chapel Road	11/0149/FP	Western Wards & Whiteley	1
18 Locks Heath Park Road	13/0060/OA	Western Wards & Whiteley	1
Land to rear of 18 Pilgrims Way	12/0768/FP	Stubbington/Hill Head	1
18a High Street	12/0623/FP	Fareham	1
Land to rear of 197 Botley Road	12/0065/FP	Western Wards & Whiteley	1
2 Crofton Lane	10/0795/FR	Stubbington/Hill Head	1
2 Old Manor Cottages, Wickham Road	12/0847/CU	Fareham	1
Land adjoining 201 Locks Road	11/0542/FP	Western Wards & Whiteley	2
204 Hunts Pond Road	12/0886/FP	Western Wards & Whiteley	1
21 Burridge Road	12/0773/FP	Western Wards & Whiteley	1
231 Brook Lane	12/0961/FP	Western Wards & Whiteley	1
24 West Street	11/0959/CU	Fareham	4
Land adjacent to 24 Sherwood Gardens	12/0443/FP	Western Wards & Whiteley	1
263-265 White Hart Lane	12/1015/FP	Portchester	2
27-29 Holly Hill Lane	12/0695/OA	Western Wards & Whiteley	3
29 Bells Lane	11/0341/FP	Stubbington/Hill Head	1
29 Brook Lane	12/0541/FP	Western Wards & Whiteley	1
1-3 Peak Lane	12/0246/FP	Fareham	4
Land adjacent to 33 Funtley Hill	12/0658/FP	Fareham	3
35 Locks Road	11/1045/RM	Western Wards & Whiteley	1
35 Pine Walk	12/0444/FP	Fareham	1
Land to rear of 37 Warsash Road	10/0800/FP	Western Wards & Whiteley	1
39 Holly Hill Lane	12/0647/FP	Western Wards & Whiteley	1
39 Knights Bank Road	11/0955/FP	Stubbington/Hill Head	1
4 Edenbridge Way	12/0841/FP	Western Wards & Whiteley	4
4 Grove Road	13/0081/CU	Fareham	1
43 Southampton Road	12/1013/FP	Fareham	1
45 Newtown Road	10/0087/FP	Portchester	3

47 St Mary's Road	12/0522/FP	Stubbington/Hill Head	1
5 Rudgwick Close	03/0038/FP	Portchester	1
5 Wildern Close	10/0033/FP	Western Wards & Whiteley	1
50 Newtown Road	11/0841/FP	Western Wards & Whiteley	1
53-55 Funtley Hill	11/0339/FP	Fareham	1
58 Maylings Farm Road	11/0651/FP	Fareham	1
60 Hill Head Road	12/1020/FP	Stubbington/Hill Head	1
61 Celandine Avenue	12/0020/FP	Western Wards & Whiteley	1
62 The Avenue	11/0275/FP	Fareham	1
64 Botley Road	12/0648/FP	Western Wards & Whiteley	2
65 Common Lane	12/0612/FP	Titchfield	1
67 The Avenue	12/0612/FP	Fareham	1
70 Privett Road	12/0597/FP	Fareham	1
77-78 High Street	11/0673/CU	Fareham	2
79 Highlands Road	10/0883/FP	Fareham	2
8 Hartlands Road	11/0320/FP	Fareham	1
Rear of 80 The Avenue	11/0352/FP	Fareham	2
Swinton Hall, 80 Warsash Road	11/0892/OA	Western Wards & Whiteley	4
82 Highalnds Road	10/0367/FP	Fareham	3
87a Old Turnpike	11/0862/FP	Fareham	1
Al Mahdi, Wickham Road	11/0418/FP	Fareham	1
Castle Barn, Land to West of Wicor Path	12/0304/FP	Portchester	1
Delme Court, Maytree Road	11/0840/CU	Fareham	2
Greenacres, 122 Mays Lane	12/0031/FP	Stubbington/Hill Head	1
Land at Nyewood Avenue	13/0083/FR	Portchester	2
Lavender Cottage, Brook Avenue	12/0109/FP	Stubbington/Hill Head	1
Mill House, Land adjacent to Forest Lane	12/0713/FP	Fareham	1
The White Hart, Castle Street	12/0425/FP	Portchester	2
Trevail House, 1 Upper Wharf	11/0772/FP	Fareham	2
Total Net Permissions			109