

Site Name: Land North of Bartons Road	Site Ref/Policy Number: UE3a
Description of Site: Located north of Bartons Road and immediately east of the railway line. There are a number of buildings on the site, some in commercial use. A crematorium is under construction on land to the east, and Havant Garden Centre (UE43) is on the opposite side of Bartons Road.	
Known Constraints: • TPOs • Proximity to railway line may require further work associated with the amenity of any new residential properties • Potential vibration and noise issues associated with the proximity of the railway line • Southern Water has advised that sewerage capacity in network closest to site is limited • Moderate potential for previously unidentified archaeological deposits • Adjacent to the undeveloped gap and boundary with the rural area of East Hampshire	
Existing Transport Provision: • Bus route within 400m of site	
Existing Accessibility to Local Services/Facilities: • Local shop within 800m • School provision (primary) within walking distance • Bus routes offer accessibility to town centre with shops and services	
Site Opportunities: • New homes including affordable housing • To coordinate with potential development north in East Hampshire District • Potential improvement to bus route provision in association with the development site south of Bartons Road	
Policy UE3a - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Access would be onto Bartons Road, likely to use existing access point • Noise and vibration survey (and any necessary mitigation measures to be incorporated in the design) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Landscaping scheme to have regard to new crematorium • Retain and protect TPOs and the mature trees on the north and east boundaries where possible • To liaise with East Hampshire District Council to ensure there is a coordinated approach to development in accordance with Policy DM6	

Site Name: Land South of Bartons Road	Site Ref/Policy Number: UE3b
Description of Site: Located to south east of the Havant Garden Centre (UE43). There is an existing public right of way through the site from Denvilles onto Bartons Road. The site is in agricultural use, and detailed soil reports indicate most is Grade 3 quality.	
Known Constraints: • Moderate potential for previously unidentified archaeological deposits • TPOs • Mineral Safeguarding Area • Adjacent to listed building • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Adjacent to the undeveloped gap	
Existing Transport Provision: • Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site)	
Existing Accessibility to Local Services/Facilities: • Local shop within 400m	
Site Opportunities: • New homes including affordable housing	
Policy UE3b - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout to respect the context and setting of listed building • Strong landscape buffer on eastern boundary required • Design and layout to aim to retain and protect TPO trees • The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to vary to allow development to take place • Vehicular access to be provided north onto Bartons Road (running to the east of land at Helmsley House) • Pedestrian/cycle access to be provided south into existing residential development in Denvilles (improvement to existing link) • Improvements to increase natural surveillance and useability of the pedestrian/cycle link onto Bartons Road (west of Eastleigh House). This requirement may not be necessary should more suitable pedestrian/cycle access be made available through Havant Garden Centre, also a residential allocation (UE43) • Long term provision should be made available should further residential development be sought on land to the immediate west of the vehicular access (land at Helmsley House). This should ensure no ransom strips are in place and allow for coordination of development so that residential properties could (if sought) be providing facing onto the access road. This would improve natural surveillance of the access proposed and provide for coordination of development • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Strides (Manor) Farm and Copseys Nursery	Site Ref/Policy Number: UE4
Description of Site: The site is in two elements. One covers the Copsey's Nursery site to the north and includes existing glass houses. The other is Strides/Manor Farm to the south which is in agriculture use. A small portion of the site (0.3ha) is within the existing urban area, but the majority would be an extension to the existing urban area.	
Known Constraints: • TPOs • Moderate potential for previously unidentified archaeological deposits • Mineral Safeguarding Area • Site is adjacent to a tributary of the Ems • Potential ground quality issues associated with previous and/or current use of site • Part of site uncertain for Brent Geese and/or waders • Adjacent to the undeveloped gap • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Walking distance of Warblington Halt and within 300m of bus route	
Existing Accessibility to Local Services/Facilities: • Local convenience shop 600m	
Site Opportunities: • New homes including affordable housing	
Policy UE4 - Site Specific Development Requirements: • A grant of planning permission for 191No. dwellings was issued on 14/06/2013 (APP/12/01222) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Land at Portsdown Hill	Site Ref/Policy Number: UE5
Description of Site: An area of land on a south facing slope between the Havant and Portsmouth urban areas, south of Portsdown Hill Road and north of Havant Road. To the north, east and south west are residential properties. The north-east corner of the field is used for grazing horses.	
Known Constraints: • Part of the site is within an Aquifer Protection Zone (eastern part of site) • Noise due to relationship with A27 and A3M • Gas pipeline adjacent to proposed site • Moderate potential for previously unidentified archaeological deposits • Adjacent listed building • Sensitive ground water location - site overlays the Lewes and Newhaven Chalk (Principal Aquifer) • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Uncertain for Brent Geese and/or waders • Adjacent to the undeveloped gap	
Existing Transport Provision: • Frequent bus routes run to the immediate south of the site	
Existing Accessibility to Local Services/Facilities: • Bus route provides regular access to shops and services at Havant, Cosham or Portsmouth	
Site Opportunities: • New homes including affordable housing • Potential to provide a long-term available and improved Brent Geese and/or wader habitat on land to the west • The copse on the north western side can be integrated into the design to help define the site • For additional planting to the rear of Fortunes Way to help define the undeveloped gap • To improve the management of adjacent land for use by Brent Geese and waders (Policy DM23)	
Policy UE5 - Site Specific Development Requirements: • A resolution to grant planning permission subject to S106 for 46No. dwellings was reached on 17/07/2014 (APP/14/00232) relating to this site • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Eastleigh House, Bartons Road	Site Ref/Policy Number: UE33
Description of Site: The site includes Grade II Listed Eastleigh House, which is located to the south of the plot with views to site UE3b. It has a strong landscape boundary, which includes mature trees and hedgerow. A pedestrian right of way runs along the west boundary (not included within this site). Vehicular access is onto Bartons Road.	
Known Constraints: • Grade II Listed Building • Moderate potential for previously unidentified archaeological deposits • Mature trees and landscape, including TPOs • Mineral Safeguarding Area • Within Havant Biodiversity Action Plan Area	
Existing Transport Provision: • Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site south of Bartons Road)	
Existing Accessibility to Local Services/Facilities: • Local shop to south of site within walking distance (quality of link likely to improve on development of land south of Bartons Road)	
Site Opportunities: • New homes including affordable housing • Potential to convert existing listed building	
Policy UE33 Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout to aim to retain and protect mature trees and TPOs • Retain a suitable setting for the listed building • Access will be provided using the existing access point onto Bartons Road, unless alternative agreed • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Havant Garden Centre, Bartons Road	Site Ref/Policy Number: UE43
Description of Site: Located immediately east of the railway line, south of Bartons Road. The site includes a large garden centre, car park to the north and hardstanding to the south for the display and storage of garden centre products and a Grade II Listed Building (barn).	
Known Constraints: • Listed building • Moderate potential for previously unidentified archaeological deposits • TPOs • Loss of existing business (although site has been promoted to the Council) • Potential noise/vibration issues from neighbouring railway • Potential amenity issues due to relationship with industrial area to west (New Lane) • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site south of Bartons Road)	
Existing Accessibility to Local Services/Facilities: • School provision (primary) within walking distance • Bus routes provide accessibility to centres with further services and facilities	
Site Opportunities: • Residential development on a brownfield site • New homes including affordable housing • Potential to improve pedestrian/cycle access from neighbouring site UE3b	
Policy UE43 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • To work with the Council to encourage the retention and re-provision of jobs within the Borough • Pedestrian/cycle access to be provided/made available through to the allocation south of Bartons Road (UE3b) • Vehicular access to be provided utilising existing access point onto Bartons Road • Design and layout to respect context and setting of listed building • Design and layout should aim to retain and protect TPO trees • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater • Appropriate easement from existing sewage/waste infrastructure • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Policy HB2 Havant & Bedhampton Employment Allocations

The following sites are allocated for employment development:

Ref.	Location/Address	Site area	Floorspace
BD9	Harts Farm Way North	4.19 ha	16,300 sq m
BD10	Land North of the Regional Business Centre	1.48 ha	3,500 sq m
BD11	Brockhampton West	9.41 ha	23,400 sq m
BD14	Solent Road North	1.68 ha	6,600 sq m
BD16	Solent Road South	1.88 ha	6,000 sq m
BD19	Kingscroft Farm	2.71 ha	12,000 sq m

The floorspace shown for each site is indicative, based on site area, access arrangements and other environmental constraints. Planning permission will be granted provided that detailed proposals:

- 1. Are broadly consistent with the indicative provision for floorspace.**
- 2. Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Harts Farm Way North	Site Ref/Policy Number: BD9
Description of Site: Brownfield employment site located in the heart of the Broadmarsh Industrial Area, which has planning permission for 16,275 square metres of employment floorspace.	
Known Constraints: • Potential ground quality and ground water issues • All of the site is in future Tidal Flood Zones 2 and 3 • Harts Farm Way Stream crosses the site in an open channel • Gas Pipeline Consultation Zone • Part of site uncertain for Brent Geese and/or wader use • Close to the SPAs and SACs • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network	
Existing Transport Provision: • Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network	
Existing Accessibility to Local Services/Facilities: • Limited local services	
Site Opportunities: • Shovel ready employment site suitable for B2/B8 uses in the heart of the Broadmarsh Industrial Area that could provide 16,300 square metres of new employment floorspace and between 233 and 452 jobs	
Policy BD9 - Site Specific Development Requirements: • Appropriate surveys/report to address potential ground quality/ground water issues • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour • Access from Harts Farm Way to be provided to the satisfaction of the highway authority • Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency • Harts Farm Way Stream to be kept open and free from obstruction • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs • Employment and Skills Plan to support planning application	

Site Name: Land North of the Regional Business Centre	Site Ref/Policy Number: BD10
Description of Site: Brownfield employment site located in the heart of the Broadmarsh Industrial Area. The site was landlocked by the Household Waste Recycling Centre (HWRC), but access across the HWRC has been agreed between the Homes and Communities Agency and Hampshire County Council.	
Known Constraints: • Potential ground quality and ground water issues • Part of the site is in future Tidal Flood Zones 2 and 3 • Gas Pipeline Consultation Zone • Part uncertain for Brent Geese and/or waders • Close to the SPAs and SACs • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network	
Existing Transport Provision: • Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network	
Existing Accessibility to Local Services/Facilities: • Limited local services	
Site Opportunities: • Shovel ready employment site suitable for B2/B8 uses in the heart of the Broadmarsh Industrial Area that could provide 3,500 square metres of new employment floorspace and between 49 and 96 jobs	
Policy BD10 - Site Specific Development Requirements: • Appropriate surveys/report to address potential ground quality/ground water issues • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour • Access from Harts Farm Way to be provided to the satisfaction of the highway authority • Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency • Employment and Skills Plan to support planning application • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Site Name: Brockhampton West	Site Ref/Policy Number: BD11
Description of Site: Brockhampton West is a large 'gateway' employment site near the junction of the A3(M) and A27 overlooking Langstone Harbour.	
Known Constraints: • Overlays the Lewes and Seaford Chalk, designated as a Principal Aquifer • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network • Problems of contaminated and unstable land and landfill gas as a result of historic landfill at Harts Farm Way • Part of site important for Brent Geese and all uncertain for waders • Close to designated SPAs and SACs • Adjacent to the undeveloped gap • Elevated western part of the site visible from Langstone Harbour causing potential conflict with Langstone Harbour Management Plan • It is likely that the development will come forward in a number of phases • Potential for previously unidentified archaeological deposits • Adjacent to the Hermitage Stream	
Existing Transport Provision: • Cycle path running along Harts Farm Way provides access to the Havant Borough Cycle Network • Good connectivity between Portsmouth and the employment areas nearby	
Existing Accessibility to Local Services/Facilities: • Limited local services	
Site Opportunities: • High quality gateway employment site that could provide up to 23,400 square metres of new manufacturing and/or warehousing floorspace, supporting between 334 and 650 jobs • Ideally parts of the east and west of the site should remain undeveloped and utilised for landscape and screening • To improve the Hermitage Stream and its setting (Policy AL7) • To enhance the habitat of Broadmarsh Coastal Park and/or the surrounding area, including for the use of Brent Geese and waders	
Policy BD11 - Site Specific Development Requirements: • Appropriate surveys/report to address potential ground quality/stability issues • Access from Harts Farm Way to be provided to the satisfaction of the highway authority • Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Site specific Habitat Regulation Assessment (HRA) will be required to support a planning application to ensure that there is no net loss of important habitat for Brent Geese • Landscape Assessment to support a planning application that sets out how the following can be achieved: Extensive screening and careful design of buildings to mitigate changes to views from Langstone Harbour, impacts on the undeveloped gap, enhancements to Broadmarsh Coastal Park to mitigate the loss of green space and consideration of a landscape buffer to A27 and the Hermitage Stream Corridor • Landfill gas protection measures to be provided as advised by the Council's Environmental Health Team • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Employment and Skills Plan to support planning application • A coordinated approach needs to be taken to the delivery of this site • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application • Up-to-date surveys for Brent Geese and waders will be required in line with Policy DM23	

Site Name: Solent Road North	Site Ref/Policy Number: BD14
Description of Site: A greenfield site located close to Havant Town Centre and other employment areas.	
Known Constraints: • Uncertain for waders • Much of the site is located in Flood Zones 2 and 3 and future Fluvial Flood Zone 3 • Brockhampton Stream flows along western boundary • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Within walking distance of Havant Bus and Train Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and facilities	
Site Opportunities: • It could provide 6,600 square metres of new office floorspace and 548 new jobs • Potential to relocate Portsmouth Water Company's existing headquarters	
Policy BD14 - Site Specific Development Requirements: • Flood Risk Assessment to show development is safe over its lifetime and does not result in a loss of flood water storage • A five metre buffer running along Brockhampton Stream will be kept free from development, roads and other significant structures/land raising • Flood Defence Consent will be required under the Southern Region Land Drainage and Sea Defence Byelaws for any structures (outfalls etc) or buildings located within 8 metres of the top of the bank of the Brockhampton Stream as it is designated as Main River • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application	

Site Name: Solent Road South	Site Ref/Policy Number: BD16
Description of Site: A brownfield site located close to Havant Town Centre, the A27 and a number of industrial estates. The site is split into two parts by Brockhampton Lane and excludes residential properties. Both parts of the site have planning permission for redevelopment for employment purposes.	
Known Constraints: • Air quality issues to be addressed (associated with the additional traffic movements from the development through Havant Town Centre) • Potential ground quality issues • Partly in Flood Zone 2 and part of the site is in future Flood Zone 3 • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Within walking distance of Havant Bus and Train Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and facilities	
Site Opportunities: • A brownfield site with considerable redevelopment potential close to Havant Town Centre • It could provide 6,000 square metres of offices, manufacturing and warehousing and provide 143 to 833 jobs • Potential for showrooms with trade counter facilities that cannot be accommodated within Havant Town Centre	
Policy BD16 - Site Specific Development Requirements: • Appropriate surveys to assess/address potential air quality issues • Flood Risk Assessment to ensure that the risk of flooding is not increased as a result of the development • Development is preferentially located in Flood Zone 1 and the development footprint of land at risk of flooding is not increased • Employment and Skills Plan to support planning application • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application	

Site Name: Kingscroft Farm	Site Ref/Policy Number: BD19
Description of Site: The site is located to the west of existing employment land and south of land to be developed for housing. It is largely made up of open fields/paddocks.	
Known Constraints: • Potential ground quality issues • Much of the site is in future Fluvial Flood Zone 3 • Site overlays the Lewes and Seaford Chalk, which is designated as a Principal Aquifer • Site lies within the Source Protection Zone 1 for the Bedhampton and Havant Springs • Public right of way runs diagonally through the site • Uncertain for waders • Adjacent to the undeveloped gap • Potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Walking distance to railway station and local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre	
Site Opportunities: • A greenfield site that forms natural expansion space for Marples Way Industrial Estate • It could provide 12,000 square metres of new manufacturing and/or warehousing floorspace with between 171 and 333 jobs	
Policy BD19 - Site Specific Development Requirements: • Appropriate surveys to assess/address potential air quality issues • Preferred access through Marples Way Industrial Estate • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Retention or diversion of right of way to the satisfaction of the highway authority • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Landscape Assessment to support a planning application that sets out how the following can be achieved: Extensive screening and careful design of buildings to mitigate impacts on the undeveloped gap • Heritage Statement may be required on the advice of Hampshire County Council, to support planning application • Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required	

Policy HB3 Havant & Bedhampton Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
BD8	Bosmere Field	1.28 ha	- Hotel - Commercial uses
H07	Wessex & Network Rail, New Lane	0.96 ha	- Housing (30 dwellings) - Employment
H10/ BD30	Market Parade	1.55 ha	- Housing (225 dwellings) - Offices (1,500 sq m) - Main town centre uses
H22	East Street	0.93 ha	- Housing (40 dwellings) - Community - Main town centre uses
H69	Former Oak Park School	2.70 ha	- Housing (90 dwellings) - Care home - Community health
H72	Town End House	0.49 ha	- Housing (19 dwellings) - Main town centre uses

Planning permission will be granted provided that detailed proposals:

- 1. Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.**
- 2. Take account of all site specific development requirements set out in the relevant site profile.**

Site Name: Bosmere Field	Site Ref/Policy Number: BD8
Description of Site: A greenfield site adjacent to Langstone Technology Park. It is located at the junction of the A27/A2303 roundabout south of Havant Town Centre. Planning permission has been granted for a hotel and restaurant, which would complement the existing business offer.	
Known Constraints: • Western boundary is in Flood Zone 3 and part of the site is in future Fluvial Flood Zone 3 • Located in close proximity to the A27/A3023 junction and could have an impact on the Strategic Road Network • Uncertain for waders	
Existing Transport Provision: • Within walking distance of Havant Bus and Railway Stations	
Existing Accessibility to Local Services/Facilities: • Within walking distance of the town centre and facilities • Variety of services including gym and nursery at Langstone Technology Park	
Site Opportunities: • To expand Langstone Technology Park, the Borough's most successful business park • Suitable for a number of commercial uses that would complement the Langstone Technology Park, such as a hotel. If the permission for a hotel and restaurant is not implemented in full there is the potential to provide new office and/or advanced manufacturing floorspace	
Policy BD8 - Site Specific Development Requirements: • A grant of planning permission for this site was issued on 14/06/2013 (APP/12/00467) • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals	

Site Name: Wessex & Network Rail, New Lane	Site Ref/Policy Number: H07
Description of Site: The former Wessex Construction Site and buildings owned by Network Rail. The railway lies to the south of the site, a graveyard to the north and residential properties to the west. The site has previously been subject to a planning application for residential development and in 2009 a resolution to grant planning permission was reached. Some commercial activity continues on site.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Amenity issues associated with the proximity of the site to the railway, noise and vibration • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential for previously unidentified archaeological remains • Adjacent to Grade II Listed Signal Box	
Existing Transport Provision: • Next to Havant Train Station and walking distance of bus station	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre and local schools	
Site Opportunities: • Development in a highly sustainable location • New homes including affordable housing • Preserve or enhance the setting of the adjacent listed feature • Reprovide some business premises in an accessible location	
Policy H07 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Plan of access arrangements on to New Lane and Eastern Road required together with a Safety Audit to support planning application • Assess the impact of possible increase in pedestrian and/or vehicular usage on the level crossing • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

Site Name: Market Parade	Site Ref/Policy Number: H10/BD30
Description of Site: Located in Havant Town Centre and provides a link from the train station to the primary shopping area of the town. Havant Park is located to the immediate west of the site. The existing built form is predominately three storey with town centre uses on the ground floor with residential (maisonettes and flats) above.	
Known Constraints: • Much of the site is in future Fluvial Flood Zone 3 • Part of the site is within St Faith's Conservation Area • Many commercial units remain in active use along with the residential properties above • Moderate potential for previously unidentified archaeological deposits • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Close to Havant Railway and Bus Stations	
Existing Accessibility to Local Services/Facilities: • Town Centre location	
Site Opportunities: • Deliver regeneration at this key gateway location • To provide a landmark building • Improve links north of the railway line to the Public Service Plaza and Leigh Park • To provide retail at the ground floor and approximately 1,500 sq m of office floorspace and a significant number of jobs • New homes including affordable housing	
Policy H10/BD30 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Heritage Statement, of an appropriate level of detail, to support planning application • Should preserve or enhance the character or appearance of the conservation area • Provision of active ground floor frontage appropriate for the town centre location • Due regard to the Havant Town Centre Urban Design Framework SPD • Flood Risk Assessment to support planning application • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: East Street	Site Ref/Policy Number: H22
Description of Site: This regeneration area is situated in the eastern part of Havant Town Centre and includes buildings and land from 10 North Street southwards towards the White Hart Public House at 1 East Street, then eastwards from 3-17 East Street, 2-12 The Pallant, St Faith's Church House and Church Hall and the car parks at East Pallant and the Bear Hotel.	
Known Constraints: • In St Faith's Conservation Area • Includes a number of listed buildings • Moderate potential for previously unidentified archaeological deposits • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential amenity issues for residents associated with noise from East Street • Car parking provision for new and existing uses such as the hotel • Existing community facilities • Existing public car parks	
Existing Transport Provision: • Walking distance of Havant Railway and Bus Stations	
Existing Accessibility to Local Services/Facilities: • Town centre location • School provision (primary and secondary) within walking distance	
Site Opportunities: • Opportunity to enhance the Gazebo Garden and awareness of this asset • Creation of a 'creative quarter' • New homes including affordable housing	
Policy H22 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Heritage Statement, of an appropriate level of detail, to support planning application • The development should conserve or enhance St Faith's Conservation Area • Access from East Street and surrounding roads to be provided to the satisfaction of the highway authority • Incorporate a pedestrian route between the Bear Hotel, The Pallant and Beechworth Road • Employment and Skills Plan to support planning application • Address the loss of public car parking • Retain or reprovide existing community facilities • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Investigate ground quality issues as part of a planning application	

Site Name: Former Oak Park School	Site Ref/Policy Number: H69
Description of Site: A brownfield site on the site of the former Oak Park School. Planning permission was granted for a new hospital to the north of the site in April 2009.	
Known Constraints: • TPOs • Flood Zones 2 and 3 on the eastern boundary and in future Fluvial Flood Zone 3 • Southern Water has advised that sewerage capacity in network closest to site is limited • Easement through the northern part of the site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • A number of bus stops in walking distance • Walking distance of Havant Railway Station	
Existing Accessibility to Local Services/Facilities: • Walking distance to Havant Town Centre	
Site Opportunities: • To create a community health campus with a nursing home, extra care accommodation and a replacement health centre • New homes including affordable and extra care housing	
Policy H69 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Design and layout should aim to retain and protect TPO trees • Access for the site will be from Leigh Road, Lavant Drive and/or River Way to the satisfaction of the highway authority • A Transport Statement is required to inform the planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • A coordinated approach needs to be taken to the delivery of this mixed use site	

Site Name: Town End House	Site Ref/Policy Number: H72
Description of Site: Site includes Town End House (vacated by Hampshire County Council and surplus to their use), associated buildings, open space and car parking. Mature vegetation lines the southern and eastern boundaries of the site and The Spring Arts Centre (former town hall) is located to the immediate east. The land used as a public car park is not included within the allocated site.	
Known Constraints: • In St Faith's Conservation Area • Low to moderate potential for previously unidentified archaeological deposits • Retention of, and no negative impact on, the Billy Trail (protected as open space) • Foul sewer • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs	
Existing Transport Provision: • Within walking distance of mainline train station, bus station and bus stops	
Existing Accessibility to Local Services/Facilities: • Within walking distance of Havant Town Centre for various shops/services • School provision (primary and secondary) within walking distance • Good access to recreational facilities	
Site Opportunities: • New homes including affordable housing • Located in Havant Town Centre and within walking distance of good public transport links • Potential for retirement apartments/extra care housing	
Policy H72 - Site Specific Development Requirements: • Utilise existing access onto East Street • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout to preserve or enhance the character or appearance of the conservation area • Design and layout to respect the context and setting of the adjacent Hayling Billy Line • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

6. Hayling Island

Introduction

6.01 This chapter sets out the allocations and designations for Hayling Island, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of the district and local centres in Hayling Island that supports their designation in accordance with Policy AL3, a Local Green Space and information on other infrastructure that may be required to support future development.

6.02 A summary of the development proposals for Hayling Island is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	329 – 396 dwellings	HY1	143	
		HY2	200	
		Total	343	
Employment	1,000 sq m	HY2	Total	1,000 sq m

6.03 Policies HY1 and HY2 set out respectively the housing and mixed use allocations for Hayling Island. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

6.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Mengham and Gable Head District Centre

6.05 Comprises two groups of shops and forms the main shopping centre for the island. The centre meets the everyday shopping needs of local residents, many of whom have limited opportunities to travel off the island to shop. The centre also accommodates the tourist trade in the peak holiday season. The primary shopping area is centred on the pedestrianised part of Mengham Road and Elm Grove. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Rails Lane Local Centre

6.06 This is located near the beach at Eastoke. It has the dual purpose of meeting the everyday shopping needs of local residents and providing seaside shops and cafes to serve holidaymakers and day trippers. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

West Town Local Centre

6.07 This serves the everyday shopping needs of local residents and provides local jobs. All development proposals in the centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

6.08 One Local Green Space is designated in Hayling Island under Policy AL8 as follows:

- Hayling Park

Other Infrastructure

6.09 Policy AL2, in Chapter 2 of this plan, provides the policy framework for the Coastal Change Management Areas on Hayling Island. It is the intention of the Council to build on the Hayling Seafront Masterplan and do further masterplanning that focuses on the regeneration of Beachlands.

Policy HY1 Hayling Island Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
HY13	Rear of 108-110 Elm Grove	0.17 ha	14
UE16	Land at Goldring Close	4.30 ha	129

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative figure for the number of dwellings.
2. Take account of all site specific development requirements set out below in the supporting text.

Site Name: Rear of 108-110 Elm Grove	Site Ref/Policy Number: HY13
Description of Site: Currently used for storage. To the south of the site are residential properties in Palmerston Road with Mengham Junior School to the east and the retail units in the Mengham/Gable Head District Centre to the west.	
Known Constraints: • Possible issue over access into site • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes adjacent to site	
Existing Accessibility to Local Services/Facilities: • Local shops and services available within walking distance	
Site Opportunities: • New homes including affordable housing • To make better use of brownfield land	
Policy HY13 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Access from Elm Grove through existing private car park	

Site Name: Land at Goldring Close	Site Ref/Policy Number: UE16
Description of Site: The site is currently used as horse paddocks with some mature trees and vegetation on the boundaries of the site. Footpaths cross the site and there is open space to the west of the site. The harbour/coast is located a short distance away to the east.	
Known Constraints: • Adjacent to Chichester Harbour AONB and undeveloped area • Mature trees (including some TPOs) • Ecology issues associated with the proximity and relationship with the SPA • Part of the site is in future Flood Zones 2 and 3	
Existing Transport Provision: • Bus routes are located on Elm Grove	
Existing Accessibility to Local Services/Facilities: • Local shops and services available in Mengham/Gable Head	
Site Opportunities: • New homes including affordable housing	
Policy UE16 - Site Specific Development Requirements: • An appeal was allowed at this site for 131No. dwellings on 17/07/2013 (APP/X1735/A/13/2192777). Outline planning permission is therefore in place at the site. The proposal involves the loss of two dwellings (net gain of 129 dwellings) • There is an understanding that the constraints and site specific development requirements have been addressed as part of the Inspectors considerations in allowing the appeal and the conditions attached to his decision. More detailed matters will be addressed at the detailed planning application stage	

Policy HY2 Hayling Island Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
HY45	Beachlands	2.38 ha	- Housing (125 dwellings) - Leisure - Tourism
UE21/ BD73	Station Road (East of Furniss Way)	2.81 ha	- Housing (75 dwellings) - Employment (1,000 sq m)

Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for the number of dwellings and floorspace.
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name: Beachlands	Site Ref/Policy Number: HY45
Description of site: Prominent site on the seafront at Hayling Island comprising a funfair, amusement centre, tourist information office and car parks.	
Known Constraints: • Proximity to nature designations (Sinah Common SSSI adjacent, 100m from the Solent Maritime SAC) • Part of site is in future Tidal Flood Zones 2 and 3 • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited • Wastewater pumping station located on northern boundary	
Existing Transport Provision: • Local bus services • Hayling Seaside Railway	
Existing Accessibility to Local Services/Facilities: • Some shops and cafes on the seafront mainly tourist focused	
Site Opportunities: • An opportunity to regenerate the heart of Hayling Island's year-round tourism offer • Watersport opportunities in the birthplace of windsurfing • New homes including affordable housing • New jobs in leisure and tourism • Restore areas used as car parking on the adjacent SSSI	
Policy HY45 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Proposals should enhance the tourism offer of Hayling Island and contribute to the regeneration of the wider South Hayling area • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Flood Risk Assessment to support planning application • Avoid residential provision at ground floor level to minimise flood risk • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Mitigate any impacts on European and international wildlife sites and the adjacent SSSI • Development should not result in increased car parking on the adjacent SSSI • Transport Statement required to inform planning application • A 15 metre gap is required between the pumping station and sensitive development, such as residential to avoid significant impacts from noise, odour and vibration • Need to consider a wider range of flood risk management measures and the possibility of land/road raising	

Site Name: Station Road (East of Furniss Way)	Site Ref/Policy Number: UE21/BD73
Description of Site: The site is a mixture of greenfield and brownfield land located close to West Town Local Centre. There are two existing businesses fronting Station Road and housing on the eastern side. The remainder of the site is open farmland.	
Known Constraints: • Uncertain for Brent Geese • Proximity to nature designations (Chichester & Langstone Harbours SPA/Ramsar site) • Site lies within Havant Biodiversity Action Plan (BAP) Harbour and Coastal Action Area • Potential noise impacts from neighbouring employment area • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Adjacent to undeveloped area • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located close to West Town Local Centre	
Site Opportunities: • A comprehensive mixed use development will deliver 1,000 square metres of new business premises and create between 14 to 36 new jobs • To provide new homes including affordable dwellings	
Policy UE21/BD73 - Site Specific Development Requirements: • A coordinated approach needs to be taken to the delivery of this mixed use site • Access to the homes to be provided off Station Road • Access to the new business units to be provided off Furniss Way • Transport Statement required to inform the planning application • Heritage Statement, of an appropriate level of detail, to support planning application • A Landscape Assessment may be required to support a planning application, which sets out how screening and the design of buildings will mitigate any impacts on the undeveloped area • Mitigate any impacts on Brent Geese and/or waders (Policy DM23) • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

7. Leigh Park

Introduction

- 7.01 This chapter sets out the allocations and designations for Leigh Park, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Leigh Park District Centre and Middle Park Way Local Centre that supports their designation in Policy AL3, a list of Local Green Spaces in and around Leigh Park and information on other infrastructure that may be required to support future development.
- 7.02 A summary of the development proposals for Leigh Park is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	561 – 695 dwellings	LP1	368	
		LP2	60	
		LP3	167	
		Total	595	
Employment	1,300 sq m	LP3	Total	1,300 sq m

- 7.03 Policies LP1, LP2 and LP3 set out the housing and mixed use allocations for Leigh Park. Each policy is followed by a site profile which includes a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.
- 7.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Leigh Park District Centre

- 7.05 This is a purpose-built 1950s shopping precinct which serves the everyday shopping needs of the Leigh Park community, as well as providing important community facilities. Core Strategy Policy CS6 identifies the centre as an area in need of regeneration. The primary shopping area is centred on the Greywell Centre.
- 7.06 The district centre is allocated for a mixture of main town centre uses and new homes through Policy L138. This should diversify the centre to offer a range of attractions, rather than just being a place to shop. Development proposals should aim to be outward looking on the main road frontages to provide a stronger more visible identity to the centre. In addition to the allocations, all other development proposals will be determined in accordance with the provisions of Policy AL3. It is the intention of the Council to progress a realistic and deliverable masterplan to promote the vitality and viability of Leigh Park District Centre.

Middle Park Way Local Centre

- 7.07 This centre serves the everyday shopping needs of local residents and passing motorists. All development proposals will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

7.08 A number of Local Green Spaces are designated in and around Leigh Park under Policy AL8 as follows:

- Stone's Allotments, New Lane
- Front Lawn Recreation Ground
- Battins Copse
- Great Copse
- Stockheath Common
- Staunton Country Park

Other Infrastructure

7.09 Hampshire County Council have advised that additional school places at Trosnant Infant and Junior Schools may be required. The CIL123 List currently identified this infrastructure requirement. Should this be removed from the CIL123 List then developer contributions through S106 may be sought. Chapter 2 of this plan also includes a number of other policies that provide the policy framework to support infrastructure in Leigh Park. Relevant policies include AL5 Cross-Borough Bus Rapid Transport Route, AL6 Havant Thicket Reservoir Pipeline and AL7 Hermitage Stream.

Policy LP1 Leigh Park Housing Allocations (Sites)

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
L21	Kingsclere Avenue Open Space	1.46 ha	26
L46	Oakshott Drive	0.14 ha	8
L86	Blendworth Crescent Open Space	1.19 ha	48
L89	Adjacent 27 Holybourne Road	0.30 ha	8
L119	Dunsbury Way	0.36 ha	72
L145	SSE Offices Site, Bartons Road	1.72 ha	90
UE6a	Cabbagefield Row	3.86 ha	116

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative figure for the number of dwellings.
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name: Kingsclere Avenue Open Space	Site Ref/Policy Number: L21
Description of Site: Low value and low quality public open space within a residential area with an over provision of public open space. To the south are Riders Infant School and Riders Junior School.	
Known Constraints: • Access, which will require the demolition of existing homes on Brockenhurst Avenue or Dunsbury Way or via the strips of verged land leading from Kingsclere Avenue. The required access land is in the same ownership as the site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services • School provision (primary) within walking distance	
Site Opportunities: • New housing including affordable homes • To improve the value and quality of the retained amounts of open space • Improve natural surveillance of remaining open space	
Policy L21 - Site Specific Development Requirements: • Access to be provided from one of the following, demolition of existing homes on Brockenhurst Avenue or Dunsbury Way or via the strips of verged land leading from Kingsclere Avenue • Heritage Statement, of an appropriate level of detail, to support planning application • Retain footpath link through the site to continue pedestrian connection between Kingsclere Avenue and Dunsbury Way • Design and layout to retain and integrate some of the existing open space and improve its value • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Oakshott Drive	Site Ref/Policy Number: L46
Description of Site: Comprises open land at a lower level to the Petersfield Road. Existing residential units to the north and west. To the south on the opposite side of the road is an open space. A path crosses the site from the north east corner to the south west corner.	
Known Constraints: Underlying sewage/waste infrastructure	
Existing Transport Provision: Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: - Within walking distance of district centre with shops and services - Bus routes available to large centres with further shops and services	
Site Opportunities: Provide new homes including affordable housing	
Policy L46 - Site Specific Development Requirements: - Access will be provided from one or more of the following: Oakshott Drive, Crawley Avenue or Millbrook Drive - Appropriate easement from existing sewage/waste infrastructure	

Site Name: Blendworth Crescent Open Space	Site Ref/Policy Number: L86
Description of Site: An area of open land to the rear of properties in Blendworth Crescent and Stockheath Lane. To the south are the Trosnant Infant and Junior Schools.	
Known Constraints: - The existing access is likely to require widening - Surface water sewer affecting part of site - Potential ecological impacts - Low to moderate potential for previously unidentified archaeological deposits - Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: - Within walking distance of district centre with shops and services - Bus routes available to large centres with further shops and services	
Site Opportunities: - Potential to regularise and make a more appropriate access to the school to the south (helping ease of access to the school) - To retain and integrate some of the existing open space and improve its value - Housing including affordable housing	
Policy L86 - Site Specific Development Requirements: - Heritage Statement, of an appropriate level of detail, to support planning application - Access to be provided from Blendworth Crescent - Ecological survey prior to development of detailed plans - Pedestrian access to school to be retained/maintained/improved - Southern Water request connection to the sewerage system at the nearest point of adequate capacity - Appropriate easement from existing sewage/waste infrastructure	

Site Name: Adjacent 27 Holybourne Road	Site Ref/Policy Number: L89
Description of Site: An area of open land at the end of Holybourne Road (cul-de-sac). The site is an irregular shape with trees along the southern boundary. Trosnant Junior School is situated to the west of the site.	
Known Constraints: • The irregular shape of the site and presence of trees will limit layout options for the resulting development • Foul, surface and private sewers affecting parts of the site • Southern Water has advised that sewerage capacity in network closest to site is limited • Culverted stream runs along the southern boundary of the site • Mature trees	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • To retain and integrate some of the existing open space and improve its value • Housing including affordable housing	
Policy L89 - Site Specific Development Requirements: • Access to the site will be provided from Holybourne Road • Environment Agency consent will be required for any works within 8 metres of the culverted stream to the south of the site • A 15 metre buffer from the culvert on site should be left free from development • Appropriate easement from existing sewage/waste infrastructure • On-site SUDS	

Site Name: Dunsbury Way	Site Ref/Policy Number: L119
Description of Site: Located on Dunsbury Way and formerly part of the redevelopment of the Procter and Gamble factory site. It was allocated to include a community use as part of the outline permission for the redevelopment of the overall site. However, it is no longer considered necessary or suitable for this use due to the availability of more appropriate community sites in Leigh Park Centre.	
Known Constraints: • Amenity for residents due to proximity to employment uses • Potential ground quality issues associated with previous use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • Redevelopment of a redundant brownfield site in a prominent location • New homes including affordable housing • Three roads bound the site offering a number of potential access points	
Policy L119 - Site Specific Development Requirements: • Likely variation to the original S106 legal agreement that applied to the outline permission on the Procter and Gamble site • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: SSE Offices Site, Bartons Road	Site Ref/Policy Number: L145
Description of Site: A brownfield site located in a prominent location on the corner of Petersfield Road and Bartons Road. It is currently occupied by a three-storey office building and associated car parking. The former occupiers of the offices have relocated elsewhere in Havant retaining part of the site for operational reasons in the short term.	
Known Constraints: • Potential asbestos issues associated with demolition of existing building • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Potential air quality/noise issues due to proximity of Petersfield Road	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre with shops and services • Bus routes available to large centres with further shops and services	
Site Opportunities: • A landmark residential building reflecting the scale of the existing building on the site could be achieved • New homes including affordable housing • Making use of redundant commercial land in a predominantly residential area	
Policy L145 - Site Specific Development Requirements: • Employment and Skills Plan to support planning application • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Utilise the existing access point onto Bartons Road • Ensure appropriate amenity level for occupants of proposed residential properties having regard to noise (Policy DM18) • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Cabbagefield Row	Site Ref/Policy Number: UE6a
Description of Site: An open field to the north of the existing built up Warren Park area of Leigh Park. The area to the east is allocated for the Thicket Reservoir and Park Lane Stream runs parallel to the west.	
Known Constraints: • Adjacent to SINC • Adjacent to ancient/semi-ancient woodland • Adjacent to the undeveloped gap • Within Havant Biodiversity Action Plan (BAP) Harbour and Coastal Action Area • Low to moderate potential for previously unidentified archaeological deposits • Mature trees and hedgerows • Potential ground quality issues associated with informal use of site by vehicles • Southern Water has advised that sewerage capacity in network closest to site is limited • Mobile communication mast on east side of site • Less than 100m from a watercourse	
Existing Transport Provision: • Bus route adjacent to site	
Existing Accessibility to Local Services/Facilities: • Within walking distance of local shop and some services • Bus routes available to district centre and larger centres with further shops and services	
Site Opportunities: • New homes including affordable housing • To overcome existing occasional misuse of field by motorcyclists	
Policy UE6a - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigation of ground quality conditions, as part of a planning application • Access to be provided south onto Swanmore Road • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • A Landscape Assessment will be required to support a planning application, which sets out how mature trees and hedgerow have been retained wherever possible and how screening and the design of buildings will mitigate any impacts on the undeveloped area • Strong landscape boundary to be retained and strengthened where possible to minimise the impact on the undeveloped gap • An Ecological Assessment will be required to support a planning application to assess the impact on the adjacent SINC. Any impacts, including permanent fragmentation of priority habitats, will need to be mitigated and implemented through a Management Plan on the adjacent SINC designations or other measures	

Policy LP2 Leigh Park Housing Allocations (Garage Courts/Parking Areas)

The following sites are allocated for residential development (approximately 60 dwellings in total):

Ref.	Location/Address	Site area
L02	Parking Area off Rhinefield Close	0.07 ha
L06	Garage Court off Awbridge Road	0.09 ha
L08	Garage Court off Ernest Road	0.09 ha
L16	Garage Court off Sunwood Road	0.09 ha
L43	Parking Area off Longstock Road	0.07 ha
L47	Parking Area off Marldell Close	0.09 ha
L56	Garage Court off Whitsbury Road	0.11 ha
L61	Garage Court off Forestside Avenue	0.09 ha
L90	Garage Court off Fair Oak Drive	0.14 ha
L117a	Garage Court off Beaulieu Avenue	0.06 ha
L117b	Parking Area off Beaulieu Avenue	0.04 ha
L136	Garage Court off Millbrook Drive	0.07 ha
L137	Parking Area off High Lawn Way	0.09 ha
L139	Garage Court off Kingsclere Avenue	0.13 ha
L140	Garage Court off Kimbridge Crescent	0.08 ha
L146	Parking area off Forestside Avenue	0.03 ha
L147	Garage Court off Rownhams Road	0.11 ha
L148	Garage Court off Grateley Crescent	0.06 ha
L149	Garage Court off Brockenhurst Avenue	0.07 ha

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative figure for the number of dwellings.
2. Take account of all site specific development requirements set out in the relevant site profile.

- 7.10 There are a large number of parking/garage courts in Leigh Park that can be redeveloped to provide new homes. Many of these sites are rarely used for parking with garages boarded up, and the areas left vulnerable to crime and anti-social behaviour. These underused areas present a suitable opportunity to make better use of the land in order to accommodate the need for new homes. In addition, Portsmouth City Council (as landowner) will seek to improve other parking/garage courts. The sites have been considered together as one allocation to provide approximately 60 dwellings.

Site Name: Leigh Park Garage Courts/Parking Areas	Site Ref/Policy Number: LP2
Description of Site: The sites allocated under Policy LP2 consist of parking areas and garage courts. They are largely laid to hardstanding and vary in size. Many contain garages and some include both formal and informal rear access points from neighbouring properties.	
Known Constraints: • Underground servicing/infrastructure (present on only some sites) • Address relationship with neighbouring properties • Main culvert on southern boundary of Site L90 • Sites L16 and L147 are in future Fluvial Flood Zone 3	
Existing Transport Provision: • Bus routes available within walking distance of sites • All sites have an established existing vehicular access to the adopted highway	
Existing Accessibility to Local Services/Facilities: • Within walking distance of local shops and some services • Bus routes available to district centre and larger centres with further shops and services • Accessible for schools	
Site Opportunities: • New homes including affordable housing • To utilise underused urban areas that can be vulnerable to crime, misuse and fly-tipping	
Policy LP2 - Site Specific Development Requirements: • Appropriate level of car parking survey undertaken to establish existing level of use and the capacity for parking to be reprovided on site, or in the vicinity of, the site • Address any legally established rear access points • Main river culvert to be considered in any final design and to include a 15 metre buffer free from development (L90 only) • Ensure no significant impact to the amenities of neighbouring occupants • Flood Risk Assessments when required by the Environment Agency • Access to be provided using existing established access points to the adopted highway (unless otherwise agreed) • Improved soft landscaping	

Policy LP3 Leigh Park Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
BD65	Land South of Fulflood Road	0.74 ha	- Employment (1,300 sq m) - Skills
L25	Strouden Court	1.88 ha	- Housing (40 dwellings) - Retail - Open space
L83	Riders Lane Allotments	3.03 ha	- Housing (65 dwellings) - Allotments
L138	Leigh Park Centre	7.00 ha	- Housing (62 dwellings) - Main town centre uses

Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.
2. Take account of all site specific development requirements set out below in the supporting text.

Site Name: Land South of Fulflood Road	Site Ref/Policy Number: BD65
Description of Site: Brownfield site left over from the redevelopment of Procter and Gamble with planning permission for both employment uses and a skills centre.	
Known Constraints: • Adjacent to a SINC • Potential ground quality issues associated with previous and/or current use of site • Mobile communication mast on east side of site • Less than 100m from the Hermitage Stream • Adjacent to ancient/semi-ancient woodland • Part of the site is in future Fluvial Flood Zone 3	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Walking distance of Leigh Park District Centre	
Site Opportunities: • Shovel ready site available for redevelopment that could provide 1,300 square metres of new manufacturing and/or warehousing floorspace with between 18 and 36 jobs • There is the opportunity to provide a skills centre in the heart of Leigh Park where there is a high unemployment rate and low skill levels	
Policy BD65 - Site Specific Development Requirements: • Access arrangements from Dunsbury Way to be provided to the satisfaction of the highway authority • Provide an 8 metre buffer along the Hermitage Stream to ensure access for maintenance and repair. Flood Defence Consent required for structures or buildings within this buffer • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Aim to reduce the before and after surface water run-off rate	

Site Name: Strouden Court	Site Ref/Policy Number: L25
Description of Site: Comprises the Strouden Court Precinct, the garage and green area off Drummer Court and some of the residential 'H' blocks. To the east of the site lies the Warren Park Primary School with residential development to the north and south and St Clare's Open Space to the west.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Located to the east of a SINC	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Local facilities within the site • School provision (primary) within walking distance	
Site Opportunities: • Regenerate this local hub of community facilities • New homes including affordable housing	
Policy L25 - Site Specific Development Requirements: • Access to be provided from Strouden Court and St Clare's Avenue • Transport assessment required to inform planning application • Reprovision of existing community and retail uses on site • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Should demonstrate that sufficient parking is available to support the surrounding community and retail uses	

Site Name: Riders Lane Allotments	Site Ref/Policy Number: L83
Description of Site: The former Riders Lane Allotments, which comprises of a large area of open space to the north east of the Hermitage Stream. There are residential properties which back onto the north and east of the site.	
Known Constraints: • Potential ground quality issues associated with previous use i.e. asbestos sheeting • Flood risk area to west of site, excluded from developable area • Allotment plots will need to be reprovided on the site and/or elsewhere • Relationship with restoration works planned for the Hermitage Stream • Adjacent to proposed route for Havant Thicket Reservoir Pipeline (Policy AL6) • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Site is hydrologically linked to Langstone Harbour SSSI • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Within walking distance of district centre and bus routes available to larger centres with further shops and services • School provision (primary) within walking distance	
Site Opportunities: • Provide more useable allotment plots elsewhere with better facilities, drainage etc. • New homes including affordable housing	
Policy L83 - Site Specific Development Requirements: • Access from Ditcham Crescent or other suitable adopted highway • Transport assessment required to inform planning application • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Arrangements to be in place for allotment plots to be reprovided elsewhere (Government Office approval has already been gained for allotments to be moved) • Retain public access to the Hermitage Stream • Consult with the Environment Agency in relation to restoration of Hermitage Stream • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Take into account the proposed route for Havant Thicket Reservoir Pipeline and Policy AL6 • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Leigh Park Centre	Site Ref/Policy Number: L138
Description of Site: Leigh Park District Centre includes a mixture of uses including shops, community uses, offices and housing. Residential areas surround the centre on all sides.	
Known Constraints: • Depending on the scope and scale of resulting development the roads/pavements may require reconfiguration • TPOs • Southern Water have advised that sewerage capacity in network closest to site is limited • Underlying sewage/waste infrastructure	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • Leigh Park District Centre	
Site Opportunities: • Opportunity to regenerate and improve district centre • New homes including affordable housing	
Policy L138 - Site Specific Development Requirements: • Existing access points and highways to be utilised • Design and layout should aim to retain and protect TPO trees • Need to safeguard existing facilities and retail offer in the centre • Improve frontage and prominence from the road network surrounding the centre • Transport Statement required to inform planning application • A coordinated approach needs to be taken to the delivery of this mixed use site • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure or diversion of infrastructure	

8. Waterloo

8.01 This chapter sets out the allocations and designations for Waterloo, which are also shown on the Policies Map (see Appendix 4). It also includes a brief description of Waterloo Town Centre and the local centres of Waterloo that supports their designations in Policy AL3, a list of Local Green Spaces in and around Waterloo and information on other infrastructure that may be required to support future development.

8.02 A summary of the development proposals for Waterloo is as follows:

	Net Requirement 2013 – 2026	Policies	Allocations	
			Net dwellings	Floorspace
Housing	66 – 275 dwellings	WA1	296	
		WA2	64	
		Total	360	
Retail	4,000 sq m	AL3	Total	4,000 sq m

8.03 Policies WA1 and WA2 set out the housing and mixed use allocations for Waterloo. Each policy is followed by site profiles which include a brief description of each allocated site along with current opportunities and constraints. The Council will permit development at the allocated sites in accordance with the site specific development requirements set out at the end of each site profile. The information in these profiles is not exhaustive. They have been produced to the best of officers knowledge, at this time, in order to guide future development.

8.04 The need for developer contributions is set out in the site specific development requirements for a number of allocated sites. It should be noted that other contributions may be sought where appropriate in accordance with Core Strategy Policy CS21. All developer contributions will be subject to negotiation to ensure that their payment does not threaten the ability to develop allocated sites viably.

Waterloo Town Centre

8.05 The town centre developed to support expanding post-war residential areas west of the A3(M). It has a number of primary functions, namely comparison and convenience shopping, financial services and community facilities. Significant developments on the edge of the traditional town centre at Wellington Retail Park and neighbouring stores have extended the retail offer for the town. It is essential that the new community, living and working in the West of Waterloo MDA, integrates effectively with the existing town centre. Policy CS18.4 of the Core Strategy sets out the development requirements for this integration and further details are set out in the Waterloo Urban Design Framework SPG, which also sets out design principles for the whole of the centre. Policy CS6 of the Core Strategy identifies the town centre as an area in need of regeneration. It is the intention of the Council to build on this urban design work and do further masterplanning that will promote the vitality and viability of Waterloo Town Centre.

8.06 The town centre boundary includes the traditional shopping area, Wellington Retail Park and neighbouring stores. The primary shopping area comprises two areas: the pedestrianised section of London Road and the Boulevard, and Wellington Retail Park. Policy CS6 of the Core Strategy stresses the importance of improving the linkages between the traditional town centre and Wellington Retail Park. In addition to the allocations, all other development proposals will be determined in accordance with the provisions of Policy AL3. The requirement for 9,000 square metres of new comparison floorspace for the eastern part of the Borough will be

accommodated in the new boundaries of Waterloooville Town Centre and the other district and local centres within Waterloooville.

Cowplain District Centre

- 8.07 This was built to serve the post-war residential areas in the north of the Borough. Although it is a relatively small district centre it does have a range of convenience and comparison shops, financial services and community facilities. The primary shopping area runs along the western side of London Road.

Crookhorn Local Centre

- 8.08 This serves the everyday shopping needs of local residents and students and provides community facilities. A large number of units in the precinct are occupied by fast food takeaways. This has raised concerns about units that are not open during the day and so have inactive frontages, as well as problems with noise, litter and odour.

Grassmere Way Local Centre

- 8.09 Provides for the everyday shopping needs of local residents and provides community facilities.

Hambledon Parade Local Centre

- 8.10 This lies close to the West of Waterloooville MDA off Hambledon Road. It serves the everyday shopping needs of local residents who will increase in number as the MDA is built out.

Milton Road Local Centre

- 8.11 This serves the everyday shopping needs of the Wecock Farm community.

Purbrook Local Centre

- 8.12 Located on London Road and meets the everyday shopping needs for local residents and passing motorists. Small businesses provide local jobs and services. There are a number of community facilities within and near the centre.

Widley Local Centre

- 8.13 This is in two parts, either side of London Road, and serves the everyday shopping needs of local residents and passing motorists.

- 8.14 All development proposals in the Town, District and Local Centres will be determined in accordance with the provisions of Policy AL3.

Local Green Spaces

- 8.15 A number of Local Green Spaces are designated in and around Waterloooville under Policy AL8 as follows:
- Park Wood
 - Queen's Inclosure
 - Purbrook Heath
 - Waterloooville Recreation Ground

Other Infrastructure

- 8.16 Hampshire County Council have advised that developer contributions may be required to provide additional school places at Woodcroft Primary School, Purbrook Infant School and Purbrook Junior School. Policy AL5, in Chapter 2 of this plan, provides the policy framework for the Cross-Borough Bus Rapid Transport Route through Waterloooville.

Policy WA1 WaterlooVille Housing Allocations

The following sites are allocated for residential development:

Ref.	Location/Address	Site area	Net dwellings
W53a/b	St Michael's Convent/Sacred Heart Church	0.15 ha	10
W58	Forest End Garages	0.22 ha	10
W63	Goodwillies Timber Yard	3.37 ha	96
W125	Former Purbrook Park Playing Field (Residual)	0.73 ha	19
W126	Padnell Grange	2.55 ha	84
W130	Meadowlands School	1.60 ha	52
W139	325 Milton Road	0.26 ha	25

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for the number of dwellings.
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name: St Michael's Convent/Sacred Heart Church	Site Ref/Policy Number: W53a/b
Description of Site: The majority of this site has received planning permission and is under construction (as at July 2013). The remaining element is in separate ownership and lies to east of the Sacred Heart Church.	
Known Constraints: • TPOs • Close to listed buildings and their setting (St Michael's Convent and The Church of the Sacred Heart) • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus routes within short walk of site	
Existing Accessibility to Local Services/Facilities: • WaterlooVille Town Centre within walking distance with variety of shops and services	
Site Opportunities: • Provide new homes including affordable housing • On brownfield land in a sustainable location close to WaterlooVille Town Centre	
Policy W53a/b Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Highway access will utilise the existing access point onto London Road • Design and layout should aim to retain and protect any TPO trees • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Design and layout to respect the context and setting of the Grade II Listed St Michael's Convent and Sacred Heart Church	

Site Name: Forest End Garages	Site Ref/Policy Number: W58
Description of Site: An area of parking and a meeting hall. The site is a hard surfaced parking area with some garage buildings. The site abuts the rear gardens of residential properties to the east and flats to the west. The site is owned by Hermitage Housing Association and Havant Borough Council. The adjoining Air Training Corps/Cadets Hut Site and former Royal British Legion Hall Site are also included.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Potential air quality issues relating to the future amenity of occupants	
Existing Transport Provision: • Bus routes within walking distance	
Existing Accessibility to Local Services/Facilities: • Walking distance to town centre with shops and services • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • On brownfield land in a sustainable location close to Waterlooville Town Centre	
Policy W58 - Site Specific Development Requirements: • Utilise existing access onto Forest End • Reprovide or relocate the existing Allotment Trading Association Hut • Investigate ground/air quality conditions, as part of a planning application	

Site Name: Goodwillies Timber Yard	Site Ref/Policy Number: W63
Description of Site: An existing local timber business. The current site is larger than that required for the existing business (only 1.2ha is needed), so it would potentially like to relocate to a smaller site. The site is mainly hardstanding with various buildings in connection with the commercial use.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits • Southern Water has advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus route runs adjacent to site	
Existing Accessibility to Local Services/Facilities: • Walking distance to town centre with shops and services • School provision (primary) within walking distance	
Site Opportunities: • New homes, including affordable housing • In a sustainable location on a good bus route and close to the town centre	
Policy W63 - Site Specific Development Requirements: • Access to utilise existing highway access point onto London Road • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigate ground/air quality conditions, as part of a planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

Site Name: Former Purbrook Park School Playing Field (Residual)	Site Ref/Policy Number: W125
Description of Site: The site concerns the western portion of land formerly used as playing fields by Purbrook Park School. The land to the east of the site also once formed part of the playing fields and is currently under construction for residential development.	
Known Constraints: • TPOs adjacent to site • Moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited	
Existing Transport Provision: • Bus routes within walking distance of the site	
Existing Accessibility to Local Services/Facilities: • School provision (primary and secondary) within walking distance	
Site Opportunities: • Provide new homes including affordable housing	
Policy W125 - Site Specific Development Requirements: • Access directly onto Stakes Road or utilising potential connection with adjacent development • Heritage Statement, of an appropriate level of detail, to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity	

Site Name: Padnell Grange	Site Ref/Policy Number: W126
Description of Site: Situating on the edge of Cowplain. To the north and west are residential properties. To the immediate north is Hazleton Wood and Waterlooville Golf Club course is located to the east. There are a number of existing buildings on the site and existing vehicular access runs from the end of Padnell Road.	
Known Constraints: • TPOs • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Southern Water has advised that sewerage capacity in network closest to site is limited • SINC adjacent to site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus route within walking distance	
Existing Accessibility to Local Services/Facilities: • School provision (primary) within walking distance • Local shops and services available nearby	
Site Opportunities: • New homes including affordable housing	
Policy W126 - Site Specific Development Requirements: • Utilise existing access point onto Padnell Road • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout should aim to retain and protect TPO trees • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • Employment and Skills Plan to support planning application • Address any potential effects upon the Hazleton Common SINC • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure	

Site Name: Meadowlands School	Site Ref/Policy Number: W130
Description of Site: Consists of residual land resulting from the separate Meadowlands Infant and Junior schools combining to form Woodcroft Primary School. Many of the boundaries are lined with significant vegetation and the strategic housing site at Woodcroft Farm lies to the north of the site. Eagle Avenue to the south is located at a lower level to the site. Access to Woodcroft Farm (Policy CS18) will be taken along the western boundary of this site.	
Known Constraints: • Aquifer Protection Zone (part of northern part of site) • Site is situated within Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • Southern Water has advised that sewerage capacity in network closest to site is limited • TPOs adjacent to the site • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Bus route adjacent to site	
Existing Accessibility to Local Services/Facilities: • Some shops and services available within walking distance • Bus routes available to Waterloooville Town Centre with further shops and services available	
Site Opportunities: • New homes including affordable housing • Provide access to Woodcroft Farm site to north	
Policy W130 - Site Specific Development Requirements: • Heritage Statement, of an appropriate level of detail, to support planning application • Design and layout should aim to retain and protect TPO trees • Employment and Skills Plan to support planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Main vehicular access from Eagle Avenue to the Woodcroft Farm Site to the north • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

Site Name: 325 Milton Road	Site Ref/Policy Number: W139
Description of Site: Located just outside the Milton Road Local Centre on the corner of Milton Road and Eagle Avenue. The site of a former petrol filling station, it has been redundant for several years.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Site is situated within the Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • Site includes or is close to existing sewerage infrastructure • Part of site in future Fluvial Flood Zone 3	
Existing Transport Provision: • Bus services adjacent to site	
Existing Accessibility to Local Services/Facilities: • Local shop and some further services available to immediate north of site • School provision (primary) within walking distance	
Site Opportunities: • New homes including affordable housing • Regeneration of redundant brownfield site	
Policy W139 - Site Specific Development Requirements: • Any remediation works associated with the previous use • Investigate ground quality conditions, as part of a planning application, and address any matters that arise • A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater • Appropriate easement from existing sewage/waste infrastructure	

Policy WA2 Waterloooville Mixed Use Allocations

The following sites are allocated for mixed use development:

Ref.	Location/Address	Site area	Proposed uses
W56	Former Curzon Rooms	0.24 ha	- Housing (14 dwellings) - Main Town Centre uses
W109	Asda/Clock Tower	3.22 ha	- Housing (No net dwelling increase) - Main town centre uses
W110	Wellington Way	1.11 ha	- Housing (No net dwelling increase) - Main town centre uses
W135	West of Asda/ Blue Star Site	1.91 ha	- Housing (50 dwellings) - Main town centre uses
BD54	Land at BAE Systems Technology Park	5.38 ha	- Economic Development - Hotel -Leisure

Planning permission will be granted provided that detailed proposals:

- 1. Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.**
- 2. Take account of all site specific development requirements set out below in the supporting text.**

Site Name: Former Curzon Rooms	Site Ref/Policy Number: W56
Description of Site: The site of the former Curzon Rooms is in WaterlooVille Town Centre fronting onto the pedestrian precinct of London Road and backing onto Curzon Road. The London Road frontage is designated as secondary frontage. The buildings were demolished in 2012/13 following a fire, and the site is being used as a temporary car park.	
Known Constraints: • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in WaterlooVille Town Centre providing a full range of local services and facilities	
Site Opportunities: • Improve vitality and viability of the town centre • New homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W56 - Site Specific Development Requirements: • Vehicular access to the rear of the site onto Curzon Road • Heritage Statement, of an appropriate level of detail, to support planning application • Ground floor units fronting London Road should aim to provide retail and other town centre uses that support the vitality and viability of the town centre • Provide a high quality design building of appropriate scale for the town centre location • Avoid locating potentially polluting activities in most sensitive locations for protecting groundwater	

Site Name: Asda/Clock Tower	Site Ref/Policy Number: W109
Description of Site: Comprises the existing Asda Store and surface parking. The site has been identified as an opportunity site through the WaterlooVille Town Centre Framework SPD. It represents an important redevelopment opportunity for the town centre that has the potential to transform it in terms of urban design and shopping facilities. The WaterlooVille Major Development Area (MDA) to the west represents an opportunity for integration with the rest of the town centre.	
Known Constraints: • TPOs adjacent • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues relating to the amenity of future occupants • Moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: • Local bus services	
Existing Accessibility to Local Services/Facilities: • The site is located in WaterlooVille Town Centre providing a full range of local services and facilities	
Site Opportunities: • Potential to improve vitality and viability of WaterlooVille Town Centre • To improve links to the MDA • Provide new homes including affordable housing • Utilising brownfield site in this highly sustainable town centre location	
Policy W109 - Site Specific Development Requirements: • Provide a high quality design in keeping with the design proposals set out in the WaterlooVille Town Centre Urban Design Framework SPD • Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy • Heritage Statement, of an appropriate level of detail, to support planning application • Investigate ground/air quality conditions, as part of a planning application • Relocate existing Asda Store, or reprovide it on redeveloped site if required • Design and layout should aim to retain and protect TPO trees • Opportunity to utilise topography on site and surrounding it to maximise use of the land (possibility of undercroft car parking subject to acceptable design) • Access to be provided to the satisfaction of the highway authority	