

SOUTHAMPTON CITY VISION

STRATEGIC LAND AVAILABILITY ASSESSMENT

Draft Report

October 2022

1. Introduction

What is a SLAA?

A Strategic Land Availability Assessment (SLAA) is a technical exercise for determining the quantity and suitability of land for housing and/or employment uses and their likelihood of delivery, usually within a set plan period.

Purpose of a SLAA

The SLAA is not a tool for allocating sites, its purpose is simply to inform the local Development Plan so that the Local Planning Authority can demonstrate that it has assessed all possible sites in its aim of meeting local housing and employment space targets. Following Planning Policy Guidance, the assessment should identify potential sites for development that are, or will be, available within the plan period, suitable for relevant uses and likely economically viable (National Planning Policy Framework (NPPF) (2019) paragraph 68).

In relation to the assessment of housing land, the SLAA should aim to:

- Identify available land within the local authority boundary;
- Robustly assess the suitability and deliverability of new and existing sites;
- Assess the likely yield from identified sites and other sources of supply including small sites (less than 10 dwellings) and windfall sites;
- Provide evidence of a deliverable five-year land supply;
- Demonstrate a realistic plan for potential growth in Southampton covering a minimum of 15 years; and
- Provide an overall supply figure which seeks to meet local housing targets.

Southampton's SLAA

Southampton's first Strategic Housing Land Availability Assessment (SHLAA) was carried out in March 2009, followed by the second and more recent assessment in March 2013¹. This latest assessment (2022) is the third citywide assessment of sites being undertaken by Southampton City Council and intends to support the Southampton City Vision Local Plan. Whilst the previous assessments focused on land suitable for meeting the city's housing requirement, the new SLAA will review available sites for both housing and economic land supply demands.

Notwithstanding the above, this document is an initial draft of the SLAA and focusses on housing sites only. The Employment Land Background Paper currently covers the assessment of employment sites. Both documents together have ensured the assessment of sites citywide for housing and employment opportunities to support the development of the Southampton City Vision Draft Plan with Options. Feedback received during the public consultation on the Draft Plan plus all current supporting

¹ https://www.southampton.gov.uk/media/jydp3v55/final-shlaa-with-appendices_tcm63-368309.pdf

documents, including this Draft SLAA and the Employment Land Background Paper, will be used to inform a final version, full detail SLAA which will support the pre-submission version of the Plan.

In accordance with the NPPF, the SLAA will need to demonstrate that a 5-year land supply is likely to be deliverable and consider potential land or broad locations for growth over split supply periods of 1-5 years, 6-10 years and 11-15 years. The Draft SLAA identifies sites against these supply periods but also uses a '15+ years' category for those sites expected to come after 15 years but within the plan period (2022-2040). It also sets out an overall housing supply calculation using the estimated yield from identified SLAA sites, total dwellings permitted by recent planning applications (major developments and small sites) and a windfall allowance (taken from a 5 year average and discounting years 0-3 to avoid double counting small site planning permissions) given Southampton's consistent record of windfall site delivery.

This Assessment has been prepared in line with the NPPF, the Strategic Housing Land Availability Assessment Practice Guidance (which accompanied the previous guidance in Planning Policy Statement 3; Housing), and the Council's Strategic Housing Land Availability Assessment Methodology. It does not constitute a final version SLAA and will be subject to change prior to publication of the pre-submission version of the Southampton City Vision Local Plan. In light of the above and as part of the current Draft Plan with Options consultation, the Council would like to welcome comments on the contents of this document and will happily accept submission of any additional sites for consideration. To obtain a site submission form, please email local.plan@southampton.gov.uk.

2. Methodology

Housing Target

The council has adopted the Government-set standard methodology for calculating the overall housing need for Southampton. The method follows the formula below (that uses subnational household projection for baseline figures, and median workplace-based affordability ratios):

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Using this formula, the baseline annual housing figure multiplied by the affordability adjustment is rounded to provide a standard housing methodology figure of 1090 dwellings per annum. In addition to this, in April 2021 Southampton was identified as one of the UK's largest 20 urban centres and, as a result, is required to apply a 35% uplift to its housing need target. Adding this 35% uplift to the initial 1090 dwellings per annum figure amounts to an overall housing supply target of **1471 dwellings per annum or 26,478 dwellings** for the period 2022-2040 (the Southampton City Vision plan period).

Site Identification and Assessment

In line with the NPPF and National Planning Policy Guidance (NPPG), the assessment comprised the consideration of potential housing sites within the full plan-making area (i.e. within the Southampton local authority boundary)

The site identification process began with the collection of potential sites (of 5 units or over) from various sources, namely:

- Unimplemented sites allocated in the adopted Development Plan
- Unimplemented sites included in the previous SHLAA (2013)
- Sites identified through planning permissions
- SCC housing sites
- Other SCC land (e.g. car parks)
- Sites identified by the 2 'Call for Sites' exercises (March 2020 and October 2021).

Over 150 sites have been considered through the SLAA process to date. A full analysis of each site's location, characteristics, planning history and status has been performed and an assessment was made of their potential for future development, measured in terms of the site's suitability (for residential land or mixed-use development), its availability within the plan period (to 2040) and its achievability (the realistic nature and potential for delivery, considering any relevant site constraints).

When constraints were identified, ways to overcome them were considered. Homes England have also been engaged throughout the process and have provided advice on viability and how to "unlock" sites that are suffering from complex constraints or multiple barriers to delivery.

Each site was visited to ensure that a current assessment was made regarding the viability of each site and to enable an accurate calculation of each site's development potential. To be considered as appropriate for housing delivery, and therefore avoid being discounted as a viable housing site option for the purpose of the emerging Southampton City Vision Local Plan, sites needed to:

1. Offer a suitable location for housing development; and
2. Be available and deliverable within the plan period (2022-2040).

The table at appendix 1 provide a full list of sites considered appropriate for housing development within the plan period providing basic site details and estimate dwelling yield figures. The table at appendix 2 provides a full list of discounted sites with basic site details and reasons for discounting. Appendix 3 is a full map of selected housing sites.

It should be noted that site identification and assessments have also had input from the Council's Housing, Property and City Development Teams as they are able to advise on sites that need improvement or are no longer fit for purpose and may present new development potential. Development Management officers have also provided advice on site potential from their acquired knowledge through the planning application process, and Members of the Council have also assisted in providing feedback from their own personal knowledge of sites as well as any relevant suggestions from the public.

Estimated Yields - Density Methodology

Part of each site's assessment is an estimation of the site's capacity, in terms appropriate density of development within the locality of the site. The City has been divided into 4 main sections:

- the city centre;
- town and district centres
- transport hubs and corridors; and
- the rest of the city (all areas outside those listed above)

Initially, to provide a starting point, site yields were estimated using the densities set out in Policy CS 5 of the adopted Core Strategy² (amended 2015) and which specify appropriate densities for different areas of the city based on their location in relation to the accessibility areas identified on a Public Transport Accessibility Level (PTAL) map dated 2007. This considers over 100 dwellings per hectare (dph) appropriate for city centre sites only, 50dph-100dph for medium accessibility areas such as the town and district centres, and 35-50dph for all other areas (low accessibility).

Whilst this provided a starting point, it was quickly decided that an alternative method for calculating appropriate site densities was needed for a series of reasons:

1. The PTAL map is outdated and there no updated version has been produced since 2007;
2. Relating appropriate densities back to a static map or document does not provide flexibility to allow for increased densities in sustainable locations (in line with the NPPF), particularly if areas become more accessible over time; and
3. The densities included in the adopted policy do not reflect the densities being realised on current development sites.

In light of the above, an exercise was conducted to assess the densities for new developments across Southampton over the past 5 years. This showed that the city has been realising much higher densities for city centre development with densities ranging from 40 to 600dph, but importantly averaging 308dph. Similarly, the average density in the town and district centres was a lot higher than that generally supported by the existing policy, with an average of 180dph, and whilst the rest of the city sites had a more extensive range (between 28 -440dph), was also seeing a far higher average at 132dph. Additional analysis was conducted on the 'rest of the city' sites to understand which areas were drawing higher densities. This was concluded to be areas surrounding the main transport hubs and corridors, which in themselves were realising an average of 218dph.

In addition to the basic averages, even discounting outliers (i.e. extreme sites that skew results) and calculating median densities of the remaining ranges, taking a lower rounded figure to avoid overestimation, all areas other than 'the rest of the city' had an average and median above 100dph (250dph, 150dph and 100dph medians respectively). The rest of the city however was still at the higher end of the existing policy-supported range at 75dph.

² <https://www.southampton.gov.uk/planning/planning-policy/adopted-plans/adopted-core-strategy-2015/>

This work therefore demonstrates that it would be a reasonable response to the recent trends shown in new development, to increase density estimates in all parts of the City for calculating more realistic yields for identified sites.

Generally, yields have been calculated in line with the table below, although adjustments have been made where previous planning permissions or other planning assessments have provided more realistic figures. No specific adjustment is made for constraints on site although whilst it is expected that not all industrial release sites will come forward, these figures have been halved to assume that one half of the sites are realised.

AREA	DENSITY FOR ESTIMATE YIELD
City Centre	250dph
Town and District Centres	150dph
Transport Corridors and Hubs	100dph
The rest of the city	75dph

Overall Housing Supply

Using the most up-to-date data, the overall emerging housing supply has been calculated below. This comprises a calculation of all potential housing sites which are considered deliverable within the plan period (2022-2040) and a windfall allowance beginning from year 4 to avoid double counting with planning permissions.

Table 1: Housing supply

Housing Supply Totals (2022/23 - 2039/40)		
Potential sites:	Current Development Plan Allocations (from Local Plan Review, City Centre Action Plan & Core Strategy)	All outstanding development sites included in 'Emerging Sites' as all are being carried over to the Southampton City Vision Local Plan.
	Major Sites with Planning Permission (April 2022)	3,565
	Small Sites with Planning Permission (April 2022)	591
	Emerging Sites (from Strategic Land Availability Assessment)	10,499
Windfall Allowance:	0 for first 3 years, 150 for following years to 2040	2,250
Total Housing Supply		16,905

Appendix 1 – Table of Housing Sites

Site Ref.	Address	Part of the City	City Centre Site	Source	In Previous SHLAA (2013)	Site Area (hectares/ha)	Estimated Yield	Estimated Supply Period
BAR008	Leisure World	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - part of 'Western Gateway' (CC 72)	5.47	650	0 - 5 years
BEV001	Land to the rear of 57 - 63 Cedar Road (Previously called Lodge Road / Cambridge Road) (access also adjacent to 28a Cambridge Road)	Central (South)	No	Unimplemented Development Plan allocation	Yes - 'Lodge Road / Cambridge Road' (C 40)	0.32	24	0 - 5 years
BAR025	East Street Shopping Centre	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - part of 'West of Queensway' (CC 73)	2.04	510	0-5 years
BAR023	Debenhams, Queens Buildings	Central (South)	Yes	Unimplemented Development Plan allocation / Call for Sites	Yes - part of 'West of Queensway' (CC 73)	1.02	607	0-5 years
BEV014	Gasholder site, Britannia Road SO14 5RH	Central (South)	Yes	SCC Officers / Call for Sites	No	1.52	403	0-5 years
BAR031	133 - 141 Albert Road South / 34 - 35 Canute Road	Central (South)	Yes	Unimplemented Development Plan allocation / SCC Officers	Yes (CC 57)	0.16	39	0-5 years
BAR006	TOYSRUS, Western Esplanade SO15 1QJ	Central (South)	Yes	Unimplemented Development Plan allocation / Call for Sites	Yes - part of 'Station Quarter' (CC 71)	1.30	603	0-5 years

BAR005	Grenville House, Nelson Gate, SO15 1GX	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - part of 'Station Quarter' (CC 71)	1.50	110	0-5 years
HAR007	Hare & Hounds pub, Cheriton Avenue SO18 5JE	East (North)	No	SCC Officers	No	0.17	13	0-5 years
SHI003	Old Lidl site, 355 Shirley Road, SO15 3JD	Central (North)	No	Call for Sites	No	0.41	62	0-5 years
BAR022	101 - 119 St Mary Street Southampton SO14 1PF	Central (South)	Yes	Unimplemented Development Plan allocation / Call for Sites	Yes (CC 29)	0.32	80	0-5 years
FRE001	263 - 271 Shirley Road (corner of Malmesbury Road and adjacent to Freemantle Church)	Central (South)	No	Unimplemented Development Plan allocation	Yes - 'Shirley Road / Malmesbury Road' (C 38)	0.23	23	0-5 years
SHI002	29 Winchester Road and Grange Road (Former Depot)	Central (North)	No	Unimplemented Development Plan allocation	Yes - 'Former Depot, 29 winchester Road / Grange Road' (W 14)	0.16	16	0-5 years
BPA001	68 Rampart Road Depot, Bitterne Manor (Sewage Works)	East (North)	No	Unimplemented Development Plan allocation	Yes - 'Rampart Road Depot' (E1)	0.20	20	0-5 years
PEA003	30 - 32 Peartree Avenue, SO19 7JP	East (South)	No	Unimplemented Development Plan allocation	Yes (S 7)	0.20	15	0-5 years
BAR017	Land rear of 129 High Street Southampton SO14 2BR	Central (South)	Yes	SCC Officers	No	0.06	18	0-5 years

MIL002	Land opposite to 1 - 11 Shirley Park Road (prev called Shirley Park Road / Romsey Road) SO16 4BZ	West	No	Unimplemented Development Plan allocation	Yes - 'Shirley Park Road / Romsey Road' (W 18)	0.16	16	0-5 years
BEV002	115 – 119 Lodge Road (Kwik Fit) SO14 6QT. Aka corner with Cambridge Road.	Central (South)	No	Unimplemented Development Plan allocation	Yes (C 39)	0.15	15	0-5 years
HAR006	491 - 497 Bitterne Road East, SO18 5EQ (access from Commercial Street)	East (North)	No	Unimplemented Development Plan allocation	Yes - acknowledged in Appendix 5	0.13	13	0-5 years
BAR020	Land north of Solent Sports Complex, Solent University, East Park Terrace, SO14 0YN	Central (South)	Yes	Call for Sites	No	0.35	88	6-10 years
BEV010	99 - 104 St Mary's Road, SO14 0AL	Central (South)	No	Unimplemented Development Plan allocation	Yes (C 7)	0.14	14	6-10 years
BAR021	Former Solent University car park (opposite 2 Northam Road)	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - 'Land adjacent to 2 Northam Road' (CC 30)	0.14	35	6-10 years
BEV007	11 – 31 Bellevue Road, SO15 2AX	Central (South)	Yes	Previous SHLAA	Yes (CC 46)	0.18	33	6-10 years
POR001	The Brook, 466 Portswood Road, SO17 3SD	Central (North)	No	Call for Sites	No	0.08	16	6-10 years

BEV011	Drivers Wharf, SO14 OPF	Central (South)	No	Unimplemented Development Plan allocation / SCC Officers / Call for Sites	Yes (C 4)	4.74	237	6-10 years
HAR002	Angel Crescent Car Park	East (North)	No	SCC Officers	No	0.45	68	6-10 years
BAR019	Gloucester Square Car Park, SO14 2GH	Central (South)	Yes	SCC Officers	No	0.23	58	6-10 years
BEV005	Handford Place Car Park SO15 2ED	Central (South)	Yes	Unimplemented Development Plan allocation / SCC Officers	Yes (CC 65)	0.11	16	6-10 years
BAR002	Amoy Street Car Park SO15 2DR	Central (South)	Yes	SCC Officers	No	0.17	43	6-10 years
BEV012	Bond Street Car Park SO15 5QN	Central (South)	No	SCC Officers	No	0.19	14	6-10 years
BAR013	The Marlands Shopping Centre, Civic Centre Road, SO14 7SJ	Central (South)	Yes	Unimplemented Development Plan allocation / Call for Sites	Yes - part of 'Heart of the city - Asda, Marlands (CCAP Quarter)' (CC 70)	1.43	505	6-10 years
BAR028	College Street car park SO14 3EJ	Central (South)	Yes	Unimplemented Development Plan allocation	Yes (CC 12)	0.38	95	6-10 years
BAR032	24-32 Canute Road and 157-159 Albert Road South SO14 3FR	Central (South)	Yes	Unimplemented Development Plan allocation	Yes (CC 44b)	0.11	27	6-10 years
BAR024	Eastgate Street MSCP, SO14 3HB	Central (South)	Yes	SCC Officers	No	0.32	80	6-10 years

SHI001	Land r/o 60-74 Jessamine Road (access between 131 - 133 Warren Avenue and 137 - 139 Warren Avenue) SO16 6AL	Central (North)	No	Unimplemented Development Plan allocation	Yes - 'Jessamine Road / Warren Avenue' (W 40)	0.50	38	6-10 years
RED001	Surety House, Old Redbridge Road, SO15 ONE	West	No	Unimplemented Development Plan allocation	Yes (W 19)	0.46	46	6-10 years
PEA002	45 Bryanston Road (to the rear of Gainsford Road and Ashburnham Close), SO19 7AQ	East (South)	No	Unimplemented Development Plan allocation / Call for Sites	Yes - 'Bryanston Road / Ashburnham Close' (S 9)	0.39	29	6-10 years
BAR048 (TBC)	Harbour Lights	Central (South)	Yes	Call for Sites	No	0.25	62	6-10 years
BAR009	Watermark West Quay (previously North of West Quay Road)	Central (South)	Yes	Unimplemented Development Plan allocation / former outline permission	Yes (CC 27)	2.68	200	11 -15 years
BAR029	Central Trading Estate, south of St Mary's Stadium, west of Marine Parade, north of Chapel Road SO14 5FB	Central (South)	Yes	SCC Officers / Call for Sites	Yes - Discounted (CC 42)	4.18	523	11-15 years
BEV003	30-68 Bevois Valley Road, SO14 0JR	Central (South)	No	Previous SHLAA	Yes (C 42)	0.29	29	11-15 years
BAR003	Grosvenor Square North, SO15 2BE	Central (South)	Yes	SCC Officers	No	0.20	50	11-15 years
BAR033	Ocean Way/Neptune Way Cineworld Cinema and car parks	Central (South)	Yes	SCC Officers / Call for Sites	No	0.73	183	11-15 years

	(excluding Enterprise House)							
BAR036	Tasman Court	Central (South)	Yes	Call for Sites	No	0.68	115	11-15 years
BAR010	174-202 Above Bar, SO14 7FQ	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - part of 'Northern Above Bar' (CC 36)	0.25	63	11-15 years
BAR012	114-136 Above Bar, SO14 7PG	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - part of 'Northern Above Bar' (CC 36)	0.22	55	11-15 years
HAR004	Bitterne Leisure Centre, Dean Road, SO18 6AQ	East (North)	No	SCC Officers	No	0.76	30	11-15 years
HAR005	Bitterne Library, Bitterne Road East, SO18 5EG	East (North)	No	SCC Officers	No	0.29	12	11-15 years
HAR001	Bitterne Sainsbury's	East (North)	No	SCC Officers / Call for Sites	No	0.36	120	11-15 years
BEV004	Mount Pleasant Industrial Estate	Central (South)	No	SCC Officers	Yes	2.14	80	11-15 years
MIL001	Corner of Oakley Way and Tebourba Way Atlantic works	West	No	SCC Officers / Call for Sites	Yes - Discounted (W 17)	1.00	50	11-15 years
BPA002	North of Quayside Road	East (North)	No	SCC Officers	Yes - part of 'Kemps Quay, north of Quayside Road' (E 45)	1.10	55	11-15 years
BEV013	Radcliffe Court	Central (South)	No	SCC Officers	No	0.20	10	11-15 years
FRE004	Mountbatten Business Centre (previously	Central (South)	No	SCC Officers	No	1.07	54	11-15 years

	Mountbatten Industrial Estate)							
BAS001	Northbrook Industrial Estate	North	No	SCC Officers	Yes - considered to have no potential at the time	1.40	53	11-15 years
BAR001	Wilton Avenue Car Park, SO15 2BE	Central (South)	Yes	SCC Officers	No	0.16	40	11-15 years
BAR027	Richmond Street car park (to the rear of 14-18 College Street)	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - Car park adj 14-18 College Street' (CC 55)	0.07	18	11-15 years
BEV009	Royal South Hants Hospital, Brintons Terrace SO14 0YG	Central (South)	No	Call for Sites	No	5.20	122	11-15 years
BEV008	Kings Park Road Car Park, SO15 2AY	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - 'Car park, Kings Park Road' (CC 41)	0.20	50	11-15 years
SWA001	Land to rear of Greenacre Court, Greenlea Crescent, Swaythling, SO16 2PG	North	No	Call for Sites	No	0.13	13	11-15 years
BEV006	Car Park Ordnance Road	Central (South)	Yes	Previous SHLAA	No	0.16	40	11-15 years
PEA004	44 Wodehouse Road Coach Depot and 179 Spring Rd	East (South)	No	Previous SHLAA	Yes (S 12)	0.13	10	11-15 years
BIT001	478 Bursledon Road	East (North)	No	Previous SHLAA	Yes - acknowledged in Appendix 5	0.19	19	11-15 years

BPA003	Bitterne Warehouse or 126 Macnaghten Road	East (North)	No	Previous SHLAA	Yes (E 4)	0.16	16	11-15 years
BPA004	Bullar Road (151-165 Bitterne Road West)	East (North)	No	Previous SHLAA	Yes - 'Bullar Rd (151-165 Bitterne Rd West'	0.60	60	11-15 years
PEA001	Magna Mazda, Bursledon Road	East (South)	No	Previous SHLAA	Yes (E 49)	0.24	36	11-15 years
BPA006	Portview Road	East (North)	No	Previous SHLAA	Yes (E 15)	0.39	29	11-15 years
FRE002	Shirley Business Park, Cawte Rd	Central (South)	No	Previous SHLAA	Yes (C 35)	0.17	17	11-15 years
PEA005	Spring Road Electrical Works (362 Spring Road)	East (South)	No	Previous SHLAA	Yes (S 25)	0.68	51	11-15 years
BPA005	57 Midanbury Lane (St Mary's College)	East (North)	No	Call for Sites	No	3.37	253	11-15 years
BAR004	Cumberland House, Grosvenor Square/Cumberland Place	Central (South)	Yes	Call for Sites	No	0.09	23	11-15 years
POR002	248-252 Priory Road, SO17 2JW	Central (North)	No	SCC Officers	No	0.24	18	11-15 years
BAR030	Floating Bridge Road and Canute Road	Central (South)	Yes	SCC Officers	No	0.61	76	11-15 years
FRE003	Corner Site - Park Road and 53-75 Millbrook Road East	Central (South)	No	SCC Officers	Yes - Discounted - 'Corner of Park Road and Millbrook Rd East' (C 25)	1.33	67	11-15 years
BAR034	Car Park adjacent to Tagus House	Central (South)	Yes	Call for Sites	No	0.32	80	15+ years

BAR035	Meridians Cross	Central (South)	Yes	Call for Sites	No	0.28	70	15+ years
BAR014	169 - 183 High Street (previously East of Castle Way, and includes rear car park and Shopmobility)	Central (South)	Yes	Unimplemented Development Plan allocation	Yes - site includes former 'East of Castle Way' site (CC 69)	0.72	180	15+ years
BAS003	Reservoir Site Glen Eyre Road	North	No	Unimplemented Development Plan allocation / Previous SHLAA	Yes (N 23)	1.73	130	15+ years
N/A	Office to residential conversions allowance	N/A	N/A	SCC Officers	N/A	N/A	180	Expected to be delivered throughout the plan period.
N/A	District centre densification allowance	N/A	N/A	SCC Officers	N/A	N/A	238	Expected to be delivered throughout the plan period.
N/A	Estates regeneration allowance	N/A	N/A	SCC Officers	N/A	N/A	550	Expected to be delivered throughout the plan period.
N/A	Tall buildings allowance	N/A	N/A	SCC Officers	N/A	N/A	280	Expected to be delivered throughout the plan period.
BAR007	Mayflower Quarter allowance	Central (South)	Yes	Unimplemented Development Plan allocation / SCC Officers / Call for Sites	Partially - New site includes various previous SHLAA sites including CC2, CC27, CC31, CC33, CC71 and CC72)	82.00	1410	Major site expected to be delivered across most of the plan period and beyond. Development will most likely be from year 5 onwards. Estimated yield refers to that expected to be delivered in the plan period only.

Appendix 2 - Table of Discounted Sites

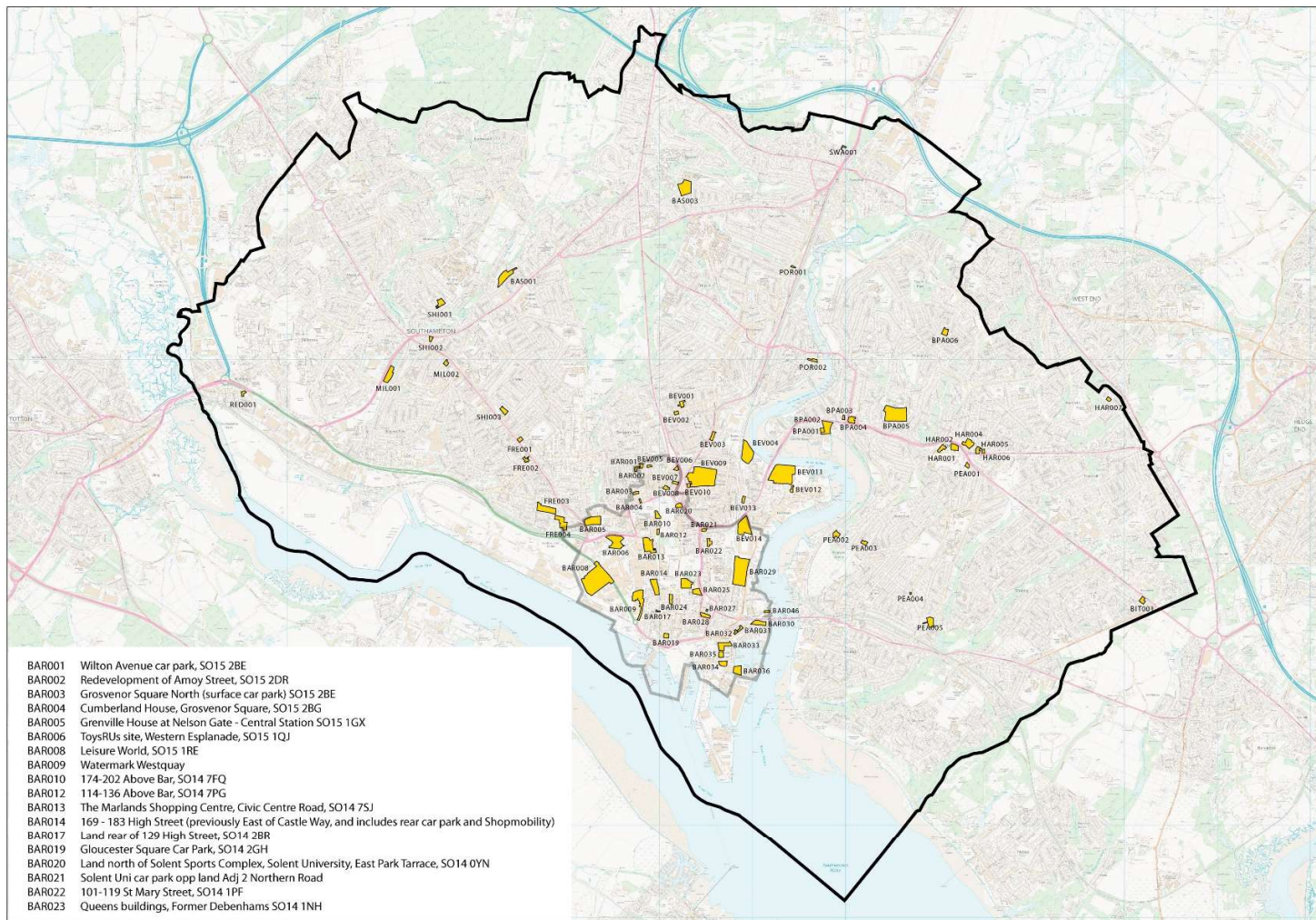
Site Ref.	Site Name	Part of the City	City Centre Site	Source	In Previous SHLAA (2013)	Site Area (hectares/ha)	Reason for Discounting
BAR044	Holyrood Estate	Central (South)	Yes	SCC Officers	No	4.3	Accounted for in estates regeneration allowance
BAR040	Baltic Wharf, Marine Parade	Central (South)	Yes	SCC Officers / Call for Sites	No	0.42	Discounted for now but under review whether to retain as marine employment site or to be released as part of wider industrial site release alongside American Wharf and within the context of the Grade 2* Listed Building on adjacent site.
BAR041	Tredegar Wharf	Central (South)	Yes	SCC Officers	No	0.44	To be retained as marine employment site
BAR042	Paget Street	Central (South)	Yes	SCC Officers	Yes - Discounted - small site subject to flood risk (CC 20)	0.55	Not being considered as part of industrial release due to limited potential compared to other sites
BAR047	Solent Sky Hall of Aviation Museum, Albert Road South	Central (South)	Yes	City Centre Action Plan	Yes (CC 44a)	0.34	To be retained as museum
BAR043	East Street/Lime Street	Central (South)	Yes	City Centre Action Plan / Call for Sites	Yes - part of 'West of Queensway' (CC 73)	0.56	Committed as new school site (Hope School)
BAR045	144 - 148 High Street	Central (South)	Yes	City Centre Action Plan	Yes - Part of '144-164 High Street' (CC 15)	0.14	Small site - less than 10 units left for delivery (accounted for in windfall allowance)
BAR039	Aggregates Wharves, Marine Parade	Central (South)	Yes	SCC Officers / Call for Sites	No	5.07	Safeguarded wharf unlikely to come forward within the plan period
BEV028	Northam Estate	Central (South)	No	SCC Officers	No	1.5	Accounted for in estates regeneration allowance

BEV021	38 Clausentum Road	Central (South)	No	Prev SHLAA	Yes - Discounted as retained employment site - '38 Clausentum / Ancasta Road' (CC 44)	0.06	Small site - less than 10 units (accounted for in windfall allowance)
BEV020	110 to 132 Bevois Valley Road	Central (South)	No	Local Plan Review / Previous SHLAA	Yes (C 45)	0.14	Small site - less than 10 units left for delivery (accounted for in windfall allowance)
BEV024	Princes Wharf	Central (South)	No	Local Plan Review	No	2.82	To be retained as marine employment site
BEV029	Brittania Wharf	Central (South)	Yes	SCC Officers	No	0.58	Safeguarded wharf unlikely to come forward within the plan period
BEV027	Dibbles Wharf	Central (South)	No	SCC Officers	No	1.65	To be retained as marine employment site
BEV026	Bakers Wharf	Central (South)	No	SCC Officers	No	1.88	To be retained as marine employment site
BEV025	Saxon Wharf	Central (South)	No	SCC Officers	No	2.94	To be retained as marine employment site
BEV017	183-215 Radcliffe Court	Central (South)	No	Employment Land Review	No	0.08	Small site - less than 10 units left for delivery (accounted for in windfall allowance)
BPA010	Kemps Quay, Quayside Road, Bitterne Manor	East (North)	No	SCC Officers / Call for Sites	Yes (E 45)	1.04	To be retained as marine employment site
BPA011	46 Cobbett Road	East (North)	No	Local Plan Review / Previous SHLAA	Yes (E 8)	0.1	Small site - less than 10 units (accounted for in windfall allowance)
FRE008	Corner site Park Rd - Millbrook Rd East aka Lawson House Cracknore Road	Central (South)	No	SCC Officers	Yes - Discounted as retained employment site (C 25)	0.06	To be retained as employment site
FRE006	20 - 22 Kingston Road & 53 - 57 Park Road	Central (South)	No	Local Plan Review	No	0.09	Small site - less than 10 units (accounted for in windfall allowance)
FRE007	50 - 54 Park Road / Mansion Road	Central (South)	No	Prev SHLAA	Yes - 'Mansion Road / Park Road' (C 31)	0.09	Small site - less than 10 units (accounted for in windfall allowance)

MIL018	64 - 84 Shirley High Street, 2 - 12 Park St	West	No	SCC Officers	No	0.06	Small site - less than 10 units (accounted for in windfall allowance)
PEA010	Supermarine Wharf	East (South)	No	SCC Officers	No	0.61	To be retained as marine employment site
POR008	258 Priory Road	Central (North)	No	SCC Officers	No	0.12	Small site - less than 10 units (accounted for in windfall allowance)
POR006	267-271 Portswood Road	Central (North)	No	SCC Officers / Planning and Rights of Way Panel item	Yes - Discounted small site - Part of '266 Portswood Road' (N 10)	0.04	Small site - less than 10 units (accounted for in windfall allowance)
POR005	1 Winn Road	Central (North)	No	Prev SHLAA	Yes (N 29)	0.08	Small site - less than 10 units (accounted for in windfall allowance)
RED004	Newsquest, Test Lane	West	No	Call for Sites	No	4.65	To be retained as employment site
SHI005	59 Winchester Road	Central (North)	No	Prev SHLAA	Yes (W 12)	0.07	Small site - less than 10 units (accounted for in windfall allowance)
SHI004	231 - 271 Winchester Rd (ind site in retail use)	Central (North)	No	SCC Officers	No	2.35	To be retained as employment site
SHO003	Land to the rear of 10-14 Middle Road	East (South)	No	Call for Sites	No	0.1	Open space designation
WOO003	Vospers Wharf	East (South)	No	SCC Officers	No	0.68	To be retained as marine employment site
BAR011	Sir James Matthews Building	Central (South)	Yes	SCC Officers	No	0.26	To be retained for educational use
BPA009	Mansbridge Road	East (North)	No	SCC Officers	No	1.29	Open space designation
SHO002	Botley Road Field	East (South)	No	SCC Officers	Yes - Discounted - part of strategic gap, proposed open space with SINC designation and TPOs (S 32)	9.26	Proposed open space
COX003	Bakers Drove	West	No	SCC Officers	No	0.21	Open space designation
COX002	Rownhams Road	West	No	SCC Officers	No	4.52	Open space designation

RED008	Bargain Farm	West	No	SCC Officers	No	2.14	To be utilised for Park and Ride
							Discounted for now but under review whether to retain as marine employment site or to be released as part of wider industrial site release alongside Baltic Wharf with consideration to the impacts upon the Grade 2* Listed Building on site.
TBC	American Wharf	Central (South)	Yes	Call for Sites	Yes (CC 60)	0.3	
TBC	Test Park	West	No	Call for Sites	No	13.5	Open space designation
TBC	Solent Flour Mills	Central (South)	Yes	Call for Sites	No	2.88	No appropriate for residential - on operational port land
TBC	Harefield Community Centre	East (North)	No	Call for Sites	No	0.38	Operational community centre serving local need

Appendix 3 – Housing Sites Map



- BAR001 Wilton Avenue car park, SO15 2BE
- BAR002 Redevelopment of Amoy Street, SO15 2DR
- BAR003 Grosvenor Square North (surface car park) SO15 2BE
- BAR004 Cumberland House, Grosvenor Square, SO15 2BG
- BAR005 Grenville House at Nelson Gate - Central Station SO15 1GX
- BAR006 ToysRUs site, Western Esplanade, SO15 1QJ
- BAR008 Leisure World, SO15 1RE
- BAR009 Watermark Westquay
- BAR010 174-202 Above Bar, SO14 7FQ
- BAR012 114-136 Above Bar, SO14 7PG
- BAR013 The Marlands Shopping Centre, Civic Centre Road, SO14 7SJ
- BAR014 169 - 183 High Street (previously East of Castle Way, and includes rear car park and Shopmobility)
- BAR017 Land rear of 129 High Street, SO14 2BR
- BAR019 Gloucester Square Car Park, SO14 2GH
- BAR020 Land north of Solent Sports Complex, Solent University, East Park Terrace, SO14 0YN
- BAR021 Solent Uni car park opp land Adj 2 Northern Road
- BAR022 101-119 St Mary Street, SO14 1PF
- BAR023 Queens buildings, Former Debenhams SO14 1NH

- BAR024 Eastgate Street MSCP, SO14 3HB
- BAR025 East Street Shopping Centre, SO14 1BS
- BAR027 14-18 College Street
- BAR028 College Street, SO14 3EJ
- BAR029 Central Trading Estate, Marine Parade, SO14 5FB
- BAR030 Floating Bridge Road and Crosshouse Road
- BAR031 133-141 Albert Road South and 34-35 Canute Road
- BAR032 24-32 Canute Road and 157-159 Albert Road South
- BAR033 Former multiplex cinema site and car parks adjacent to Enterprize House, 4 Ocean Way, SO14 3TJ
- BAR034 Car Park adjacent to Tagus House (aka Barclays House) north of Maritime Walk, Ocean Village
- BAR035 Meridians Cross, 7 Oceans Way, Ocean Village, SO14 3TJ
- BAR036 Tasman Court, Ocean Village, SO14 3TP
- BAR046 Crosshouse Road
- BAS001 Northbrook Industrial Estate
- BAS003 Reservoir Site Glen Eyre Road
- BEV001 57-63 Cedar Road (prev Lodge Road, Cambridge Road)
- BEV002 115-119 Lodge Road, SO14 6QT
- BEV003 30-68 Bevois Valley Road, SO16 0JR
- BEV004 Mount Pleasant Industrial Park
- BEV005 Handford Place, SO15 2ED
- BEV006 Ordnance Road Car Park
- BEV007 11-31 Bellevue Road, SO15 2AX
- BEV008 Kings Park Road, SO15 2AY
- BEV009 Royal South Hants Hospital, Brintons Terrace, SO14 0YG
- BEV010 99-104 St Marys Road, SO14 0AL
- BEV011 Drivers Wharf, SO14 0PF
- BEV012 Bond Street Car Park, SO14 5QN
- BEV013 Radcliff Court
- BEV014 Gasholder site, Britannia Road, SO14 5RH
- BIT001 478 Bursledon Road
- BPA001 Sewage Works, Bitterne Manor, SO18 1AG
- BPA002 North of Quayside Road
- BPA003 Bitterne Warehouse, 126 MacNaghten Road, SO18 1GH
- BPA004 Bullar Road, 151-165 Bitterne Road West
- BPA005 St. Marys College, 57 Mildenbury Lane, Southampton, SO18 4DJ
- BPA006 Land adj 29 and 36 Portview Road
- FRE001 263-271 Shirley Road (on corner of Malmesbury Road and adj to Freemantle Church) SO15 3HS
- FRE002 Shirley Business Park
- FRE003 Corner site-park road and 53-75 millbrook Road east
- FRE004 Mountbattern Business Centre
- HAR001 Sainsburys 8 - 26 West End Road, Bitterne, SO18 6TG
- HAR002 Angel Car Park
- HAR004 Bitterne Leisure Centre, Dean Road, SO18 6AQ
- HAR005 Bitterne Library, Bitterne Road East, SO18 5EG
- HAR006 491-497 Bitterne Road East, SO18 5EQ
- HAR007 Hare and Hound Pub, Chertown Avenue, SO18 5JE
- MIL001 Atlantic Works Off Oakley Road, SO16 4LL
- MIL002 Land opp 1-11 Shirley Park Road (omitting 8 Romsey Road bud out)
- PEA001 Mazda, Bursledon Road, SO19 7LW
- PEA002 Land at 45 Bryanston Road (to the rear of Gainsford Road and Ashburnham Close)
- PEA003 30-32 Peartree Avenue, SO19 7JP
- PEA004 44 Woodhouse Road and 179 Spring Road
- PEA005 Spring Road, Electrical Works, 362a Spring Road
- POR001 The Brook, 466 Portswood Road, SO17 3SD
- POR002 248-252 Priory Road, SO17 2JW
- RED001 Old Redbridge Road/Surety House, SO15 0NE
- SHI001 Land r/o 60-74 Jessamine Road and Warren Avenue SO16 6AL
- SHI002 29 Winchester Road and Grange Road
- SHI003 Lidl, 355 Shirley Road, SO15 3JD
- SWA001 Land to the rear of Greenacre Court, Greenlea Crescent, Swaythling, SO16 2PG

Housing Sites

Note: These housing sites are in draft and will be reviewed as part of the Strategic Land Availability Assessment (SLAA) and in light of change that takes place over the next year as the Council progresses the Local Plan to pre-submission plan stage. Car park sites are also subject to update of the Council's Car Park Strategy.

Scale: NTS | Date: Sept 2022

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