

Fareham Local Development Framework

Shaping Fareham's Future

Strategic Housing Land Availability Assessment Update

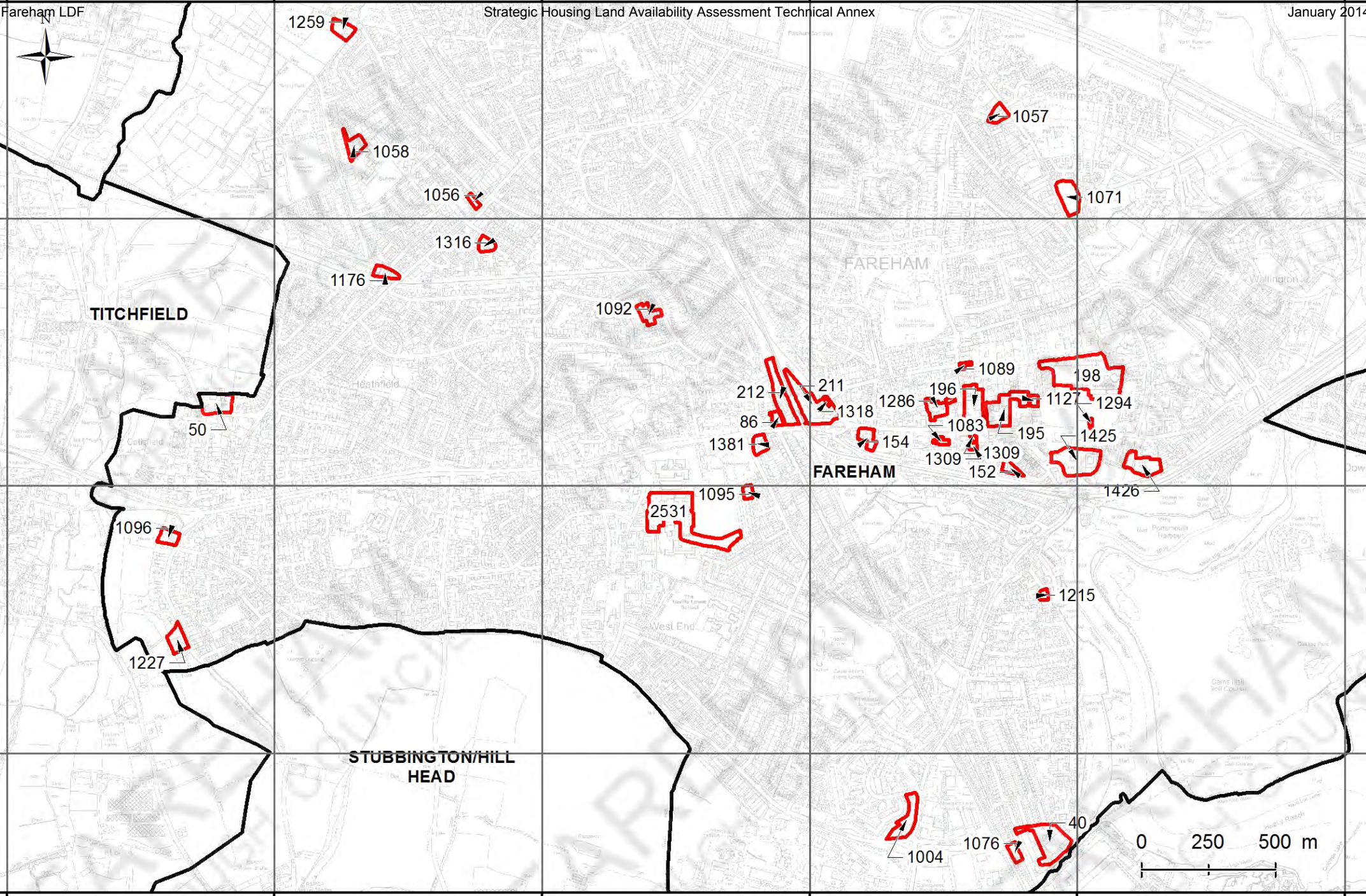
January 2014 (Baseline data correct as at 31st March 2013)

Volume 3 - Technical Annex

ID	Site Name	Settlement	Ward	Page Number
0040	Bus Depot	Fareham	Fareham East	2
0050	Hinton Hotel	Fareham	Titchfield	7
0086	1-2 The Avenue	Fareham	Fareham North	11
0152	Western Road	Fareham	Fareham East	15
0154	Land adjacent to Maytree Road	Fareham	Fareham North	19
0195	119 - 143 West St. (East) & land to rear	Fareham	Fareham East	23
0196	145-161 West St. (Central) & land to rear	Fareham	Fareham East	27
0198	Civic Quarter	Fareham	Fareham East	31
0211	Fareham Railway Station Yard	Fareham	Fareham North	35
0212	Station West	Fareham	Fareham North	39
1004	Fort Fareham Grazing Land	Fareham	Fareham South	43
1056	The Hampshire Rose	Fareham	Fareham North West	49
1057	Citroën Garage	Fareham	Fareham East	53
1058	Former Community Facilities	Fareham	Fareham North West	57
1071	St Christopher's Hospital	Fareham	Fareham East	62
1076	Land between 335-357 Gosport Road	Fareham	Fareham East	66
1083	Rear of 160a - 174 West Street	Fareham	Fareham North	71
1092	86 - 90 Gudge Heath Lane	Fareham	Fareham North	75
1095	40-42 Westley Grove	Fareham	Fareham South	79
1096	6 - 8 Ranvilles Lane	Fareham	Titchfield	83
1127	Land south of Palmerston Avenue	Fareham	Fareham East	87
1176	St Columba Site	Fareham	Fareham North West	91
1215	Seaeye House & adj. properties	Fareham	Fareham East	96
1227	42-46 Ranvilles Lane	Fareham	Titchfield	101
1259	Hope Lodge	Fareham	Fareham North West	105
1286	Russell Place	Fareham	Fareham North	109
1294	45-47 West Street	Fareham	Fareham East	113
1309	142 - 144 West Street	Fareham	Fareham West	117
1316	Collingwood House	Fareham	Fareham North	121

ID	Site Name	Settlement	Ward	Page Number
1318	175 Gordon Road	Fareham	Fareham East	125
1381	Croft House	Fareham	Fareham North West	129
1424	Land at Corner of Trinity Street and Osborn Road	Fareham	Fareham East	133
1425	Market Quay Car Park	Fareham	Fareham North	137
1426	Land R/O Red Lion Hotel and Bath Lane	Fareham	Fareham South	141
1937	122 Leydene Nursery	Fareham	Fareham East	145
2531	Fareham College	Fareham	Fareham North	149
0083	Windmill Grove	Portchester	Portchester East	154
0203	3 - 33 West Street	Portchester	Portchester East	159
1002	Land at corner of Station Road and A27	Portchester	Portchester East	163
1024	41-57 Portchester Road	Portchester	Portchester West	168
1051	238-254 White Hart Lane	Portchester	Portchester East	172
1066	34-36 Portchester Road	Portchester	Portchester West	176
1216	54 Linden Lea (The Linden Lea PH)	Portchester	Portchester West	180
1308	157 White Hart Lane and land to rear	Portchester	Portchester	184
1992	Catholic Church of our Lady	Portchester	Portchester East	188
1078	Land at Stubbington Lane	Stubbington & Hill Head	Hill Head	193
1394	Land at Sea Lane	Stubbington & Hill Head	Hill Head	198
0041	Peters Road	Western Wards & Whiteley	Warsash / Park Gate	204
0058	East of Raley Road	Western Wards & Whiteley	Locks Heath	208
0145	Brook Lane & Land R/O 63-77 Bridge Rd	Western Wards & Whiteley	Park Gate	212
1000	Coldeast Mansion	Western Wards & Whiteley	Sarisbury	216
1007	Land at Heath Road	Western Wards & Whiteley	Locks Heath	220
1014	Land North of Whiteley	Western Wards & Whiteley	Sarisbury	224
1016	62-74 Warsash Road	Western Wards & Whiteley	Warsash	228
1026	239 Swanwick Lane	Western Wards & Whiteley	Sarisbury	232
1027	184-196 Swanwick Lane	Western Wards & Whiteley	Sarisbury	236
1052	54-60 Southampton Road	Western Wards & Whiteley	Titchfield Common	240
1053	75-77 Southampton Road	Western Wards & Whiteley	Titchfield Common	244
1062	Texaco Petrol Station	Western Wards & Whiteley	Sarisbury	248

ID	Site Name	Settlement	Ward	Page Number
1064	21 Bridge Road	Western Wards & Whiteley	Park Gate	252
1068	Land at Fleet End Road	Western Wards & Whiteley	Warsash	256
1070	East of Church Road	Western Wards & Whiteley	Warsash	260
1072	Land at Hunts Pond Road	Western Wards & Whiteley	Titchfield Common	264
1075	33 Lodge Road	Western Wards & Whiteley	Locks Heath	268
1077	East of Northway, Southway and Westway	Western Wards & Whiteley	Titchfield	272
1121	Coldeast Hospital (LOT 1)	Western Wards & Whiteley	Park Gate	276
1124	Air Training Corps (ATC) Site	Western Wards & Whiteley	Titchfield	280
1141	118 Bridge Road	Western Wards & Whiteley	Sarisbury	284
1144	Newpark Garage	Western Wards & Whiteley	Park Gate	288
1147	Mellow Mead	Western Wards & Whiteley	Sarisbury	292
1203	Swanwick Marina, Bridge Road	Western Wards & Whiteley	Sarisbury	296
1209	35 - 37 Shore Road	Western Wards & Whiteley	Warsash	300
1236	88-102 Southampton Road	Western Wards & Whiteley	Titchfield Common	304
1249	East of Lower Duncan Road	Western Wards & Whiteley	Park Gate	308
1257	Coldeast Allocation (LOT 2)	Western Wards & Whiteley	Park Gate	312
1258	Coldeast Allocation (LOT2) & Sheltered Scheme	Western Wards & Whiteley	Park Gate	316
1288	324-326 Brook Lane	Western Wards & Whiteley	Sarisbury	320
1302	Land to rear of 2 Botley Road	Western Wards & Whiteley	Parkgate	324
1305	69 Botley Road	Western Wards & Whiteley	Park Gate	328
1311	PCT Land Coldeast	Western Wards & Whiteley	Park Gate	332
1317	Land to the R/O 47-61 Osborne Road	Western Wards & Whiteley	Warsash	336
1423	18 & 23-35 Bridge Road	Western Wards & Whiteley	Park Gate	340
1953	Nook Caravan Park (Northern Portion)	Western Wards & Whiteley	Locks Heath	344
1993	38 Columbus Drive, Rivendale	Western Wards & Whiteley	Park Gate	348
1996	Land R/O 123 Bridge Road	Western Wards & Whiteley	Park Gate	352
2851	The Genesis Centre	Western Wards & Whiteley	Locks Heath	356
2855	Land R/O Coldeast Close	Western Wards & Whiteley	Sarisbury	360



SHLAA Sites in Fareham

FAREHAM BOROUGH COUNCIL

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0040	Bus Depot	Gosport Road	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
1.35	60%	0.81	35 - 63	40	54	32			<input type="checkbox"/>
Residential Form								Design Solution	
Residential development to the north and west of the site with substantial employment development consisting of B2 and B8 to the south. Public house adjoins site to the south.								Site Source	
								SADM Call for Sites 2011	
								Current Use	
								B-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Bus Depot</p> <p>Flat topography</p> <p>Large footprint buildings informally laid out round a loose grid road pattern dictated by Newgate Lane and the railway to the eastern boundary. Coarse grain.</p> <p>Some consistency to building lines, but buildings often set back in large hardstanding areas for parking</p> <p>Modern brick, various colours and textures, profile metal upper cladding also used for roofs as well as asbestos cement sheets</p> <p>Equivalent of two storeys to eaves with very low pitched roofs (often grouped to provide very large span spaces)</p> <p>Large food retailers and wholesale suppliers, service industries and some storage and distribution</p> <p>Very limited areas of green space within the commercial areas of the parks. Good tree belts and screening to the railway line (eastern) boundary and Speedfields Park to the south, and along the River Wallington to Fareham Industrial Park to the north</p> <p>Poor public realm with ill defined pavements and layouts favouring the car-user</p> <p>Good access and generally poor connectivity</p>									

Site Constraints

Suitable



Suitability Constraints

The site is Immediately adjacent to Portsmouth Harbour, SSSI, SPA and Ramsar and Biodiversity Opportunity Area as highlighted by the Sustainability appraisal and high level ecological assessment. Redevelopment of this site would require demolition of all (or part of) the existing buildings on the site. The potential exists for contamination of the site associated with the current vehicle and storage uses. Whilst this may not render the site unsuitable these extra costs may impact upon the viability / achievability of the site. The Employment Land Review (2010) details the site as being suitable for its current use. The units fronting Gosport Road are in good condition and the Bus depot to the rear is of lower quality with little potential for adaptation for alternative uses.

The site is close to the A32 (Gosport Road), 465m from nearest Air Quality Management Area. Development would be required to demonstrate that it will not exacerbate the air quality issues at the Quay Roundabout/ Gosport Road Air Quality Management Area. The cumulative impact of development that would generate traffic passing through the AQMA should be considered (relevant planned development including, but not limited to, Daedalus Airfield, Town Centre sites, Seaye House and 335-357 Gosport Road and development within the boundary of Gosport Borough).

Close to A32, Gosport. High traffic route. Noise impact assessment may be required.

Adjacent to flood zone 3. Small part of site within flood zone 2. Design and layout of redevelopment of the redevelopment could successfully mitigate against any coastal flooding impacts. The section within floodzone 2 may not be suitable for residential development and could be excluded from the developable area.

Site is adjacent the Hoeford Lake, part of Fareham Creek potential for coastal erosion should failure of retaining wall occur.

The site is immediately adjacent to Portsmouth Harbour SPA and Ramsar (potential for e.g. water quality and disturbance impacts) and within 10 km of several coastal European sites.

Development at this site may also give rise to negative impacts upon the Chichester and Langstone Harbours SPA and Ramsar and the Solent and Southampton Water SPA and Ramsar.

Redevelopment of this site should be considered in light of cumulative impacts of the redevelopment of this site in combination with other developments within the vicinity of the designations identified above.

Immediately adjacent to designated international ecological sites (potential for e.g. water quality and disturbance impacts).

Archaeological potential is low to medium. Topographic position in relation to the

Overcoming Suitability Constraints

Direct and in combination impacts of development would need to be addressed; recreation on site would need to be limited to restrict disturbance of the designations. Potential improvement to the adjacent open space and possibly for ecological enhancements along the river/estuary corridor (possibly as part of the mitigation strategy) may reduce the developable area of the site. In order to account for the mitigation options developable area of the site and its capacity has been reduced. Contamination remediation may be required, subject to more detailed investigations. The Employment Land Review shows a surplus of employment land in the Borough over the plan period, as such, the loss of this employment land may be considered acceptable.

Considered use of building design and materials could mitigate air quality issues for proposed dwellings at the site.

Mitigation options, such as considered design and layout of development could alleviate any noise issue that may arise.

If the site boundary remains as submitted the proposal would require a flood risk assessment (FRA) and would need to pass the exceptions test. Where appropriate and on hard surfaces, development should include sustainable urban drainage systems (SUDS) to reduce surface water.

Coastal partnership holds data including a visual assessment, photographs and cross sections of the river wall. A detailed asset condition survey of this wall is recommended to be undertaken.

Any development of the site should consider proximity to the creek and consider the possibility of moving built development away from the creek with a softer treatment of the riverbank in this location to avoid future liability with the retaining wall. Public funding to maintain defences cannot be assured.

Part of site shown to be within an area that could be affected by coastal flooding in the year 2115 according to the PUSH Strategic Flood Risk Assessment Climate Change Mapping.

The present day 0.5% probability (1 in 200 year) extreme tide level for Portsmouth Harbour is 3.2m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.3 m AODN.

Site itself is generally poor in semi natural habitat although the redevelopment of the site has been shown to give rise to potentially negative environmental impacts upon multiple national ecological designations (SPAs, Ramsar). A CEMP would be required to prevent contamination during remediation and construction phases.

Recreational access would need to be limited to avoid additional disturbance to the adjacent SPA and Ramsar (although recreation is unlikely to be accommodated on the allocation site due

archaeological data known in the area would suggest some potential for prehistoric archaeology.

Potential for previously unknown Heritage Assets but site history may have removed any archaeological potential. Any planning application must include Heritage Statement that addresses archaeology and potential for Pleistocene archaeology.

to its size). Any direct impacts upon designated sites would need to be mitigated through timing construction to avoid sensitive periods, use of appropriate screening materials and sensitive building design and scale (mitigation for coastal/flooding issues and ecological issues should be considered in tandem through the location and layout of development).

Where possible natural vegetation should be and extended.

Any Archaeological impact can be mitigated.

Whilst, the constraints are considerable they are not insurmountable as appropriate mitigation options are available. The site therefore is considered suitable for residential development.

Available

Availability Constraints

Overcoming Availability Constraints



First Bus (main occupier and landowner) has indicated an intention to relocate, although no timeframe has been suggested to date. The site is currently in operational use.

Further communication with all parties concerned will be required in order to ascertain the future intentions of the businesses and the likelihood of redevelopment. An alternative site will need to be found before the site can be released which is likely to delay redevelopment of the site for residential.

Achievable

Achievability Constraints

Overcoming Achievability Constraints



Residual Valuation method shows that site is not viable in current market conditions.

The site has a single landowner who has indicated a willingness to redevelop the site for residential uses. There are no apparent legal issues impeding the release of this site. Transport and utilities capacity will need to be determined in consultation with the relevant providers. The release of the site is linked to the viability of redevelopment and the availability of an alternative suitable site for the depot. It is difficult to estimate and identify a point in time where viability will be restored given the relatively high abnormal cost for developing this site.

An increase in residential sales value in the settlement area and/or a reduction in land costs is required in order to restore viability. Demolition and potential contamination remediation costs will add additional strain on viability and will reduce returns for a developer.

Considering the lead in time to secure planning consent, the requirement to find an alternative site and the current unfavourable market conditions, it unlikely that this site is capable of being delivered in the short term. However, there is reasonable prospect that viability will be restored within the plan period. Given the identified surplus in B2 use in the Borough residential development at this site may be considered appropriate. The site is not considered immediately deliverable but is likely to be in the medium/long term.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

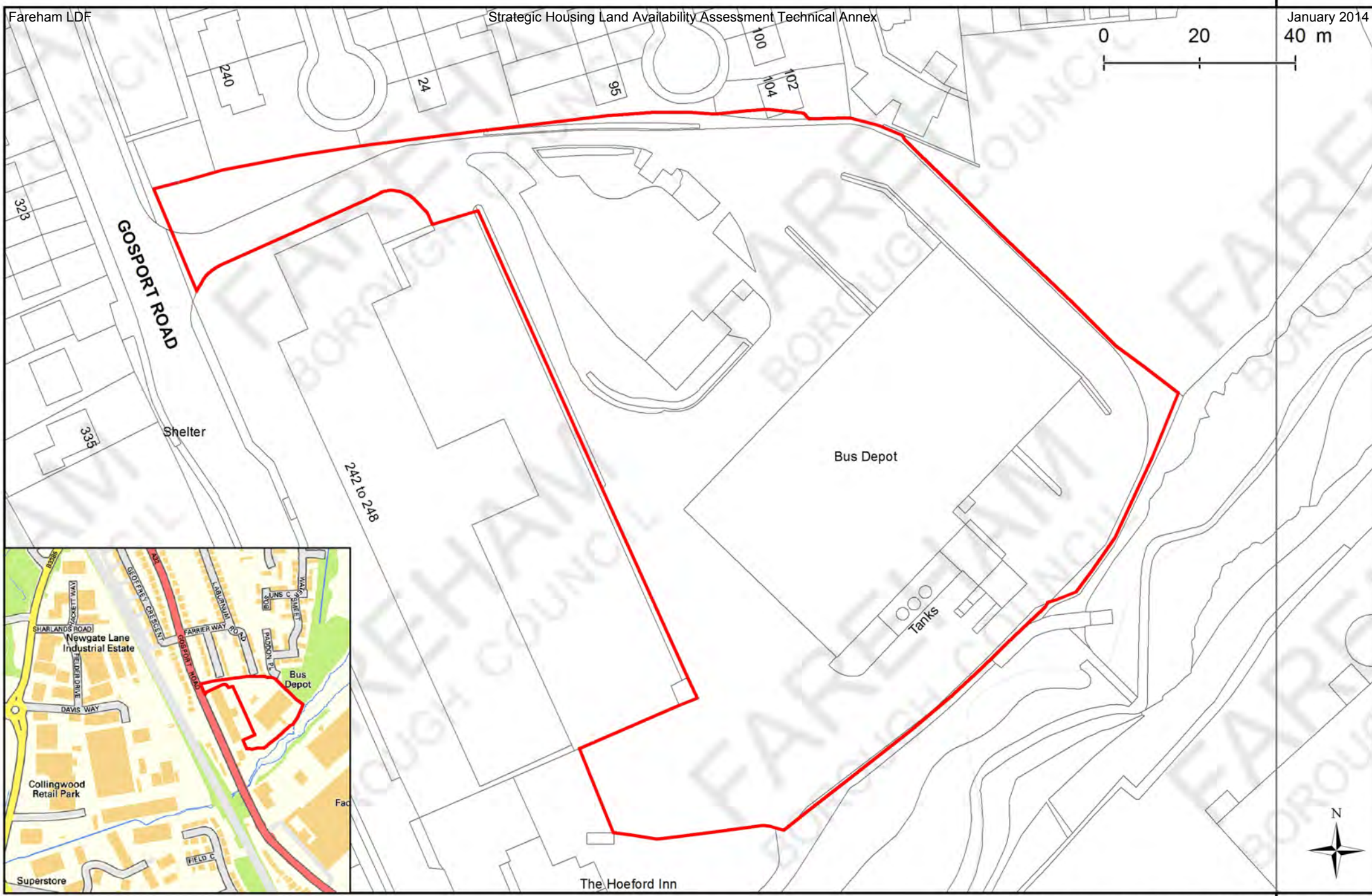
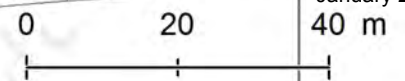
Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	32
Net Gain	0	0	0	

Notes

Viability study shows the site as not currently viable.



Site ID:40 - Bus Depot, Gosport Road

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0050	Hinton Hotel	Catisfield Lane	Titchfield	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.83		0.83	11 - 25				30	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Generally large detached houses set in generous plots</p> <p>Houses generally follow a consistent building line set back from the lane and screened by large hedges and tree-lined boundaries (with the exception of the historic development in Catisfield Conservation Area)</p> <p>Modern houses are two storey, some of the older historic buildings are two and a half storeys</p>								Planning Permission	
								Current Use	
								Mixed Inc C-Class	
								Surrounding Use	
								C-Class / Countryside	
Area Character									
<p>The historic settlement of Catisfield (focused on the junction of Catisfield Lane and Fishers Hill which is also a designated Conservation Area) stretches south along Catisfield Lane. The character area is split by the A27 and continues as Ranvilles Lane to the south of this road which has similar characteristics</p> <p>The character area is perched on the eastern edge of the valley of the River Meon and is divided on an east west axis by the shallow cutting of the A27.</p> <p>A variety of materials but mostly red brick unpainted (with some good examples of historic brickwork) and painted, and a mix of clay tile and slate for roofs. Other materials are seen, particularly modern interlocking tiles, but they do not dominate</p> <p>Private dwelling houses throughout</p> <p>There is very limited public open space directly relating to the character area (although there are large areas adjacent to the boundary) but generous areas of private open space in the form of large front and rear gardens to houses</p> <p>There is good tree cover throughout with some excellent survivals of older trees to the historic core which greatly add to the character of this section of the character area. Elsewhere there are mature trees to boundaries front and back and in the large gardens to houses</p> <p>Good quality public realm with limited through traffic allow lanes to be shared pedestrian spaces almost throughout</p> <p>Good access and connectivity favouring the pedestrian</p>									

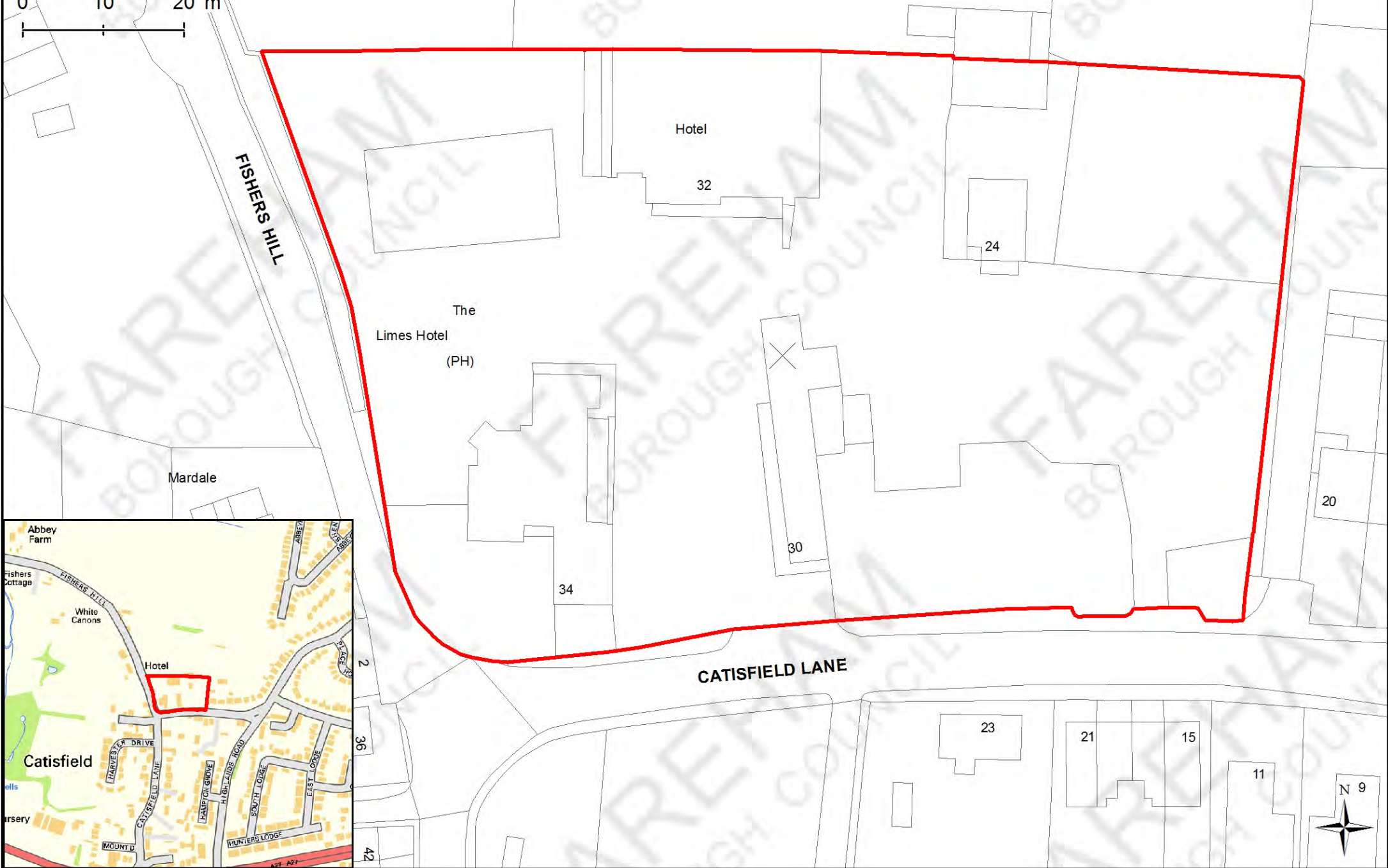
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>As per the Development Brief, a landscape buffer would be required to the north of the site to protect the setting of the Titchfield Abbey conservation area and soften the edge of the built development against the open countryside. This housing allocation is adjacent to two conservation areas; Titchfield Abbey and Catisfield. Whilst the site is not physically within a conservation area any redevelopment scheme would be expected to have due regard to these designations. Existing buildings will need to be demolished and site cleared.</p> <p>Poor accessibility to employment sites.</p> <p>Site development may have impacts on protected species.</p> <p>Known bat roost on site within existing building. Bat survey would be required although this could be mitigated within development. Possibility of Dormice within site.</p> <p>Part of the site is within the Catisfield Conservation Area. The site is also located adjacent to the Titchfield Abbey Conservation area. Development would need to have regard to the setting of these areas.</p> <p>The Limes pub, Catisfield Lane is not statutorily or locally listed but is of architectural significance.</p>	<p>The above constraints should be given due consideration in the working up of any redevelopment scheme. Although, it is not anticipated that the above identified issues would be significant barrier to the suitability of the site for housing development.</p> <p>Accessibility to employment sites is poor although frequent bus services along The Avenue, toward Fareham Town Centre (and Fareham Station) and toward Segensworth / Kites Croft provide adequate options for non-car based travel to employment areas.</p> <p>Adequate mitigation measures would resolve possible environmental impacts. (developable area may be reduced)</p> <p>Ecological survey would be required to support a proposal.</p> <p>Consideration should be given to the desirability of preserving and enhancing the appearance of character of these areas.</p> <p>The reuse of the Limes Pub building would be supported.</p> <p>There are existing buildings on site some of which will require demolition. Any contamination of the site or demolition works would not impact upon the suitability of the site but would have implications for the development viability (see deliverability section). If a care home forms part of the scheme, proposals should consider the impact of service vehicle movements for the home on future residents. The site is partly within the Catisfield Conservation Area and adjacent to the Titchfield Abbey Conservation Area. Any proposal would be expected to consider the impact on the setting of these Conservation Areas. However, given the nature of the existing built form, any redevelopment is likely to have a positive visual impact on the setting of the area.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site now has planning permission and Mansell Partnership Housing was the applicant, which suggests that the site should be delivered in the short term within the time limit of the application, especially as the inclusion of the care home indicates a pre-arranged agreement for this component.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>Independent viability assessment shows the scheme is viable based on the application scheme of 32 dwellings and a 50 bedroom care home. It is anticipated that the scheme will be delivered within the first five year period of the Core Strategy.</p>	

Planning Details		
Planning Status	Full Permission	Application Detail ERECTION OF A 50-BED RESIDENTIAL CARE HOME AND 32 DWELLINGS FOLLOWING DEMOLITION OF THE HINTON HOTEL & ANCILLARY BUILDINGS AND THE LIMES PUBLIC HOUSE ●●● P/12/0644/DP/A - GRANTED - ERECTION OF A 50-BED RESIDENTIAL CARE HOME AND 32 DWELLINGS FOLLOWING DEMOLITION OF THE HINTON HOTEL & ANCILLARY BUILDINGS AND THE LIMES PUBLIC HOUSE: DETAILS PURSUANT - CONDITION 8 (TREE PROTECTION)
Application Reference	P/12/0644/FP	
Permission Lapse Date	26/04/2016	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	32	

Previous Planning History
P/04/0240/CU - WITHDRAWN - Change of Use of Ground Floor to Provide Additional Accommodation, New Pitched Roof incorporating Fourth Floor Accommodation & Provision of Rear Garden ●●● Planning and Design Brief adopted as SPG, Feb 2004. ●●● Unimplemented Local Plan housing allocation. ●●● Multiple pre-apps for residential development have been put forward. No progress has been made following pre-app discussions.

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	32	0	0	
Dwelling Loss	0	0	0	0
Net Gain	32	0	0	

Notes



Site ID:50 - Hinton Hotel, Catisfield Lane

Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area
0086	1-2 The Avenue	1-2 The Avenue	Fareham North	Fareham

Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.18	100%	0.18	22 - 52	60	11	11			<input type="checkbox"/>

Residential Form

Recent housing development to west of site flats in large block in cul de sac layout.

Two storeys throughout

Private dwelling houses

Medium to large detached and semi-detached houses

Site Source

Refused Permission

Current Use

B-Class

Surrounding Use

Mixed Inc C-Class

Area Character

Railway line and station to east, beyond which is Fareham Town Centre area. Residential development to north south and west

Gudge Heath Lane is an historic route developed contiguously from the 1920s to the 1940s and forms a cohesive principle route through the post-war urban extensions

Climbs steadily moving north

Consistent building line throughout, with houses set back from the roadside

Mostly brick and machine cut clay tile, with more painted brick and render to the north of the railway line

Limited public open space, but good sized private gardens throughout

Grass verges and some street trees, off-street parking throughout

Good access and connectivity

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	The site is close to the railway line and there may be issues with its adjacency in terms of noise and vibration. Otherwise, the access road through the site is one lane width and therefore some widening of the road may be required to allow cars to pass.	This is a minor constraint affecting the suitability of the site. Noise attenuation measures could successfully mitigate against any noise intrusion for future residents.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Site is currently in use for employment purposes. Network Rail own access through site.	No justification for the loss of the category B employment site. A mixed use scheme incorporating both business and residential uses would be supported.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

P/10/1141/FP - REFUSED, APPEAL DISMISSED - Demolition of existing industrial units and erection of nine dwellings

Delivery Timeframe

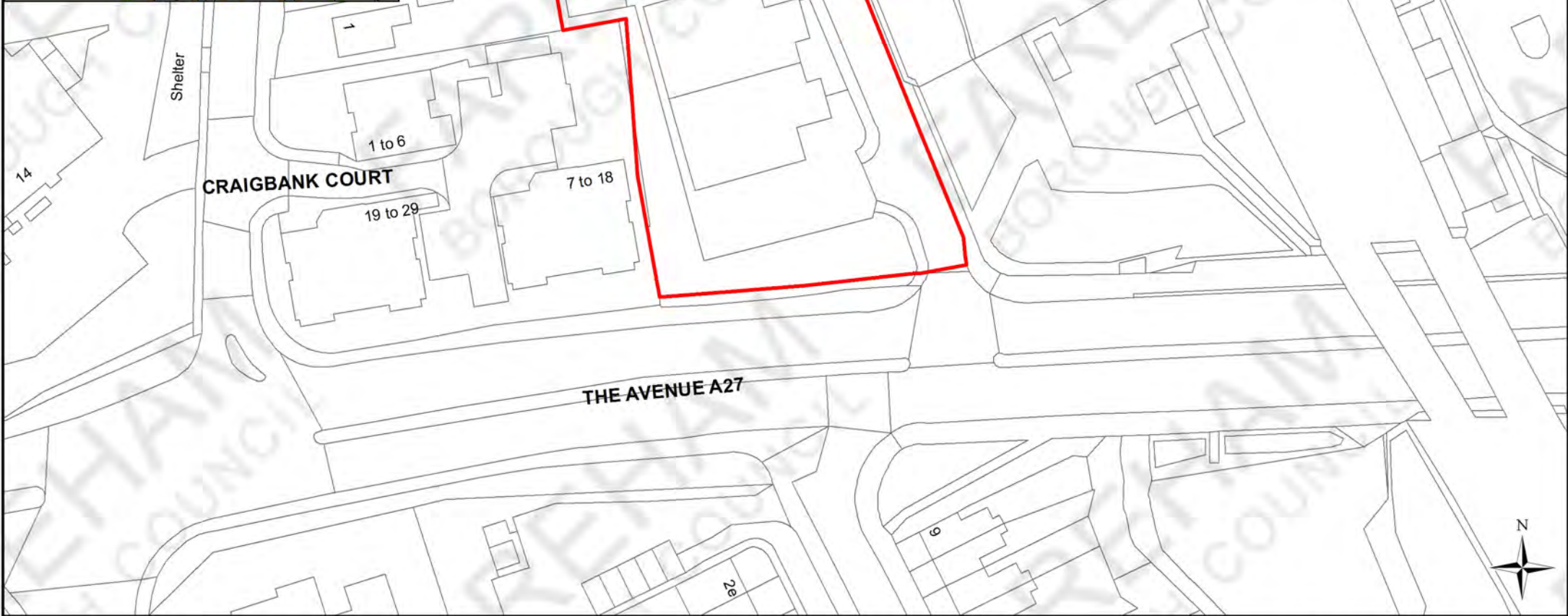
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	11
Net Gain	0	0	0	

Notes



0 15 30 m

Fareham Station



Site ID:86 - 1&2 The Avenue

FAREHAM
BOROUGH COUNCIL

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0152	Western Road	QUEENS ROAD, PO16 0NW	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.24	100%	0.24	35-52	60	14	14			<input type="checkbox"/>
Residential Form								Design Solution	
<p>Commercial mix of independent retailers and local services with residential units above</p> <p>Mix of two and three storey buildings and some use of roof spaces (dormers) for accommodation/storage</p>								Site Source	
								ELR	
								Current Use	
								Mixed Inc C-Class	
Area Character								Surrounding Use	
								Mixed Inc C-Class	
<p>A mix of small (usually retrofitted) and medium-scale retail units, some with wide amalgamated shopfronts, but fine grain becoming coarser further west</p> <p>Building line is more varied on travelling further west. Back of pavement to secondary commercial core and former gardens (some surviving) laid over to parking further west</p> <p>Much painted brick and render, uPVC windows and shopfronts. Mix of clay tile and slate with some modern flat roofs terminated to roadside with parapets</p> <p>Very limited tree cover, a small number of street trees and almost no public or private green space (with the exception of the churchyard)</p> <p>Wide street and pavements with some on-street parking</p> <p>Very good access and connectivity</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Currently used as a commercial premises.	Alternate accommodation for the function could facilitate development.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	Existing use value could be an obstacle to the viability of development.	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

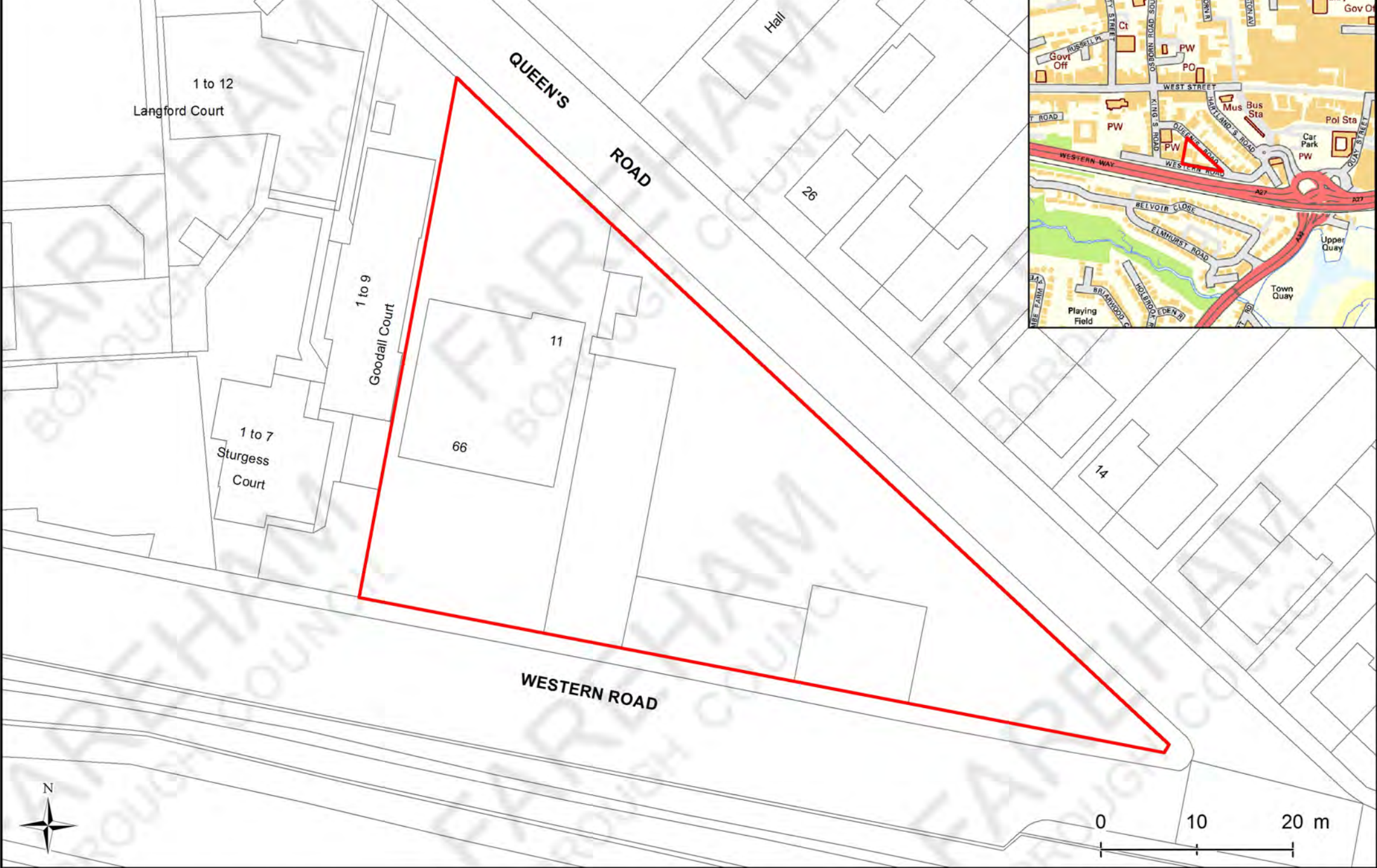
P/11/0163/AD - DISPLAY FOUR INTERNALLY ILLUMINATED SIGNS, TWO NON-ILLUMINATED SIGNS, ONE FLAG SIGN AND RETENTION OF ONE EXTERNALLY ILLUMINATED SIGN *APPROVED*

P/11/0942/AD-DISPLAY OF FOUR INTERNALLY ILLUMINATED SIGNS *APPROVED*

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	14
Net Gain	0	0	0	

Notes



Site ID:152 - Western Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0154	Land adjacent to Maytree Road	Maytree Road	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.71		0.71	25 - 52				20	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Mix of Victorian / Edwardian semi-detached / terraced properties, modern flatted development and traditional high street mixed retail units. Residential building heights are predominantly 2 storey 2 1/2 storey.	Lapsed Permission
	Current Use
	Mixed Inc C-Class
	Surrounding Use
	Mixed Inc C-Class

Area Character

The area gently rises to the north and the station is raised from the road level

Irregular plots of development loosely based around the modern road system

Varied and informal building line, largely responding to modern transport infrastructure

Brick, render, steel-framed buildings with modern claddings

Buildings are generally of between two and three storeys, with flat or low-pitched roofs

Public transport hub and interchange, low-key industrial and service industries, fire station, some residential

Very limited tree cover within the sub-area but a well treed boundary to the north-east

Poor quality public realm around the station, favouring the car user

Reasonable access and connectivity although transport infrastructure present significant barriers in places

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
☑	<p>Previous land uses suggest potential for contamination.</p> <p>Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal. Study required to demonstrate whether the nearby 'uncertain' wading bird sites are 'important'. If any of these sites are shown to be important for wading birds, further evidence and/or mitigation proposals may be required.</p> <p>Development will need to take account of the amenity of residents by providing sufficient screening from Western Way to the south, and the adjacent electricity sub-station.</p>	<p>Contamination assessment may be required.</p> <p>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</p> <p>A noise assessment should be carried out to ascertain the likely impact on future residents from adjacent Western Way.</p>
Available	Availability Constraints	Overcoming Availability Constraints
☑	<p>The comprehensive redevelopment of this site will be subject to successful land assemblage. Delme Court has undergone recent conversion from commercial to residential use which would imply that redevelopment of this section would be unlikely. The car repair garage is still operational and is unlikely to be available for redevelopment. Previous planning permission to redevelop the car sales garage lapsed in 2007 although the business has recently closed and could again come forward for residential use. Part of the site is an FBC car park.</p>	<p>It is possible that the site is developable (at least in part) as such it is considered to be a medium term development opportunity. Replacement car park provision will be considered by the future car parking strategy.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
☑	<p>Based on the viability study, the site appears to be marginal for residential development and viable for a solus retail unit for either convenience food or non-retail warehousing.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

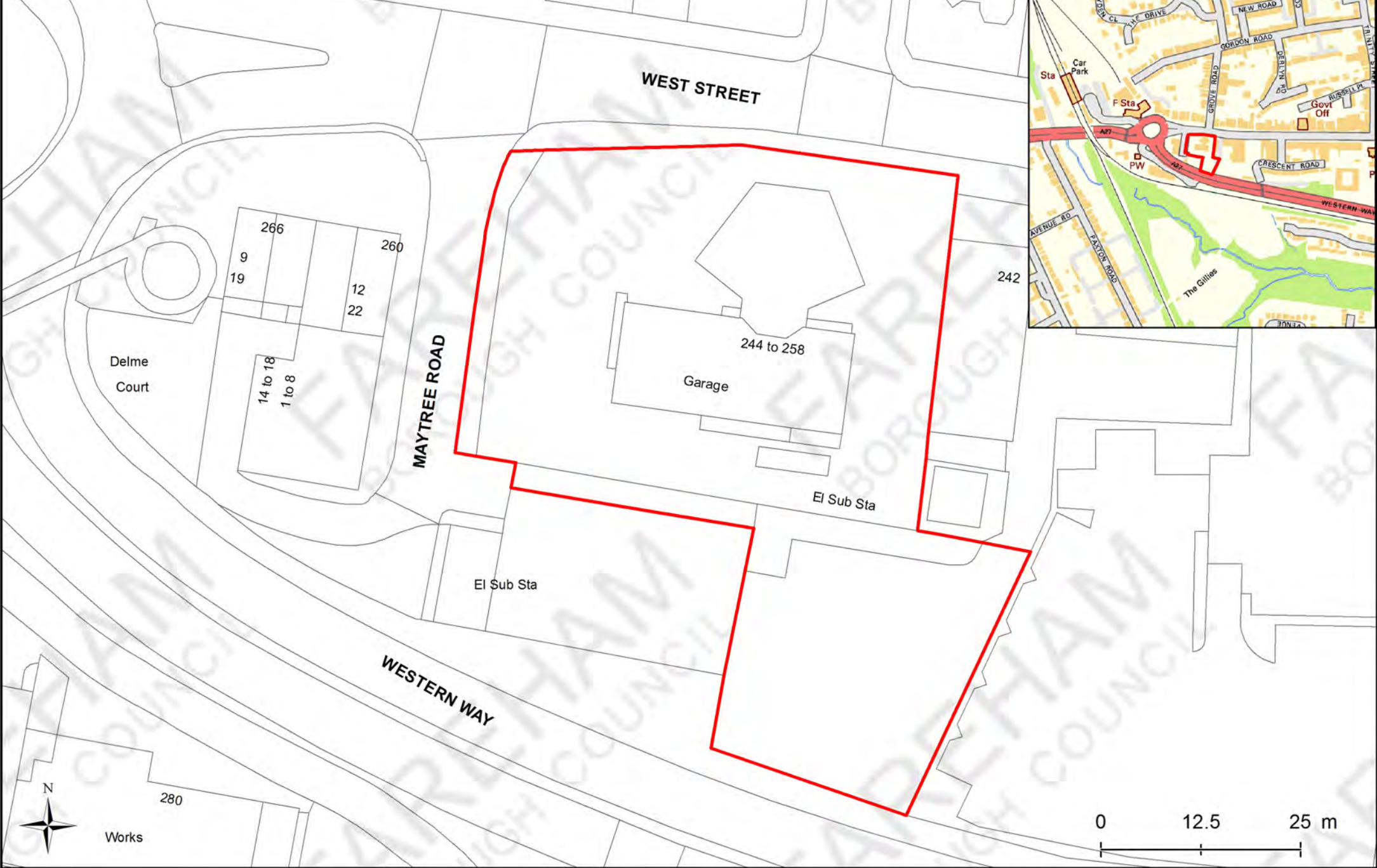
P/06/0066/FP - GRANTED - New roofing and cladding to part front and side elevations at Triumph Centre 242 West Street (Demonstrates ongoing investment in current use). ●●● P/04/0355/FP - GRANTED - Demolish Existing Buildings And Erect 32 Flats, Access Road, Car Parking Spaces & Communal (part of site) PERMISSION LAPSED

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	20	
Dwelling Loss	0	0	0	0
Net Gain	0	0	20	

Notes

Site has been identified as an opportunity area in the DSP Plan and will be assessed in greater detail through this process.



Site ID:154 - Maytree Road, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0195	119 - 143 West St. (East) & land to rear	West Street	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
1.18	80%	0.94	30 - 217	102	120	96			<input type="checkbox"/>
Residential Form								Design Solution	
Mix of Victorian terraces, 1930's semi-detached dwellings, and modern flatted schemes. Also includes traditional high street frontage. Mostly 2 storey with few four storey buildings								Site Source	
								DSP Plan Site	
								Current Use	
								Mixed Inc C-Class	
Surrounding Use									
Mixed Inc C-Class									
Area Character									
<p>Public surface car park and private parking. Retail, office and residential frontage.</p> <p>Flat topography</p> <p>A mix of small (usually retrofitted) and medium-scale retail units, some with wide amalgamated shopfronts, but fine grain becoming coarser further west</p> <p>Building line is more varied on travelling further west. Back of pavement to secondary commercial core and former gardens (some surviving) laid over to parking further west</p> <p>Much painted brick and render, Upvc windows and shopfronts.</p> <p>Mix of clay tile and slate with some modern flat roofs terminated to roadside with parapets</p> <p>Mix of two and three storey buildings and some use of roof spaces (dormers) for accommodation/storage</p> <p>Commercial mix of independent retailers and local services with residential units above</p> <p>Very limited tree cover, a small number of street trees and almost no public or private green space (with the exception of the churchyard)</p> <p>Wide street and pavements with some on-street parking</p> <p>Very good access and connectivity</p>									

Site Constraints

Suitable



Suitability Constraints

Redevelopment of this site would involve the demolition and removal of a number of existing buildings. Some trees at the site may be worthy of retention.

Overcoming Suitability Constraints

Whilst demolition is not considered to be a major constraint to development these additional development costs may have implications for the viability of the site.

Available



Availability Constraints

Complexities of multiple ownerships and existing land uses will impact on the availability of the site for housing redevelopment although this issue is not considered to be insurmountable. Part of site, Gospel Hall, has recently been declared surplus to requirement and available for redevelopment. This gives more certainty of the sites delivery although buy-in from other landowners will still be required in order for redevelopment to progress.

Overcoming Availability Constraints

This land has been identified as a long term opportunity. The Telephone Exchange building that forms part of the site to the northeast has been identified as surplus to requirement post 2011. This land has been considered alongside the Council owned car park and the buildings fronting West Street. Any potential to redevelop this car park would be considered in light of the emerging Fareham Parking Strategy. Retention of the retail/office uses would also be desirable.

Achievable



Achievability Constraints

Achievability is tied up with land acquisition costs. Multiple occupants and existing businesses indicate the site is unlikely to be achievability during current market.

Overcoming Achievability Constraints

Land ownership issues would need to be resolved before further viability work can be undertaken; this is underway through the DSP Plan process. It must be demonstrated that proposed use value exceeds current use values before the site can be considered a viable development option.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

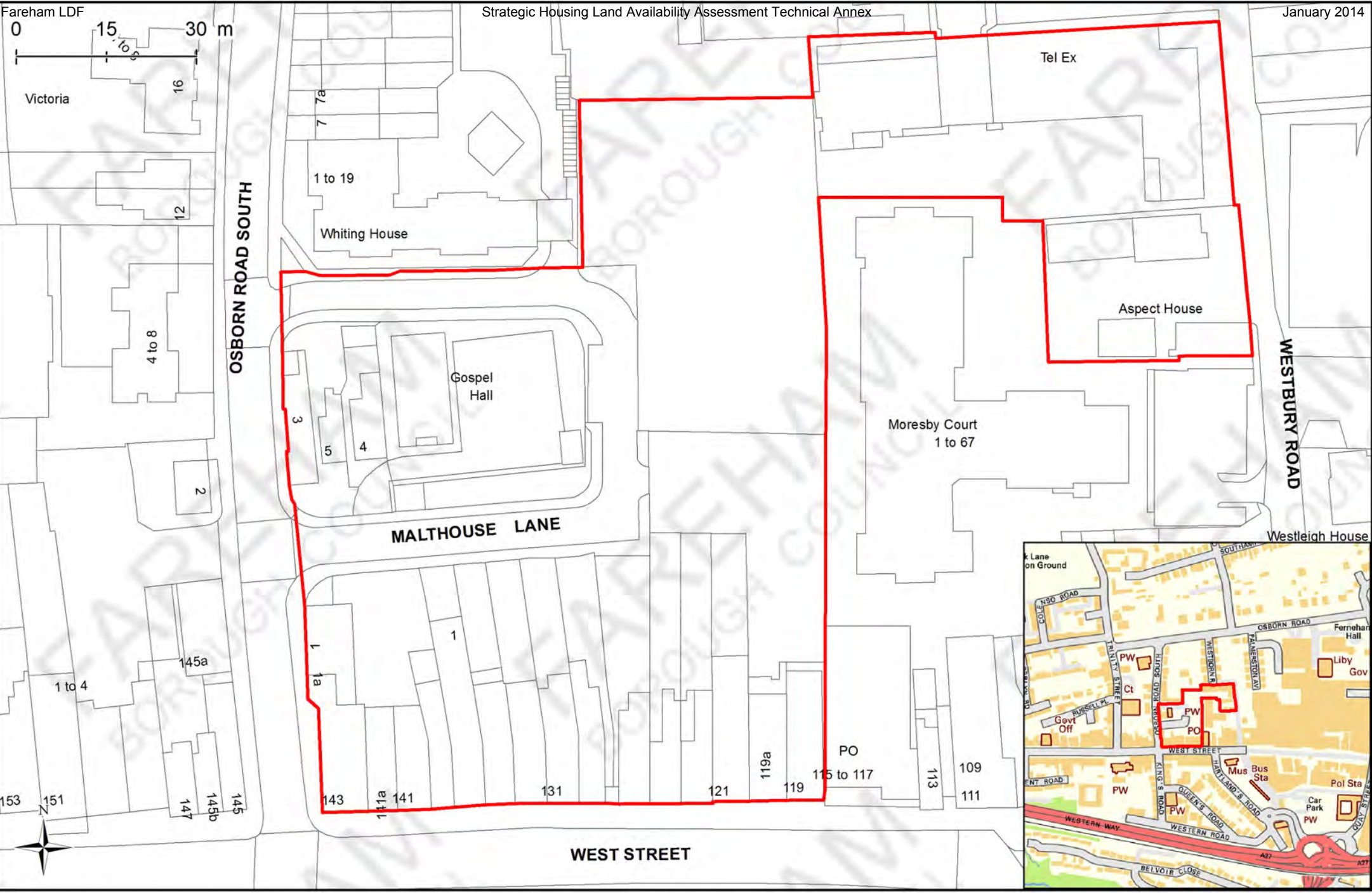
29/07/11 - P/11/0412/FP - FORMATION OF NEW ACCESS TO SERVE THE EXISTING CAR PARK TO FAREHAM GOSPEL HALL *GRANTED*

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	96
Net Gain	0	0	0	

Notes

Site was formerly considered as part of the early stages of the Town Centre AAP. However, due to the complexity of land ownership the site is no longer being considered for development. Part of site, Gospel Hall (now vacant) submitted to 2010/11 SHLAA on behalf of Western Counties and South Wales Evangelical Trust.



Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0196	145-161 West St. (Central) & land to rear	West Street	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
1.07		1.07	26 - 77				8	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Mix of Victorian terraces and 1930's semi-detached dwellings, as well as modern flatted schemes. Also includes traditional high street frontage.</p> <p>Mostly 2 storey with few four storey buildings</p>								DSP Plan Site	
								Current Use	
								Mixed Exc C-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Public surface car park and private parking. Retail, office and residential frontage.</p> <p>Flat topography</p> <p>A mix of small (usually retrofitted) and medium-scale retail units, some with wide amalgamated shopfronts, but fine grain becoming coarser further west</p> <p>Building line is more varied on travelling further west. Back of pavement to secondary commercial core and former gardens (some surviving) laid over to parking further west</p> <p>Much painted brick and render, Upvc windows and shopfronts.</p> <p>Mix of clay tile and slate with some modern flat roofs terminated to roadside with parapets</p> <p>Mix of two and three storey buildings and some use of roof spaces (dormers) for accommodation/storage</p> <p>Commercial mix of independent retailers and local services with residential units above</p> <p>Very limited tree cover, a small number of street trees and almost no public or private green space (with the exception of the churchyard)</p> <p>Wide street and pavements with some on-street parking</p> <p>Very good access and connectivity</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Redevelopment of this site would involve the demolition and removal of a number of existing buildings.</p> <p>Within 500 m of Portsmouth Harbour SPA and Ramsar (separated by built up area)</p> <p>Within 10 km of several coastal European sites (implications for potential in combination impacts)</p> <p>Within 500 m of Portsmouth Harbour SSSI</p> <p>No local designations in immediate vicinity of site</p> <p>No AW in vicinity of site</p> <p>Site contains minimal scrub/trees</p> <p>Buildings on site may have bat potential</p> <p>Previously developed site</p>	<p>Whilst this is not considered to be a major constraint to development these additional development costs may have implications for the viability of the site.</p> <p>Potential for ecological enhancements on site (e.g. habitat/feature creation)</p> <p>likely negligible ecological interest within site (any bats may be able to be mitigated within the development). Would need to consider any impacts (including in-combination) on designated sites.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Complexities of multiple ownerships and existing land uses will have a significant impact on the availability of the site for housing redevelopment. Likely need to retain Magistrates Court and Register Office. The availability of the existing public parking will be subject to emerging parking strategy.</p>	<p>Further work undertaken through the DSP Plan to resolve complex ownership issues led to the site not being taken any further as the land amalgamation proved far too difficult in the short-term. The availability issues imply that the site would be a longer term development option.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>The presence of a number of trading businesses means acquiring the land to undertake comprehensive redevelopment would be expensive and would seriously impact on achievability.</p>	<p>Further work is underway through the DSP Plan to investigated the feasibility of the land assemblage and potential redevelopment costs. It must be demonstrated that proposed use value exceeds current use values before the site can be considered a viable development option.</p>

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

05-03-13 - P/13/0205/OA - ERECTION OF NINE THREE-STOREY DWELLINGS (OUTLINE APPLICATION FOR ACCESS, LAYOUT AND SCALE WITH ALL OTHER MATTERS RESERVED) *REFUSE*

27-07-10 - P/07/0848/DP/A - DEMOLITION OF EXISTING BUILDING & ERECTION OF TWENTY-THREE FLATS IN A THREE STOREY BLOCK WITH ASSOCIATED PARKING, CYCLE & REFUSE STORAGE: DETAILS PURSUANT: CONDITION 3 (EXTERNAL MATERIALS) - BRICK WIENERBURGER- LINGFIELD RED MULTI: TILE HANGING - DREADNOUGHT MID BLEND SAND FACED: ROOF - LAKELAND ARTIFICIAL SLATES. CONDITION 6 (HARD SURFACE MATERIALS); SAXON BUFF PAVER. CONDITION 9 (LEVELS)- APPROX MAX 250 MM GL-GFL. PLUS 600 MM STOP IN CENTRE OF BUILDING. CONDITION 10 (WHEEL WASH) - IN SITE COMPOUND IN CP *DETAIL APPROVAL*

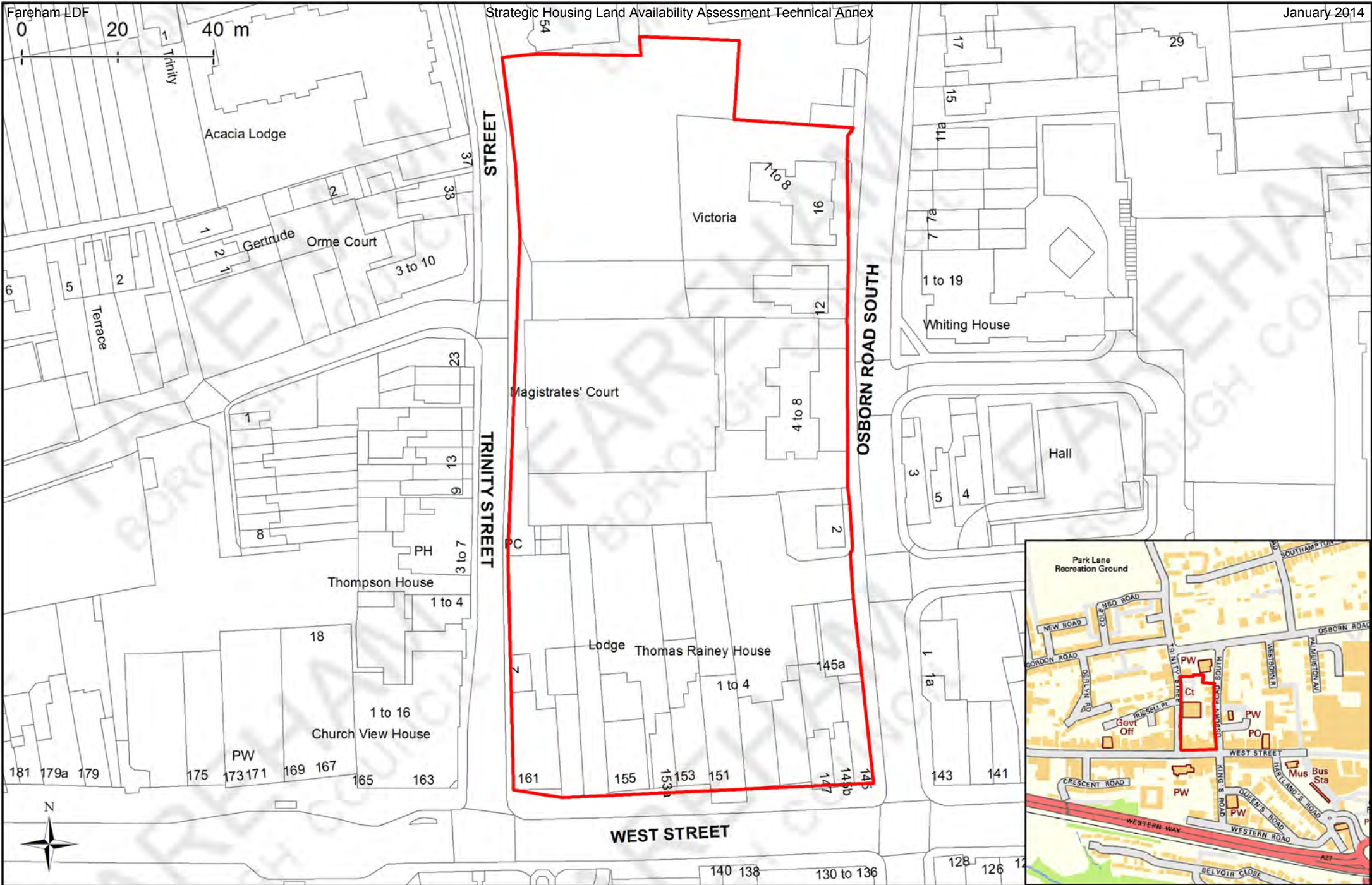
Pre-app proposal for 12 units on site of 145/145a West Street.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	8
Net Gain	0	0	0	

Notes

Site was formerly considered as part of the early stages of the Town Centre AAP. However, due to the complexity of land ownership the site is no longer being considered for development.



Site ID:196 - 145-161 West Street (central) and Land to Rear, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
0198	Civic Quarter	Civic Way			Fareham East			Fareham	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
3.52		3.52	15 - 26				90	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Mix of semi-detached and large detached properties located within conservation areas. Fareham Indoor Shopping Centre located to the south. Mostly 2 storey residential with 3 storey commercial.								Town Centre AAP Site	
								Current Use	
								Mixed Exc C-Class	
								Surrounding Use	
Mixed Inc C-Class									
Area Character									
Two and three storey terraced and semi-detached houses and large three storey detached houses and villas. Mix of steeply pitched and more shallow-pitched traditional roofs throughout Mix of residential and commercial uses; mostly houses converted to offices, some hotel use, and small shops and restaurants Very limited tree cover or open green spaces, with gardens often laid over to parking courts Public realm is of a good quality with on-street parking and a small number of street trees Very good access and connectivity throughout Building line consistent throughout with most buildings located to back of pavement Red brick (many with flared headers), clay tile, some render (often over timber-framing)									

Site Constraints

Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Proximity of site to the conservation areas would be a potential constraint to the redevelopment of the site. Comprehensive redevelopment of this area would require the demolition of a number of existing buildings. A number of current uses would need to be retained or redeveloped in some way including Civic Centre, Ferneham Hall and Multi-Storey car park.</p> <p>Site includes some of the limited area of public open space in the town centre impact dependant on design. Allocated open space forms a significant part of the site, impact dependant on design.</p>	<p>Although not significant constraints, the requirement for re-instating so many existing functions would affect viability.</p> <p>Redevelopment of site could have a positive impact on both open space and landscaping, however detailed design will be key. Current open space is the only significant green space within the Town Centre and its importance should not be underestimated. However, current layout is awkward and could be improved.</p> <p>The site is adjacent to two conservation areas and some designated and un-designated buildings. However, the existing built form is out of scale with the conservation areas and this could potentially be dramatically improved by a redevelopment.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>There are several administrative, leisure and cultural buildings within the site, all of which are in active use. One of the major public parking resources is located at the site, this would require relocation.</p>	<p>Given the multitude of uses at this site it is likely to represent a long-term development option.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>Unlikely to be achievable in the short to medium term given current market conditions and the cost of re-instating (or alternative provision of) a number of existing functions.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

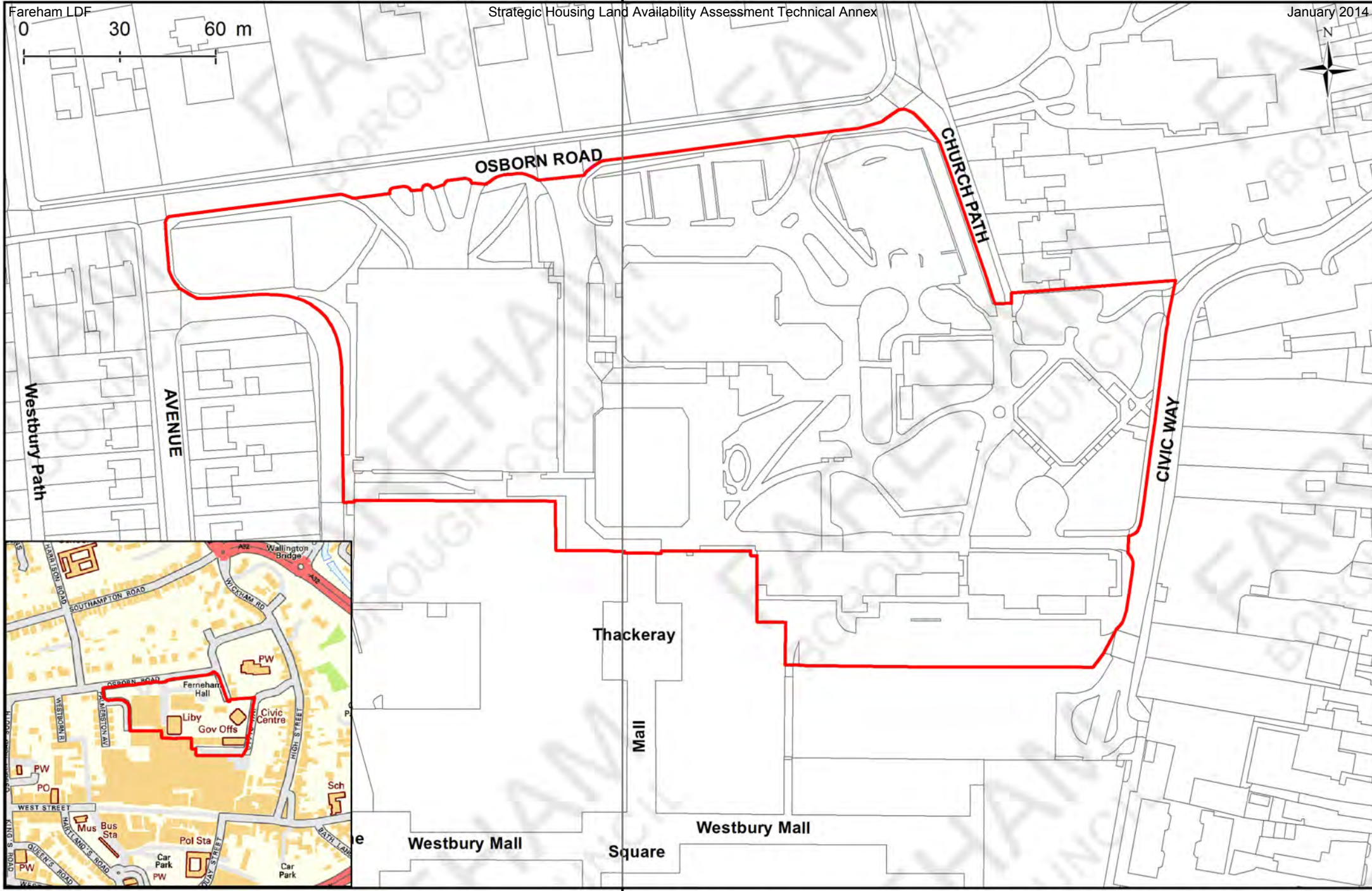
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	60	30	
Dwelling Loss	0	0	0	0
Net Gain	0	60	30	

Notes

This site is identified as a potential development area as part of the DSP Plan. It is acknowledged that the redevelopment of this site is speculative, however, the Council is keen to deliver this site and further work is underway to support development. The uncertainty surrounding the site is reflected through its phasing toward the end of the plan period.



Site ID:198 - Civic Area, Civic Way, Fareham

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0211	Fareham Railway Station (East)	The Avenue/West Street	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
1.66		0.17	22 - 52				33	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Mix of old terraced semi detached dwellings in linear and cul-de-sac form. Predominantly 2 and 3 storey.	Town Centre AAP Site
	Current Use
	Mixed Exc C-Class
	Surrounding Use
	Mixed Inc C-Class

Area Character

The station and environs, including former sidings, now partially developed and partially used for parking

The area gently rises to the north and the station is raised from the road level

Irregular plots of development loosely based around the modern road system

Varied and informal building line, largely responding to modern transport infrastructure

Brick, render, steel-framed buildings with modern claddings

Buildings are generally of between two and three storeys, with flat or low-pitched roofs

Public transport hub and interchange, low-key industrial and service industries, fire station, some residential

Very limited tree cover within the sub-area but a well treed boundary to the north-east

Poor quality public realm around the station, favouring the car user

Reasonable access and connectivity although transport infrastructure present significant barriers in places

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Access to the site will require redesign of the station roundabout. Noise considerations due to close proximity to the railway line. Wooded slope as part of the railway embankment is unlikely to be developable.</p> <p>There are existing buildings on site, but the majority of industrial units would be straight forward to demolish. The Fire Station would need to be relocated prior to redevelopment.</p> <p>Site is adjacent to Aggregates depot which is to be retained in the Minerals & Waste CS. Access for HGVs will need to be retained on site.</p>	<p>Access to the site in its current form is possible but the redevelopment of the site would require a significant redesign of the station roundabout. This redesign of the roundabout will be governed by progress made on developing the transport interchange proposals at the railway station.</p> <p>Proximity to A27 and Station roundabout as well as railway station and aggregates depot means noise impact assessment would most likely be needed. Design could be developed to mitigate negative impacts.</p> <p>Site is adjacent to retained aggregates depot which could impact upon type of development likely to come forward. It is also likely to add to the need for a noise impact assessment. There are also a number of buildings that will need demolishing although this is not considered a major constraint.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>There are a number of businesses currently operating on the site. The dominant uses are the aggregate depot located to the north and the railway station car park. Part of the site is safeguarded from development in order to provide a new transport interchange.</p>	<p>The site is identified in the DSP Plan for potential mixed-use development. The requirement to relocate the businesses, in particular the aggregates depot, together with the requirement to safeguard parts of the site for a transport interchange, significantly reduce the development potential of this site. The Minerals and Waste Development Framework Core Strategy highlights a need retain aggregates depots and wharfs which suggests the site is not likely to be available in the short term. Safeguarding land for the transport interchange has been cited as grounds for the refusal for previous applications. The composition of uses at the site are still be determined, however, there is scope for the provision of some residential.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>There are a number of businesses currently operating on the site. The dominant uses are the aggregate depot located to the north and the railway station car park. Part of the site is safeguarded from development in order to provide a new transport interchange.</p>	<p>The site is identified in the DSP Plan for potential mixed-use development. The requirement to relocate the businesses, in particular the aggregates depot, together with the requirement to safeguard parts of the site for a transport interchange, significantly reduce the development potential of this site. The Minerals and Waste Development Framework Core Strategy highlights a need retain aggregates depots and wharfs which suggests the site is not likely to be available in the short term. Safeguarding land for the transport interchange has been cited as grounds for the refusal for previous applications. The composition of uses at the site are still be determined, however, there is scope for the provision of some residential.</p>

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

P/10/0542/CU - GRANTED - Change Of Use, Car Parking ●●● P/06/0166/OA - REFUSED - Demolish Existing Building & Redevelopment comprising Office, Retail, Restaurant, Residential & Car Parking (APPEAL DISMISSED - requirement for comprehensive redevelopment of the area and safeguarding of the future public transport interchange.)

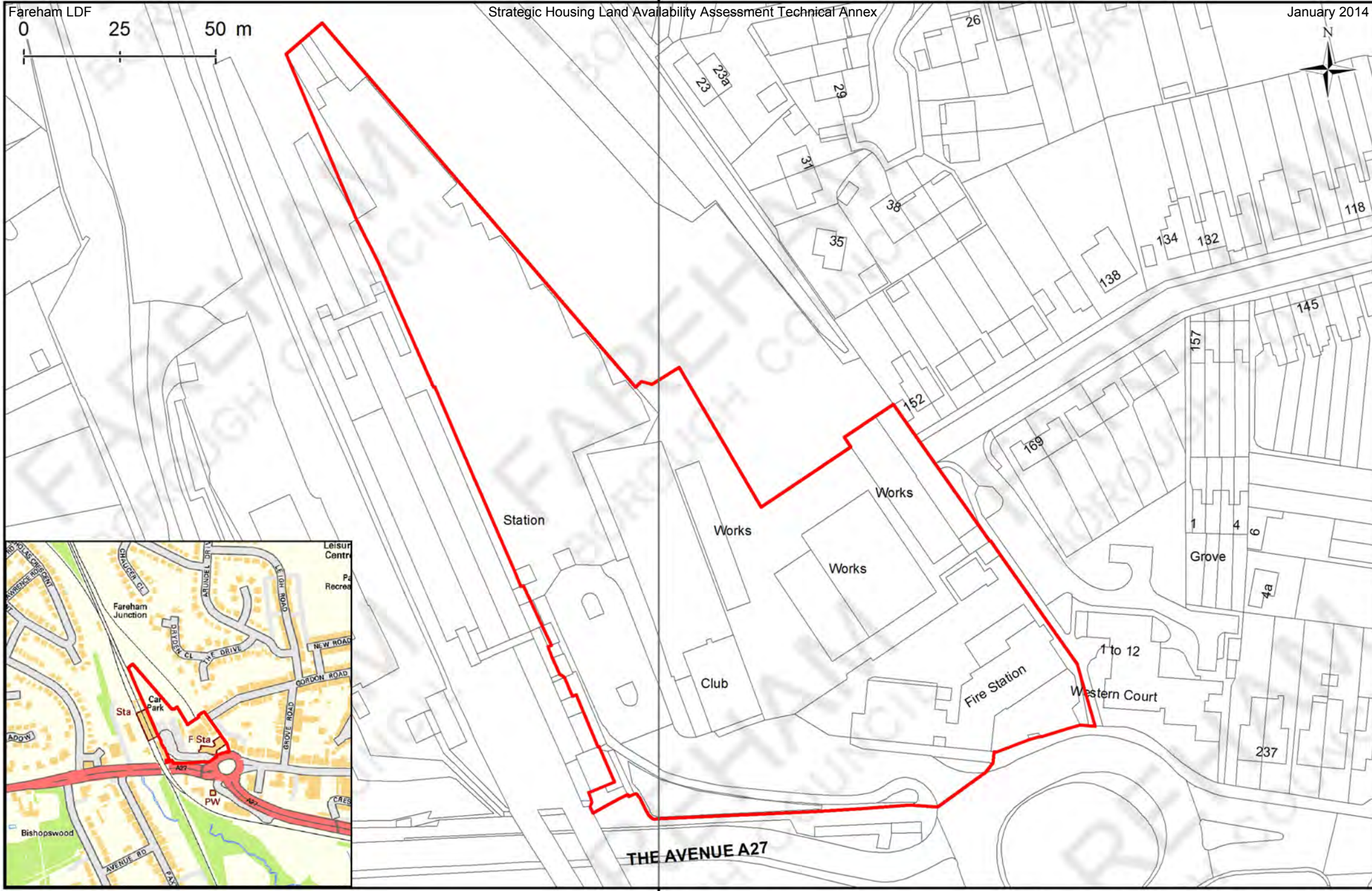
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	33
Net Gain	0	0	0	

Notes

This site is identified as a potential development area as part of the DSP Plan. The site is potentially suitable for residential development, however, further scoping work to ascertain the uses that maybe accommodated is still yet to be undertaken. The housing yield at this site should be considered as indicative at this stage and will depend upon a number of factors including protection of amenity for potential residents, market forces, proximity to aggregates depot and depend from other competing uses.

The site is not considered viable. If it were to come forward it is most likely to occur towards the end of the Plan period.



Site ID:211 - Land at Fareham Railway Station (East)

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0212	Station West	West Street	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
1.048		0.84	22 - 51				110	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Mix of old terraced semi detached dwellings in linear and cul-de-sac form. Predominantly 2 and 3 storey.								ELR	
								Current Use	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>The station and environs, including former sidings, now partially developed and partially used for parking</p> <p>The area gently rises to the north and the station is raised from the road level</p> <p>Irregular plots of development loosely based around the modern road system</p> <p>Varied and informal building line, largely responding to modern transport infrastructure</p> <p>Brick, render, steel-framed buildings with modern claddings</p> <p>Buildings are generally of between two and three storeys, with flat or low-pitched roofs</p> <p>Public transport hub and interchange, low-key industrial and service industries, fire station, some residential</p> <p>Very limited tree cover within the sub-area but a well treed boundary to the north-east</p> <p>Poor quality public realm around the station, favouring the car user</p> <p>Reasonable access and connectivity although transport infrastructure present significant barriers in places</p>									

Site Constraints

Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The sight slopes down from the railway line, and also slightly down from north to south.</p> <p>There are some small semi-industrial sheds adjacent to the railway line which would need to be removed. There are also two industrial units (1-2 The Avenue) which may need to be removed, depending on the final site area.</p> <p>Proximity to A27 and the railway line means noise impact assessment would most likely be needed.</p> <p>Bulk fuel storage, general yard area, coal yard, railway lane, electric substation, adjacent to car repairers, pallet and case makers indicate a site contamination issue.</p> <p>Group TPO running through site which would need to be retained.</p> <p>Potential for badgers, possible bats and reptiles, and Dormice potential would have to be considered. Site close to SPA qualifying feature: Brent Geese and Wader sites.</p> <p>Mapped BAP woodland within and adjacent to the western site boundary (not confirmed).</p> <p>Site contains scrub, mature trees at least adjacent</p>	<p>There are concerns over both the potential for land contamination on site and the presence of protected species. Further work will need to be undertaken to ascertain whether the land is contaminated and what the cost would be to address this, as well as a full survey of the vegetated areas of the site to ascertain if protected species are present and whether they can be mitigated. A well designed scheme could mitigate the topographical issues and level changes from the A27, as well as the potential noise issues with the site being in close proximity to both the railway line and the A27.</p> <p>A full tree survey will need to be done to understand the value of all trees on site. This survey will demonstrate which trees should be retained and which can be lost.</p> <p>Study required to demonstrate whether the nearby 'uncertain' wading bird sites are 'important'. If any of these sites are shown to be important for wading birds, further evidence and/or mitigation proposals may be required</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>Network Rail has indicated an intention for residential development on the site.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site is considered deliverable given the previous consultation with the two landowners regarding redevelopment of their areas of the site.</p>	

Planning Details

Planning Status		Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

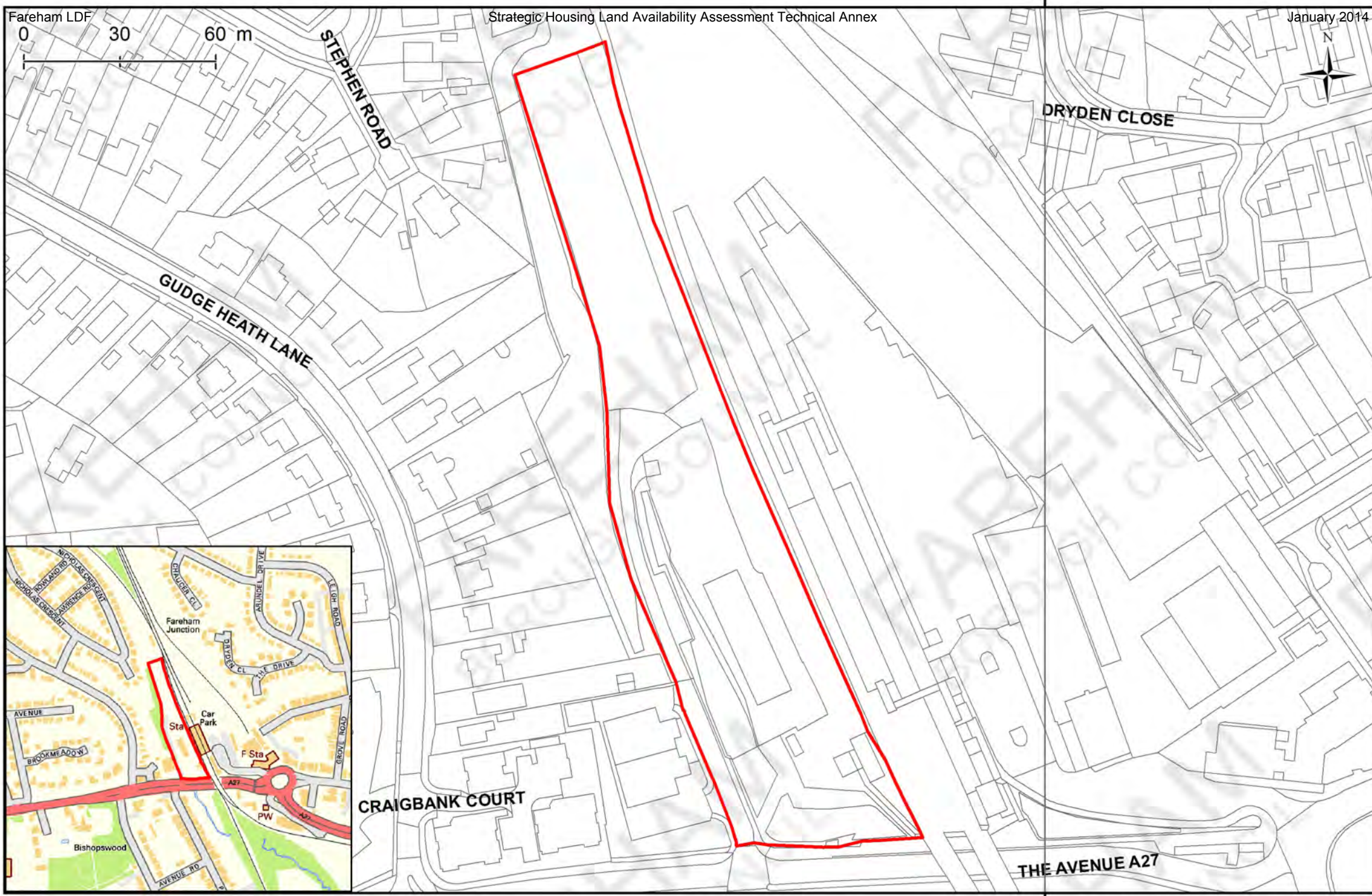
Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	110	
Dwelling Loss	0	0	0	0
Net Gain	0	0	110	

Notes

Viability evidence shows the site is viable for an 80 bed care facility and 30 dwellings. Alternative arrangements yielding different capacities may be suitable as well.



Fareham LDF

Strategic Housing Land Availability Assessment Technical Annex

January 2014

0 30 60 m

STEPHEN ROAD

DRYDEN CLOSE

GUDGE HEATH LANE

CRAIGBANK COURT

THE AVENUE A27



Site ID:212 - Fareham Station (West)

FAREHAM
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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1004	Fort Fareham Grazing Land	Newgate Lane	Fareham South	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.79	80%	0.63	52	52	41	33		Design Solution	<input type="checkbox"/>

Residential Form	Site Source
Residential development located further north and west of employment area. Development form is predominantly terraced housing. Linear street layout to north and cul-de-sac form to west.	Pre App
	Current Use
	Vacant/Derelict
	Surrounding Use
	B-Class / A-Class

Area Character

Retail and industrial park

Flat topography

Large footprint buildings informally laid out round a loose grid road pattern dictated by Newgate Lane and the railway to the eastern boundary. Coarse grain.

Some consistency to building lines, but buildings often set back in large hardstanding areas for parking

Modern brick, various colours and textures, profile metal upper cladding also used for roofs as well as asbestos cement sheets

Equivalent of two storeys to eaves with very low pitched roofs (often grouped to provide very large span spaces)

Large food retailers and wholesale suppliers, service industries and some storage and distribution

Very limited areas of green space within the commercial areas of the parks. Good tree belts and screening to the railway line (eastern) boundary and Speedfields Park to the south, and along the River Wallington to Fareham Industrial Park to the north

Poor public realm with ill defined pavements and layouts favouring the car-user

Good access and generally poor connectivity

Site Constraints

Suitable



Suitability Constraints

The site is located within the urban area boundary of Fareham. It is not previously developed land.

Proximity to Newgate Lane roundabout would present major difficulties with securing a suitable and safe access to the site. The site is also located on open space and within an area of designated for its nature conservation value. There are also concerns over the impact such a development impose on the setting of Fort Fareham scheduled ancient monument.

An indicative capacity of 35 units has been proposed. Some traffic generated from this development would be expected to use the northbound Gosport Road toward Fareham which may have an impact on the congestion at Quay Street and impact negatively on the contribute to the AQMA near to the Quay Street Roundabout. An air quality assessment would be required and any arising necessary mitigation proposals would need to be implemented in order to make the development acceptable in planning terms.

The site is located adjacent to heavily trafficked Gosport Road and Longfield Avenue. The site is also adjacent to the Fort Fareham employment area which houses multiple businesses. Given the potential for noise exposure from these sources, a noise impact assessment would be required. Mitigation against noise impacts could be employed through a considered design and use of materials.

Close proximity to Fort Fareham former MOD use and industrial estate and possible infilled pond on site. Desk study required in first instance, site investigation based on desk study. If the land is contaminated, remedial works may be required. Whilst contamination may not affect the suitability of the site per se, remediation will have a negative impact on the development viability (see deliverability section).

A number of large, not statutorily protected, trees on site which show elements of ancient woodland. Trees would require assessment, and should be retained where possible but these assets would not automatically restrict development of the site.

Within Fort Fareham SINC (Ancient woodland and grassland). Fort Fareham Grassland SINC 0.3km to north. Fleetlands SINC (notable species) 1.2km to south east. The Gillies Woodland SINC (ancient woodland, wetland, and public interest) 0.9km to north.

Development at this site would result in the unacceptable loss of part of the Fort Fareham SINC.

Pipistrelle bats are recorded in close proximity to this site - suitable foraging and roosting habitat within or adjacent to the site. Also suitable to support populations of common reptile species. The impact on protected species issues will be able to be mitigated on site (e.g. requirement for off-site receptor for reptiles). Lowland Broad leaved Woodland

Overcoming Suitability Constraints

The site is located within the urban area boundary of Fareham and well related to all facilities and services. It is not previously developed land.

Development of this site would give rise to minor issues regarding air quality, noise exposure from neighbouring uses, impact on non-statutorily protected trees (which supports elements of ancient woodland), impact on protected species and possible contamination. Whilst the above constraints are highlighted, they are not considered insurmountable as mitigation options are available. Contamination issues would not necessarily impact on the suitability of the site but, any remedial works would have to be considered as part of the assessment development economic viability.

Development is likely to result in loss of general biodiversity interest and Site of Importance for Nature Conservation (SINC) / Biodiversity Action Plan habitat. The loss of this SINC is not considered justified. The development of this site would result in a significant loss of natural greenspace in an area where there is an identified deficit. Development of this site would exacerbate the undersupply in natural greenspace and with no proposal for alternative replacement provision which is of equivalent in term of accessibility and size, the loss of this space is not considered acceptable. There has been no indication that the site is Furthermore, the Greenspace Study identifies the site as worthy of protection and being of high value and med/high quality. In light of this, the loss of this site as an accessible public open space is not considered justified. Given then that the site adjoins a Scheduled Ancient Monument (SAM), the main issue would be the potential impact on the setting of Fort Fareham. The SAM is a significant heritage asset. In line with the NPPF great weight is placed on its protection of the Fort its context. It is not considered that their ore overriding justification for the loss of the unacceptable impact that development of the site would impose on the setting of the Fort. The impact on the setting of the SAM is significant and considered to be an insurmountable barrier to the development of this site.

Given the likely impact of development on the SINC, SAM and Public Open Space, the site is not suitable for residential development.

adjacent to site. Possible priority habitat grassland.

Depending on how the site is developed and used development is likely to result in loss of general biodiversity interest and SINC/BAP habitat. Unlikely that all protected species issues will be able to be mitigated on site (e.g. requirement for off-site receptor for reptiles). Although, the development of the site does not impact on any protected ancient woodland, the SINC does support elements of ancient woodland which should be retained. The loss of this SINC is not considered justified.

Adjacent to listed Fareham Scheduled Ancient Monument, impact dependant on design.

There are a number of non-statutorily protected trees within the site and adjacent to the site boundary with elements of ancient woodland. These trees should be retained and protected as part of any potential development.

The area is designated as open space. The Fareham Borough Council Greenspace Study identifies the area as "natural greenspace" going on to identify a shortfall of this type of open space within the Cams Alder area. This proposal would result in an increase in the overall shortfall of open space within Cams Alder area. Without any indication of alternative provision the development of this site would be at odds with Policy CS21 of the adopted Fareham Borough Core Strategy.

There are a number of non-statutorily protected trees within the site and adjacent to the site boundary with elements of ancient woodland. These trees should be retained and protected as part of any potential development and are unlikely to constrain the development of this site.

The development of this site would result is a significant loss of natural greenspace in an area where there is an identified deficit of 0.3ha as per The Fareham Greenspace Study (May 2007). The employment site submission, suggests that an area of Public Open Space/Ecological corridor could be maintained but it is unclear whether the same approach could/would apply to a residential scheme. Notwithstanding the above, development of this site would exacerbate the undersupply in natural greenspace and with no proposal for alternative replacement provision which is of equivalent in term of accessibility and size, the loss of this space is not considered acceptable.

There has been no indication that the site is Furthermore, the Greenspace Study identifies the site as worthy of protection and being of high value and med/high quality. In light of this, the loss of this site as an accessible public open space is not considered justified.

Available

Availability Constraints

Overcoming Availability Constraints



The site is in single ownership. As part of the sale of the sale of this land a development 'clawback' clause was placed on the land by the previous owner. This may not affect the availability of the site but will have implications for the viability. The site was promoted in 2007 as part of the Site Allocations Issues and Options for employment uses.

The site has been subject to numerous residential planning applications and planning enquires in the past. It is therefore assumed that the owner of the site is a willing vendor.

Achievable

Achievability Constraints

Overcoming Achievability Constraints



The site is in single ownership. The site has been submitted for employment uses in 2007 but has been subject to numerous planning enquiries for residential development. An economic viability assessment for the site has not been undertaken. However, any assessment would be required to consider the impact of shared value uplift due to the development clawback clause upon the site.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

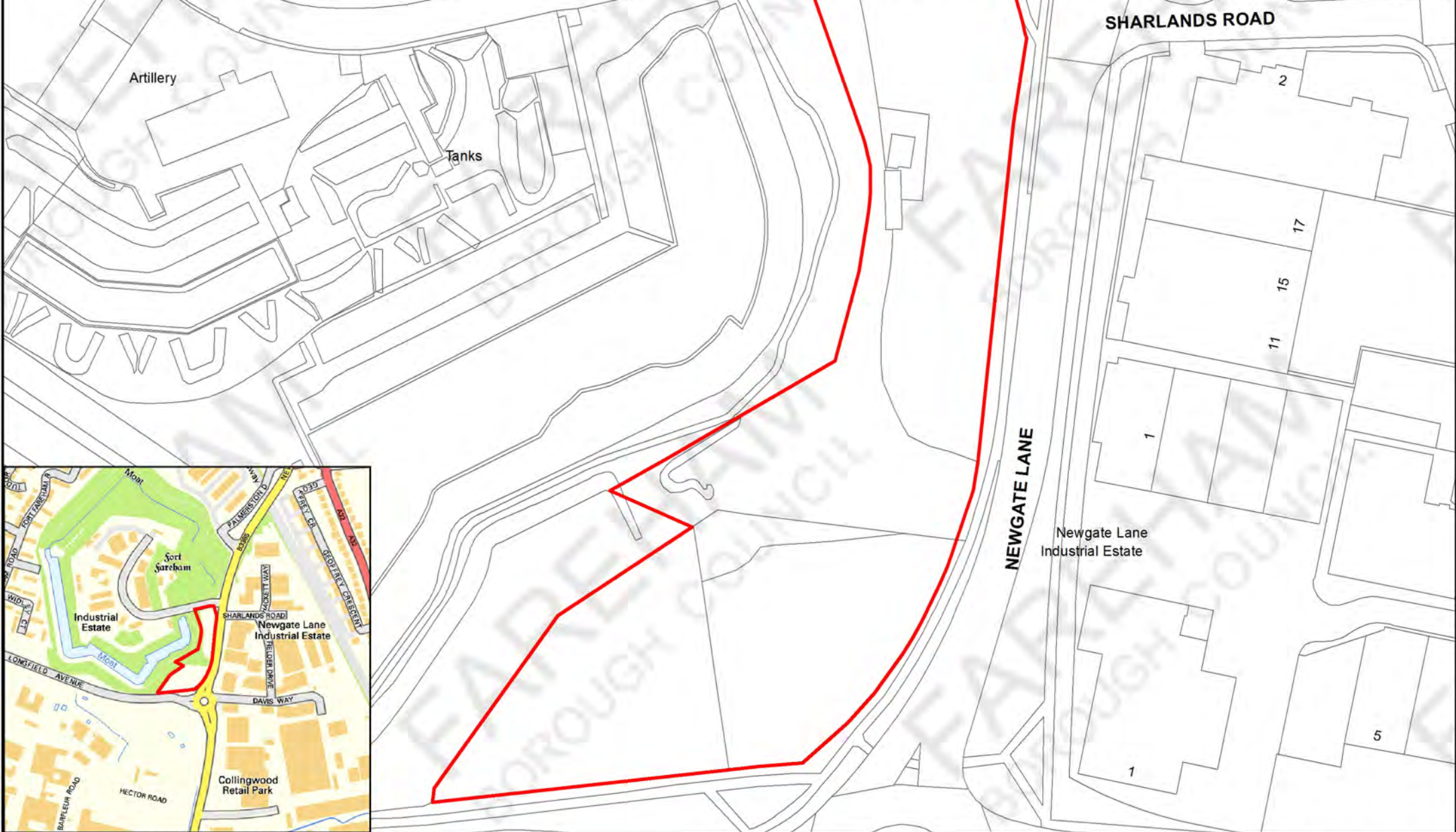
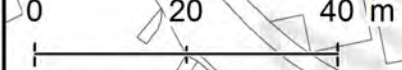
Previous Planning History

Pre-application inquiry regarding the proposed redevelopment of the site for residential use, comprising of 34 one and two bedroom flats.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	33
Net Gain	0	0	0	

Notes



Site ID:1004 - Fort Fareham Grazing Land

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Site Details									
SHLAA Ref	Site Name	Site Address		Ward			Settlement Area		
1056	The Hampshire Rose	96 Highlands Road		Fareham North West			Fareham		
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.13	100%	0.13	30 - 37	40	5	5		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Two storey houses</p> <p>Short terraces and semi-detached houses in both rectangular blocks and blocks by cul de sac roads</p> <p>Houses in southern section laid out in short terraces around greens, linked by footpaths and roads with wide grass verges.</p>								Refused Permission	
								Current Use	
								Vacant	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Inter-war and post-war development set in a relatively rigid framework of intersecting roads</p> <p>Consistently rising land form to the north up to the ridge overlooking the M27 cutting</p> <p>Consistent building lines to individual roads with houses set back in small gardens</p> <p>Red brick and clay tile</p> <p>Private dwelling houses, possibly some housing association</p> <p>To the north, less public open space. Large open spaces, often tree-lined, associated with the schools in the sub-area, Strong tree belt along the railway line on the north-east boundary, Some survival of historic tree-lined field boundaries and some mature trees to rear gardens</p> <p>Wide roads, but absence of street trees throughout, some grass verges</p> <p>Good access and connectivity due to an established formal grid network of streets</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Southern part of the site mapped as BAP woodland, contiguous with surrounding BAP woodland Building would need to be assessed for bats Potential for badgers. Site within 300 m of known GCN population – consideration would need to be given as to whether the terrestrial habitat on site could be used by GCN</p> <p>Continuity of habitat (tree line) should be maintained on southern boundary of site. Depending on results of surveys the developable part of the site may be reduced.</p>	<p>Likely negligible ecological interest within site (any bats may be able to be mitigated within the development)</p> <p>Potential for ecological enhancements on site.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The site owner has not provided an indication of whether they would be willing to support residential development of this site.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

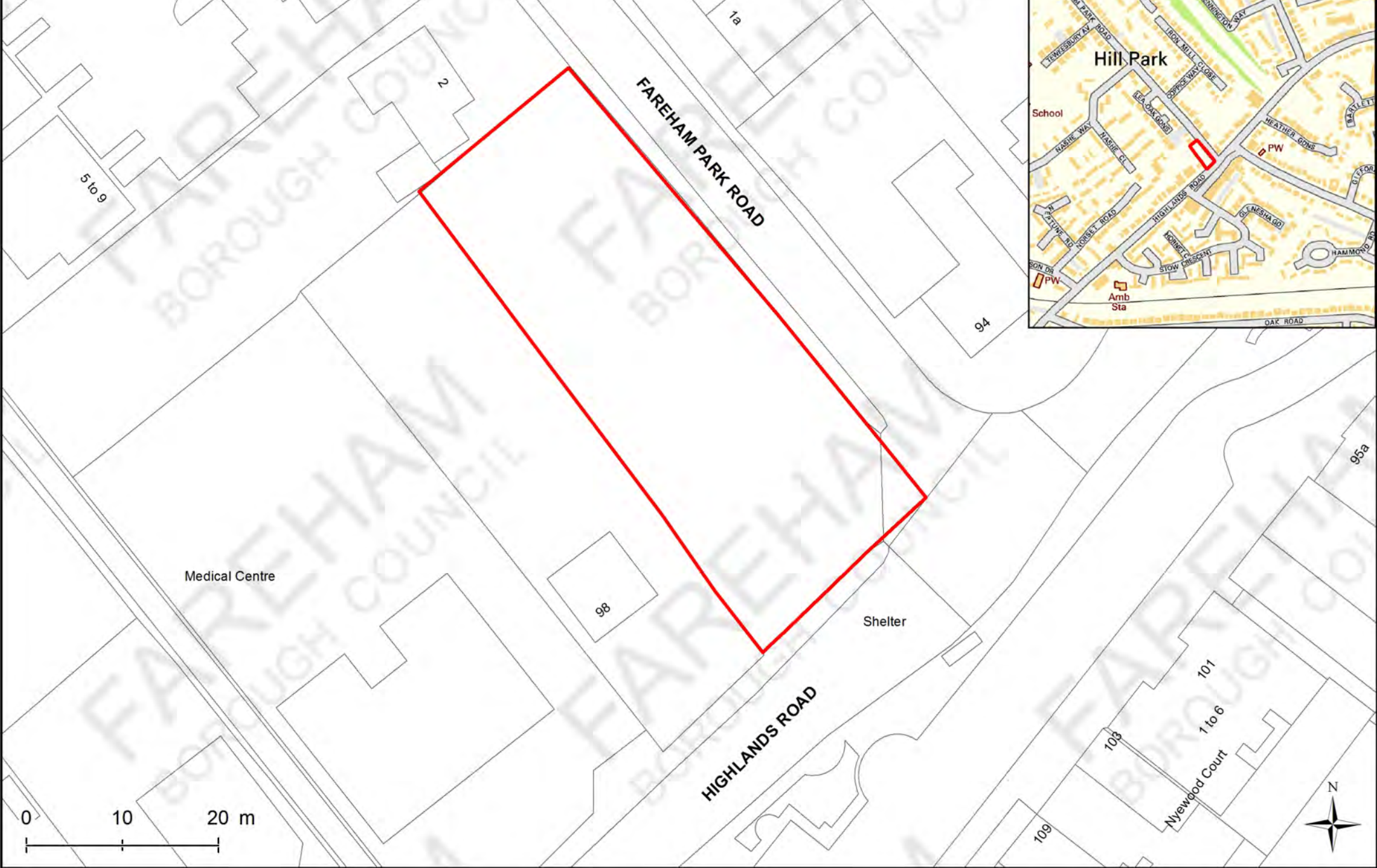
Previous Planning History

Pre-app regarding potential care home and residential use ●●● P/10/0045/FP - Erection Of Six Three Bed Dwellings And Two Four Bed Dwellings (REFUSED - poor design and parking provision) ●●● 2009, Pre-app enquiry for 11 units. ●●● 2009, Pre-app enquiry for elderly persons home. ●●● 2005, Pre-app enquiry proposed redevelopment for flats and houses ●●● P/06/1344/FP - REFUSED, APPEAL DISMISSED - Demolition of existing public house and erection of 12 no. flats in 2 blocks with access, car parking and landscape (Refusal; adverse affect on area character, loss of privacy)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	5
Net Gain	0	0	0	

Notes



Site ID:1056 - The Hampshire Rose, Highlands Road, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1057	Citroën Garage	Wickham Road	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.34	100%	0.34	13 - 26	30	10	10			<input type="checkbox"/>
Residential Form								Design Solution	
<p>Two storey Private dwelling houses, possibly some housing association</p> <p>Short terraces and semi-detached houses of fairly fine grain which is loose in layout because of incidental open space</p> <p>Houses set back in small gardens</p>								Site Source	
								Pre App	
								Current Use	
								Sui Generis	
								Surrounding Use	
Mixed Inc C									
Area Character									
<p>Post-war urban extension</p> <p>A low ridge landform with shallow undulations lying to the north of the town centre</p> <p>Consistent building lines to individual roads</p> <p>Red brick and clay tile</p> <p>Generous open spaces between and within developments; incidental greens with trees and green footpath corridors weave through. Some houses are grouped around small greens. Limited tree cover but strong tree belt to eastern boundary (above Fareham rail tunnel)</p> <p>Some grass verges, no street trees, some on-street parking</p> <p>Good access and connectivity, railway line is a barrier to the eastern boundary</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Potential contamination from previous and existing uses. Potential noise issues due to proximity to Wickham Road A32 and M27. Mature tree boundary to rear of site (FTPO 198 and FTPO 380).</p> <p>Historic records suggest that contamination may exist from previous land uses such as: Former petrol station, car repair, mineral excavation. Desk study and site investigation required. Land remediation may be required which may impact upon the viability of the development but it is unlikely to impact upon the overall suitability of the site for development.</p> <p>Site development may result in loss of general local biodiversity interest. Redevelopment of the site may impacts upon protected species. Ecological survey and assessment will be required. Any direct impacts upon designated sites would need to be appropriately mitigated</p>	<p>The site is considered suitable for residential development. Ecological, contamination and tree issues are highlighted as key constraints to the redevelopment of the site. Contamination at the site is possible, but the extent is unknown. Land remediation and demolition would not impact on the suitability of the site but remediation will have a negative effect on the viability of the development. Minor constraints include access to the site from the A32, and potential noise (requires further investigation as part of planning application process). However, these minor constraints are not considered to be insurmountable.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Site submitted in November 2011. The site is in single ownership. The site is currently leased to its existing. Redevelopment of the site has been sought by the site proprietor As such, the site is considered to be available for development, although the lease issues are likely to impact upon the delivery phasing of the site.</p> <p>There are no other known legal issues that would restrict the release of this site for residential redevelopment.</p> <p>Site is currently in use as car repairs and sales. Property is to let although it is still in operation and would not be immediately available.</p>	<p>Relocation of the existing business may delay the release of the site.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>Possible need to upgrade access to right turn lane, which should be achievable. Any transport contributions required to make development acceptable will need to be determined by the transport authority, Hampshire County Council.</p> <p>The Citroen Garage and former Bison unit both have a current use value that needs to be taken into consideration and compared against the residential redevelopment value of the site. We have estimated that the combined site has a current use value of £1.2m. We have appraised a scheme of 10 houses with the following mix at a policy compliant 30% affordable housing level. Based on the viability threshold of 20% uplift on current use value, the site does not appear to be viable. The site should be considered a 'windfall' site that may or may not come forward for development over the plan period.</p>	<p>The site has a single landowner who has indicated a willingness to redevelop the site for residential uses. Transport and utilities capacity will need to be determined in consultation with the relevant providers. The release of the site is linked to its economic viability and profitability against its existing use value. The lease issues and viability issues are likely to result in the site being a medium term development opportunity. The site is therefore considered to be deliverable but its delivery is likely to be phased toward the middle of the plan period</p>

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

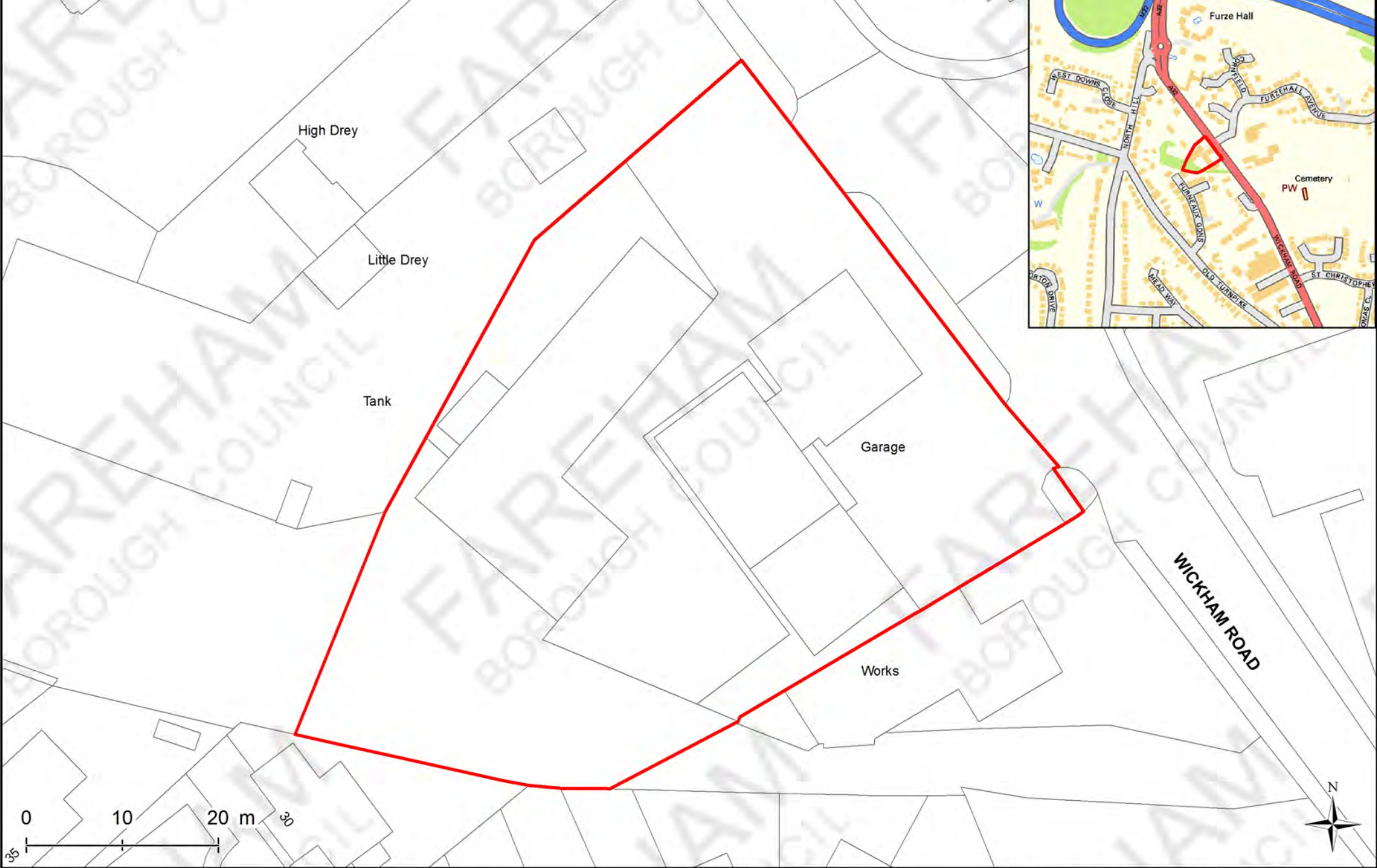
Pre-app 2005 - Enquiry on potential of the site for housing. Pre-app 2005 - Alternative sketch layout for the site proposing 24 units of flats and town houses.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes

23/07/2012 - If a flatted block was incorporated into the development, the site could accommodate slightly more units in the region of 14.



Site ID:1057 - Citroen Garage, Wickham Road, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1058	Former Community Facilities	Wynton Way	Fareham North West	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.43		0.43	31				10	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Short terraces and semi-detached houses in both rectangular blocks and blocks by cul de sac roads</p> <p>Two storey houses</p> <p>Houses in southern section laid out in short terraces around greens, linked by footpaths and roads with wide grass verges.</p> <p>Private dwelling houses, possibly some housing association</p>								SADM Call for Sites 2011	
								Current Use	
								D-Class / Garage Block	
								Surrounding Use	
								Mixed Inc C	
Area Character									
<p>Inter-war and post-war development set in a relatively rigid framework of intersecting roads</p> <p>Consistently rising land form to the north up to the ridge overlooking the M27 cutting</p> <p>Consistent building lines to individual roads with houses set back in small gardens</p> <p>Red brick and clay tile</p> <p>To the north, less public open space. Large open spaces, often tree-lined, associated with the schools in the sub-area, Strong tree belt along the railway line on the north-east boundary, Some survival of historic tree-lined field boundaries and some mature trees to rear gardens</p> <p>Wide roads, but absence of street trees throughout, some grass verges</p> <p>Good access and connectivity due to an established formal grid network of streets</p>									

Site Constraints

Suitable



Suitability Constraints

Retention of the mature trees to western and southern boundaries would be desirable although this may impact on the net developable area of the site. Access is poor and consists of a narrow lane between two residential properties off Wynton Way. Replacement garage provision may be required although this is considered to be only a minor constraint to development.

Existing buildings on site will require demolition. Removal of existing structures is unlikely to impact significantly upon the suitability of the site generally but may have negative impact upon viability of redevelopment.

Historic land use records indicate that the following previous uses existed at the site: car parking and lock up garages and former training centre. Contamination at the site is likely and a desk study and site investigation would be required with any planning application and appropriate remediation measures undertaken.

Dependent upon the scale of development, the access may need to be widened which may have further consequences. With improvement works to bring it up to an adoptable standard, the access road would be suitable to serve up to ten additional dwellings. The access road is some 4m wide and tarmacked, and has a 1.7m footway and a 1-2m footway/verge on the eastern and western sides, respectively. It provides access to a Day Centre, located outside the eastern boundary of the site and to a double row of lock-up garages located on site.

With an overall entrance width of over 7m and a generous footway width on Wynton Way, a suitable access could potentially be required. It appears that the adjacent electricity sub-station area could be reduced if it was felt a wider bellmouth at the entrance was required.

The available width for access is not less than some 6.3m further along the access road, where a row of 4-5 mature oak trees are located on the western side. Some four properties on the western side, that abut the road, have garages and rear access to it.

The layout of the site would need to accommodate access to the Day Centre and, because of the loss of the lock-up garages, provide rear access to the eight further adjoining properties that front onto Hillson Drive.

Given the location of the site in relation to the Primary School to the south, the opportunity to introduce a secure pedestrian/cyclist route from Wynton Way through the site, to the school should be explored.

There are FBC & HCC trees (mostly Oak) located to the south & south-east of the site. Where possible these trees should be retained and incorporated into the development. Oak Meadow school located immediately adjacent to the site. Any proposal would need

Overcoming Suitability Constraints

The site is considered suitable for residential development. Minor ecological issues, issues with existing buildings, contamination and potential overlooking. However these constraints are not considered insurmountable and could potentially be mitigated.

The width of the access that will need to be provided in highways terms will be determined in part by the number of dwellings that are provided at the site. With improvement works to bring it up to an adoptable standard, the access road would be suitable to serve up to ten additional dwellings. Widening is likely to be required to serve a development larger than 10 dwellings. The extent to which the existing access can be widened is limited by the surrounding privately owned properties/land which may be required. With an overall entrance width of over 7m and a generous footway width on Wynton Way, A suitable access could be provided. It appears that the adjacent electricity sub-station area could be reduced if it was felt a wider bellmouth at the entrance was required. The layout of the site would need to accommodate access to the Day Centre and, because of the loss of the lock-up garages, provide rear access to the eight further adjoining properties that front onto Hillson Drive. Given the location of the site in relation to the Primary School to the south, the opportunity to introduce a pedestrian/cyclist route from Wynton Way through the site, to the school should be explored. Acquisition of additional land to provide an improved access is likely to impact upon the delivery timeframe for the site and potentially the availability of the development due to increased land acquisition costs.

to consider the future residential properties as well as security of the school.

Available

Availability Constraints



Site submitted in November 2011. Also submitted to SHLAA. The site is part owned by Hampshire County Council (Day Centre and grounds), part owned by Fareham Borough Council (lock up garages) and a number of the garages appear to be privately owned.

The provision of a suitable access or improvements to the current access may require third party land or land within ownership of the Borough Council. Given the size of the site and applying a development density reflective of the surrounding residential area the development would be required to provide an improved access arrangement that would likely require additional land to that shown on the plan below.

There are no apparent legal issues that would restrict the release of this site for residential redevelopment.

Overcoming Availability Constraints

Achievable

Achievability Constraints



There are a number of issues affecting the deliverability of this site. The capacity of the site will determine whether additional land will be required for access. It is likely that a development exceeding 10 units will require an improved access which may require additional land. Land acquisition (including the requirement to obtain the privately owned garages) will impact upon development viability. An assessment of viability will be required to demonstrate the feasibility of redevelopment. The delivery timescale for this site is likely to be linked to the financial viability of the development which will be determined in part by the market consideration. Despite the deliverability issues identified above, it is reasonable to assume that the site could represent a reasonable redevelopment option. Given the issues identified above and the timeframe for the disposal of the day centre facility, the site is likely to represent a medium to long term development option.

Overcoming Achievability Constraints

Sales values would need to rise and/or other costs would need to be lower than predicted before site could become viable.

The site could be developed in the short term where it is promoted for affordable housing.

Planning Details

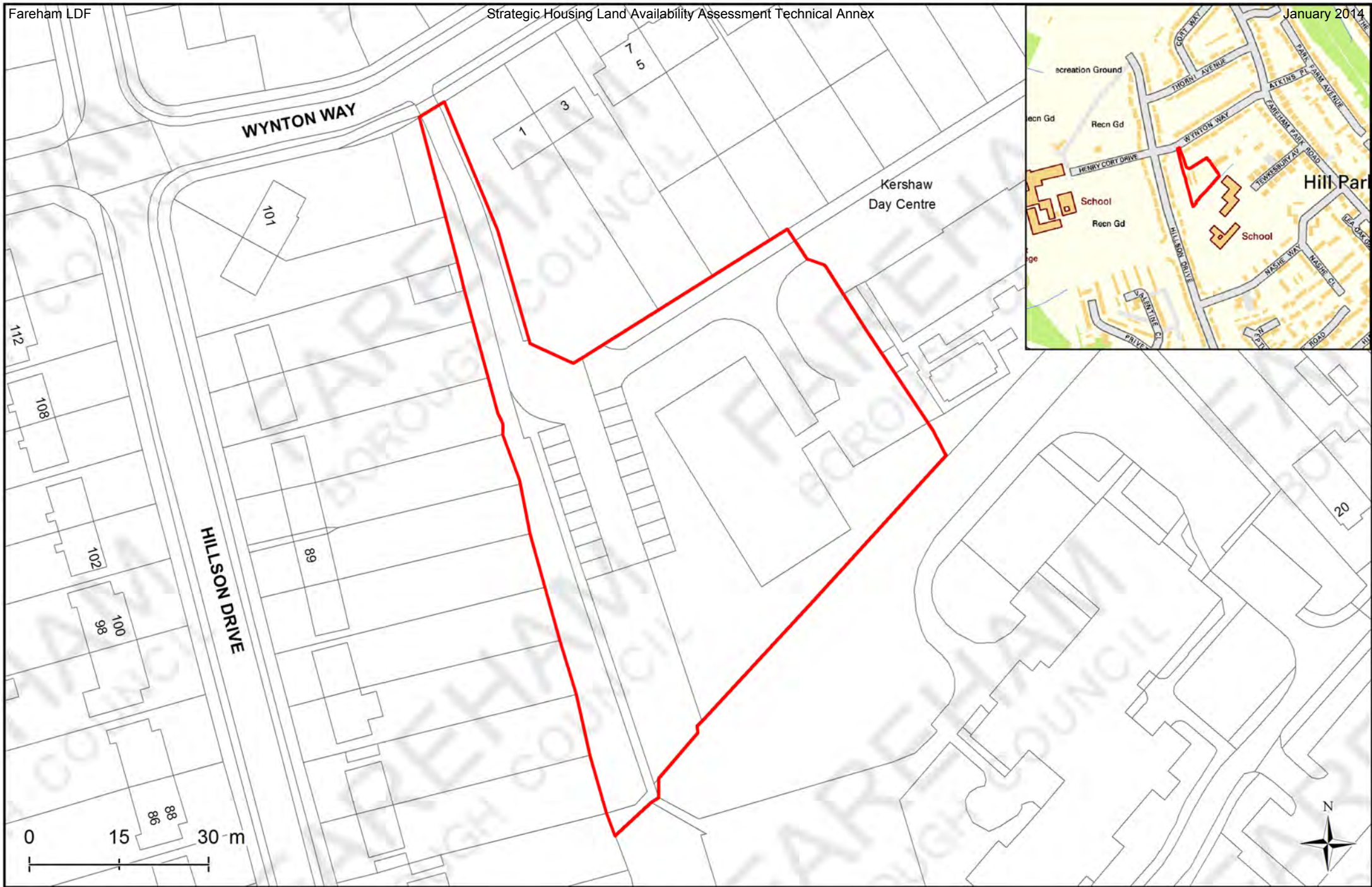
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	10	0	0	
Dwelling Loss	0	0	0	0
Net Gain	10	0	0	

Notes



Site ID:1058 - Former Community Facilities, Wynton Way

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1071	St Christopher's Hospital	Wickham Road	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.77		0.77	23 - 59	47			36	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Two storey Private dwelling houses, possibly some housing association</p> <p>Short terraces and semi-detached houses of fairly fine grain which is loose in layout because of incidental open space</p> <p>Houses set back in small gardens</p>								Planning Permission	
								Current Use	
								C-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Post-war urban extension</p> <p>A low ridge landform with shallow undulations lying to the north of the town centre</p> <p>Consistent building lines to individual roads</p> <p>Red brick and clay tile</p> <p>Generous open spaces between and within developments; incidental greens with trees and green footpath corridors weave through. Some houses are grouped around small greens.</p> <p>Limited tree cover but strong tree belt to eastern boundary (above Fareham rail tunnel)</p> <p>Some grass verges, no street trees, some on-street parking</p> <p>Good access and connectivity, railway line is a barrier to the eastern boundary</p>									

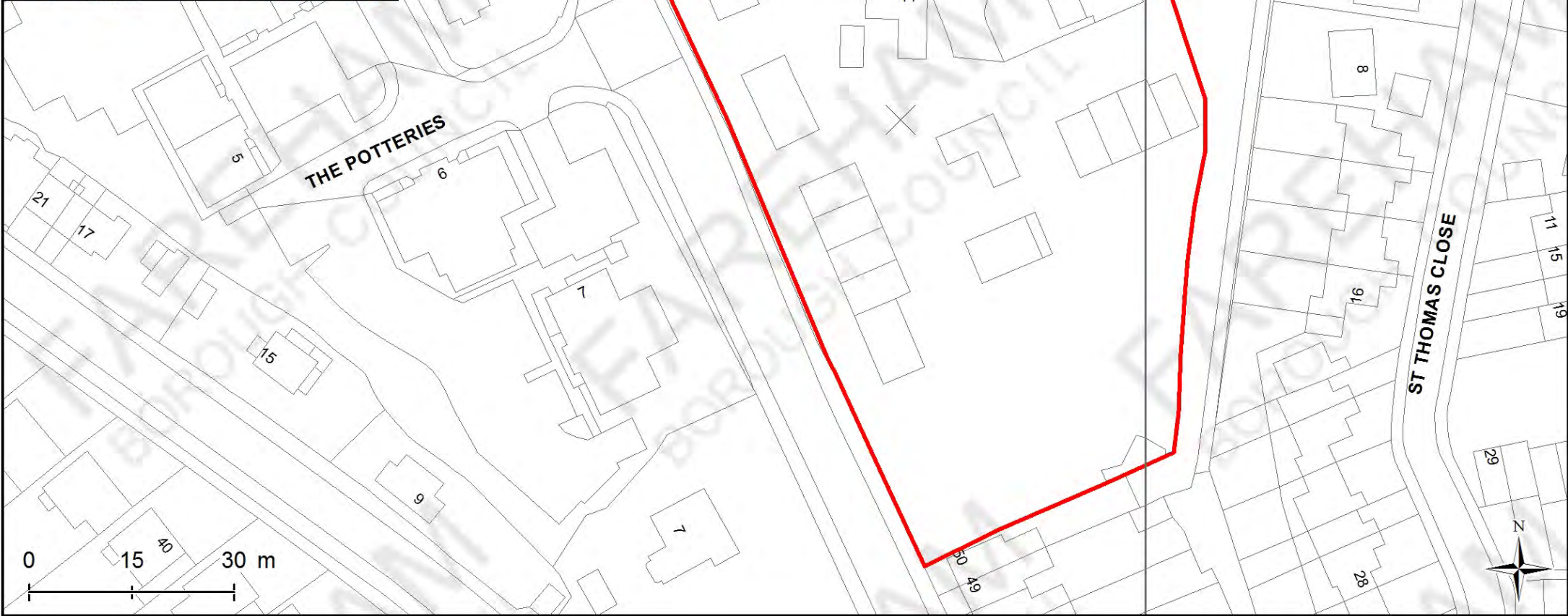
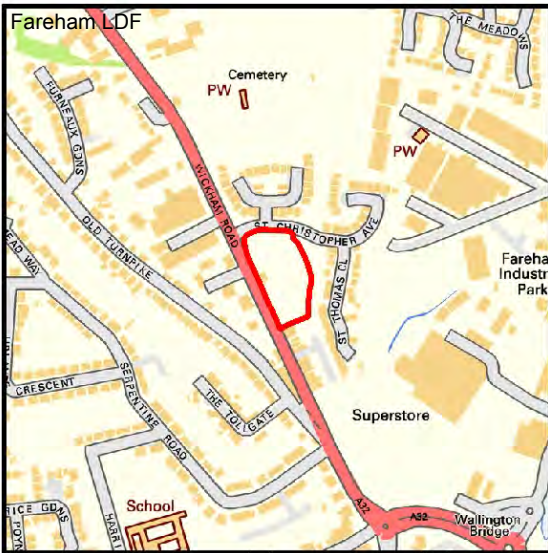
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Contamination associated with previous healthcare uses.	Ground survey will be required in order to discharge conditions as per the outline application. It is minded that the extent to which the site is contaminated will have a bearing on the viability and delivery timeframe for the site. This constraint is regarded as a minor constraint and will not impact on the deliverability of the site.
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details		
Planning Status	Full Permission	Application Detail ERECTION OF THIRTY SEVEN DWELLINGS INCLUDING THE RETENTION AND CONVERSION OF FORMER HOSPITAL ENTRANCE BUILDING, ACCESS, LANDSCAPING AND PARKING
Application Reference	P/11/0743/FP	
Permission Lapse Date	25/04/2015	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	2	
Completions	23	
Not Started	13	

Previous Planning History
P/08/1180/OA - GRANTED SINCE LAPSED (26.01.2012) - Demolish Existing Buildings And Erect 14 Houses & 26 Flats With Access & Parking (Outline App - Alt To P/07/1003/OA) ●●● P/08/1180/DP/A - Details Pursuant to P/08/1180/OA - APPROVAL 16-03-2009 - Condition 15; Archaeological Investigation).●●●P/10/0984/OR - INVALID (Outline Renewal of P/07/1003/OA) - Erection of fourteen houses and twenty six flats with access and parking. ●●● P/07/1003/OA GRANTED - Demolish Existing Buildings & Erect 14 Houses And 26 Flats With Access And Parking

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	36	0	0	
Dwelling Loss	0	0	0	0
Net Gain	36	0	0	

Notes
P/08/1180/OA --- DEMOLITION OF EXISTING BUILDINGS & ERECTION OF 14 HOUSES & 26 FLATS (OUTLINE APP ALTERNATIVE 07/1003/OA)



Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1076	Land between 335-357 Gosport Road	Gosport Road	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.23	100%	0.23	35 - 46	43	10	10		Design Solution	<input type="checkbox"/>

Residential Form	Site Source
Residential development to the north and west of the site with substantial employment development consisting of B2 and B8 to the south. Public house adjoins site to the south.	LDF Representation
	Current Use
	Vacant
	Surrounding Use
	C-Class

Area Character

Retail and industrial park

Flat topography

Large footprint buildings informally laid out round a loose grid road pattern dictated by Newgate Lane and the railway to the eastern boundary. Coarse grain.

Some consistency to building lines, but buildings often set back in large hardstanding areas for parking

Modern brick, various colours and textures, profile metal upper cladding also used for roofs as well as asbestos cement sheets

Equivalent of two storeys to eaves with very low pitched roofs (often grouped to provide very large span spaces)

Large food retailers and wholesale suppliers, service industries and some storage and distribution

Very limited areas of green space within the commercial areas of the parks. Good tree belts and screening to the railway line (eastern) boundary and Speedfields Park to the south, and along the River Wallington to Fareham Industrial Park to the north

Poor public realm with ill defined pavements and layouts favouring the car-user

Good access and generally poor connectivity

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
☑	<p>Given the location of the site fronting Gosport Road and its proximity to Gosport Road AQMA (approximately 400m to the north of the site) an air quality assessment would be required. The cumulative impact of development that would generate traffic passing through the AQMA should be considered (relevant planned development including, but not limited to, Daedalus Airfield, Town Centre sites and Bus Depot and development within the boundary of Gosport Borough).</p> <p>Adjacent to A32 (Gosport Road). Development would be required to address any traffic noise impacts. Noise impact assessment may be required. Mitigation options, such as considered design and layout of development could alleviate any noise issue that may arise.</p> <p>Site is within 200m of the Portsmouth Harbor SSSI/Ramsar/SPA. The site is also 500m from a 'uncertain' wading bird site and a 'uncertain' Brent Geese site.</p> <p>Historic records indicate that the site may be contaminated; ground surveys and soil sampling will be required to determine the extent of contamination and any remediation action that may be required. A remediation plan would be required to prevent contamination during any remediation and construction (depending on the extent of residual contamination remaining). Surface water controls recommended Contamination remediation and unlikely to impact on the suitability of the site but may give rise to high abnormal development costs that may impact upon the viability of the site.</p> <p>Intermediate pressurized gas main crosses the site.</p> <p>No known hazardous substances within site. Site is within 1km of safeguarded area for storage of defence munitions although this is unlikely to impact upon the suitability of the site consultation with the HSE will be required.</p>	<p>Ecological and coastal flooding issues are highlighted as key constraints to the redevelopment of the site. These constraints are significant but not insurmountable as mitigation options are available. It will be necessary to investigate the extent of contamination at the site and propose appropriate remedial works. A Construction Environmental Management Plan (CEMP) / remediation plan would be required to prevent contamination of the designations during any remediation and construction (depending on the extent of residual contamination remaining). The site has been cleared so the ecological interest within the site is negligible. The opportunity to enhance and protect the adjacent BAP habitat should be explored. There are potentially adverse impacts on the Portsmouth Harbour SSSI, SPA and Ramsar through noise disturbance, increased visitor usage and pollution. Survey work may be required to ascertain whether the Brent and Wader sites of importance prior to development. If sites are deemed important they, proposals will need to demonstrate that no adverse impacts from development occur (or that the appropriate mitigation can be secured). The site is adjacent to an area of BAP lowland mixed deciduous woodland. Appropriate ecological assessment and mitigation is required. The impact of increased public accessibility/recreation and possible disturbance issues should be limited. Whilst, the constraints above are considerable they are not insurmountable as appropriate mitigation options are available. The site therefore is considered suitable for residential development.</p> <p>Easement or diversion of gas main may be required.</p>
Available	Availability Constraints	Overcoming Availability Constraints
☑	<p>Site is currently in use but will become surplus to requirement in December 2014. The site is proposed as a temporary storage facility for construction works for the adjoining BRT. The site is not immediately available but the site promoter suggested it could be delivered within five years. The site is considered available and is likely to be delivered in the plan period.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
☑	<p>The site has a single landowner who has indicated a willingness to redevelop the site for residential uses. There are no apparent legal issues impeding the release of this site. Transport and utilities capacity will need to be determined in consultation with the</p>	

relevant providers. The delivery of the site will depend on whether the site will be used by HCC for a temporary construction works storage for the next phase of the BRT. The site is not immediately available but the site promoter suggested it could be delivered within ten years. The site is considered available and is likely to be delivered in the plan period. An assessment of the economic viability of the development will be required; this will need to take into account any potential for contamination. Given the size of the site the cost of remediation works may be significant. The site is considered deliverable.

Scheme is viable under current market conditions. However, given the proximity to the busy Gosport Road and the opposing Industrial uses the site may not be an attractive development option for developers or potential buyers. Development of the site may also incur additional development costs associated with site clearance and translocation of any protected species.



Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

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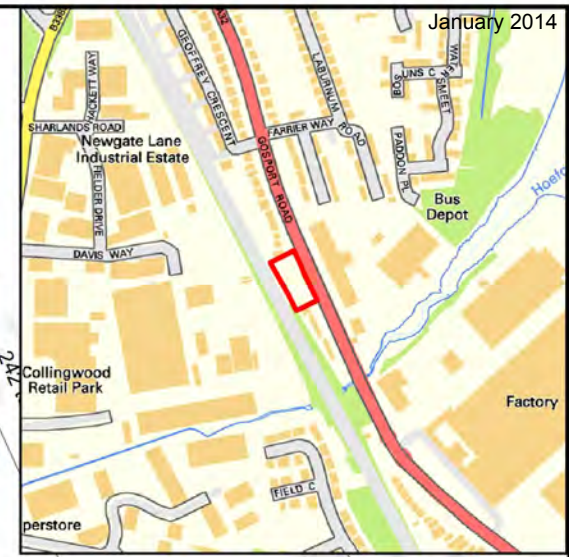
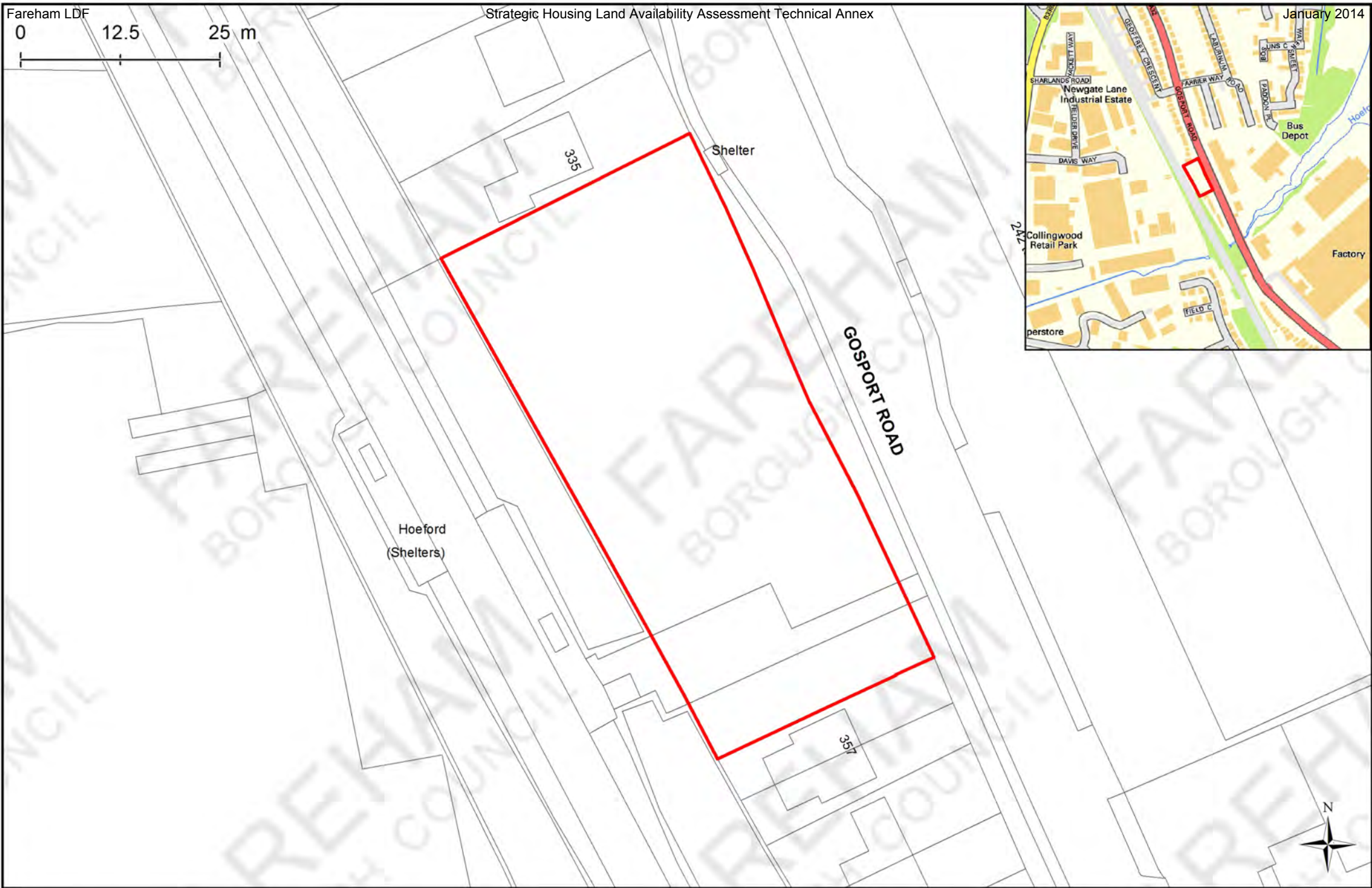
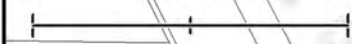
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	10	0	
Dwelling Loss	0	0	0	0
Net Gain	0	10	0	

Notes

Assuming this release date of this site does not change and accounting for the time to secure planning permission and commence development, a reasonable start date for development is estimated to be July 2015 with completion date of one year hence (July 2016). Assuming the site delivers a flatted scheme the completion year will be 2015/16. If a proposals consist of houses the early delivery of some dwellings is to be expected.

0 12.5 25 m



Site ID:1076 - Land Between 335 and 357 Gosport Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1083	Rear of 160a - 174 West Street	West Street	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.13	100%	0.13	35 - 52	80	0	0			<input type="checkbox"/>
Residential Form								Design Solution	<input type="checkbox"/>
Commercial mix of independent retailers and local services with residential units above								Site Source	Town Centre AAP Site
								Current Use	Mixed Exc C-Class
								Surrounding Use	Mixed Inc C-Class
								Area Character	Secondary commercial and shopping core of town
Flat topography		A mix of small (usually retrofitted) and medium-scale retail units, some with wide amalgamated shopfronts, but fine grain becoming coarser further west							
Building line is more varied on travelling further west. Back of pavement to secondary commercial core and former gardens (some surviving) laid over to parking further west		Much painted brick and render, uPVC windows and shopfronts. Mix of clay tile and slate with some modern flat roofs terminated to roadside with parapets							
Mix of two and three storey buildings and some use of roof spaces (dormers) for accommodation/storage		Very limited tree cover, a small number of street trees and almost no public or private green space (with the exception of the churchyard)							
Wide street and pavements with some on-street parking		Very good access and connectivity							

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Privacy issues for existing flats. Rear access of site also serves other properties and ground floor commercial.</p> <p>Site has good access to regular bus services, health facilities and employment. It also has good access to school facilities.</p> <p>Likely negligible ecological interest within site (any bats may be able to be mitigated within the development). Would need to consider any impacts (including in-combination) on designated sites.</p>	<p>Design/layout of the development must not adversely affect the amenity of the existing residents.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Site is in multiple ownership, leases on existing properties are still active.</p>	<p>Expiration of leases and multiple ownership issues must be resolved prior to this site being brought forward for residential development. The site is identified in the DSP Plan as a potential housing opportunity area. The Council will be addressing the ownership issues as part of the AAP process. Site is not considered to be available for development.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

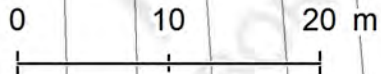
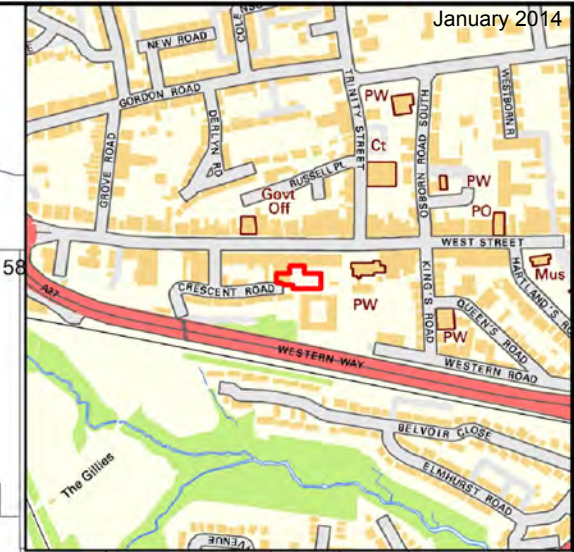
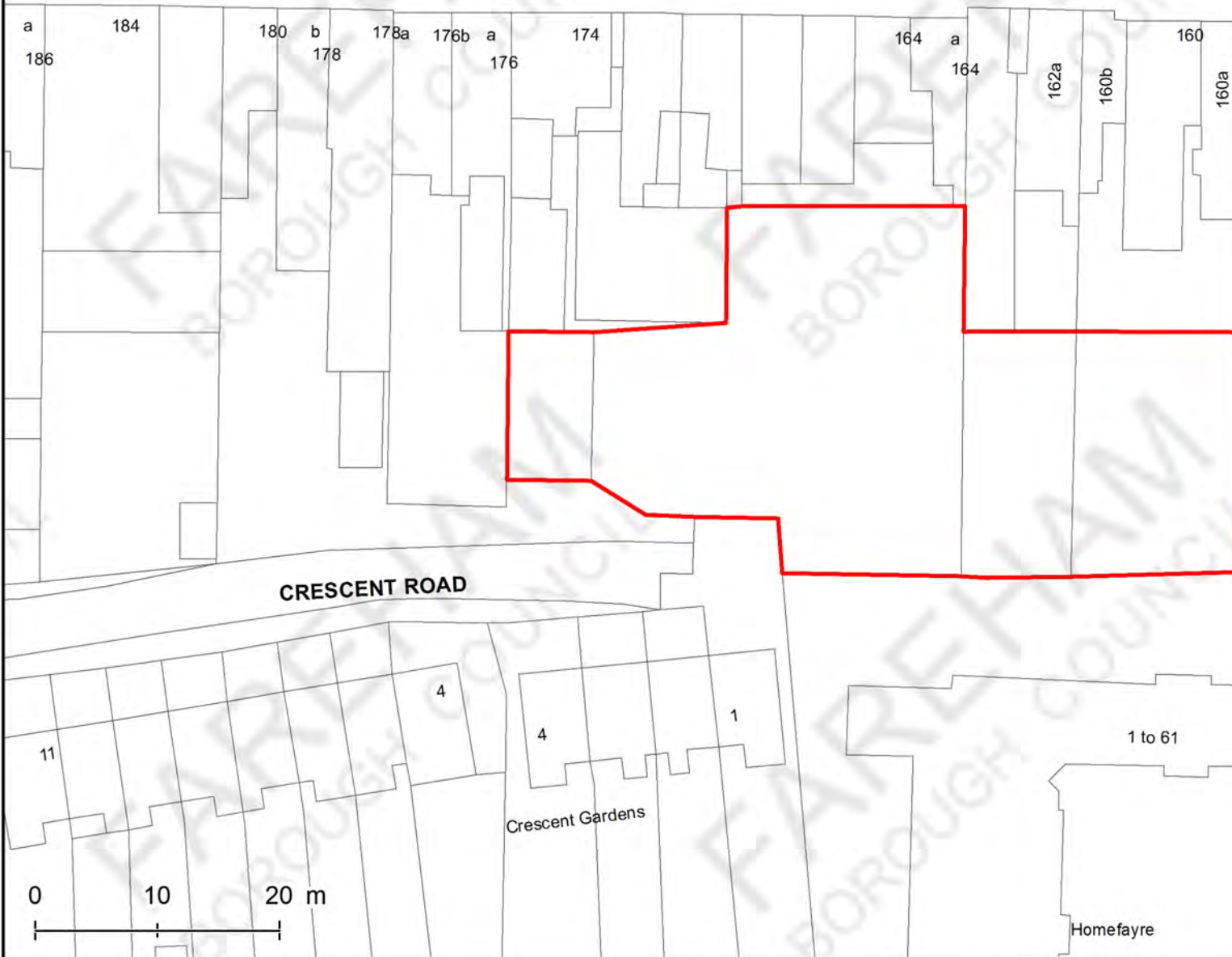
Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes

WEST STREET



Site ID:1083 - Rear of 160a-174 West Street, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1092	86 - 90 Gudge Heath Lane	Gudge Heath Lane	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.36	100%	0.36	22 - 25				11		<input checked="" type="checkbox"/>
Residential Form								Site Source	
Medium to large detached and semi-detached houses Consistent building line throughout, with houses set back from the roadside								Refused Permission	
								Current Use	
								C-Class	
								Surrounding Use	
C-Class									
Area Character									
Gudge Heath Lane is an historic route developed contiguously from the 1920s to the 1940s and forms a cohesive principle route through the post-war urban extensions Climbs steadily moving north Mostly brick and machine cut clay tile, with more painted brick and render to the north of the railway line Two storeys throughout Private dwelling houses Limited public open space, but good sized private gardens throughout Grass verges and some street trees, off-street parking throughout Good access and connectivity									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	The site has good access to transport, health and educational infrastructure.	
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	No planning application has been submitted since 2007. It is unclear whether the property owners would still be willing to release their land for redevelopment.	Until a clear indication has been made by the landowners that the site is available, it cannot be considered currently developable.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

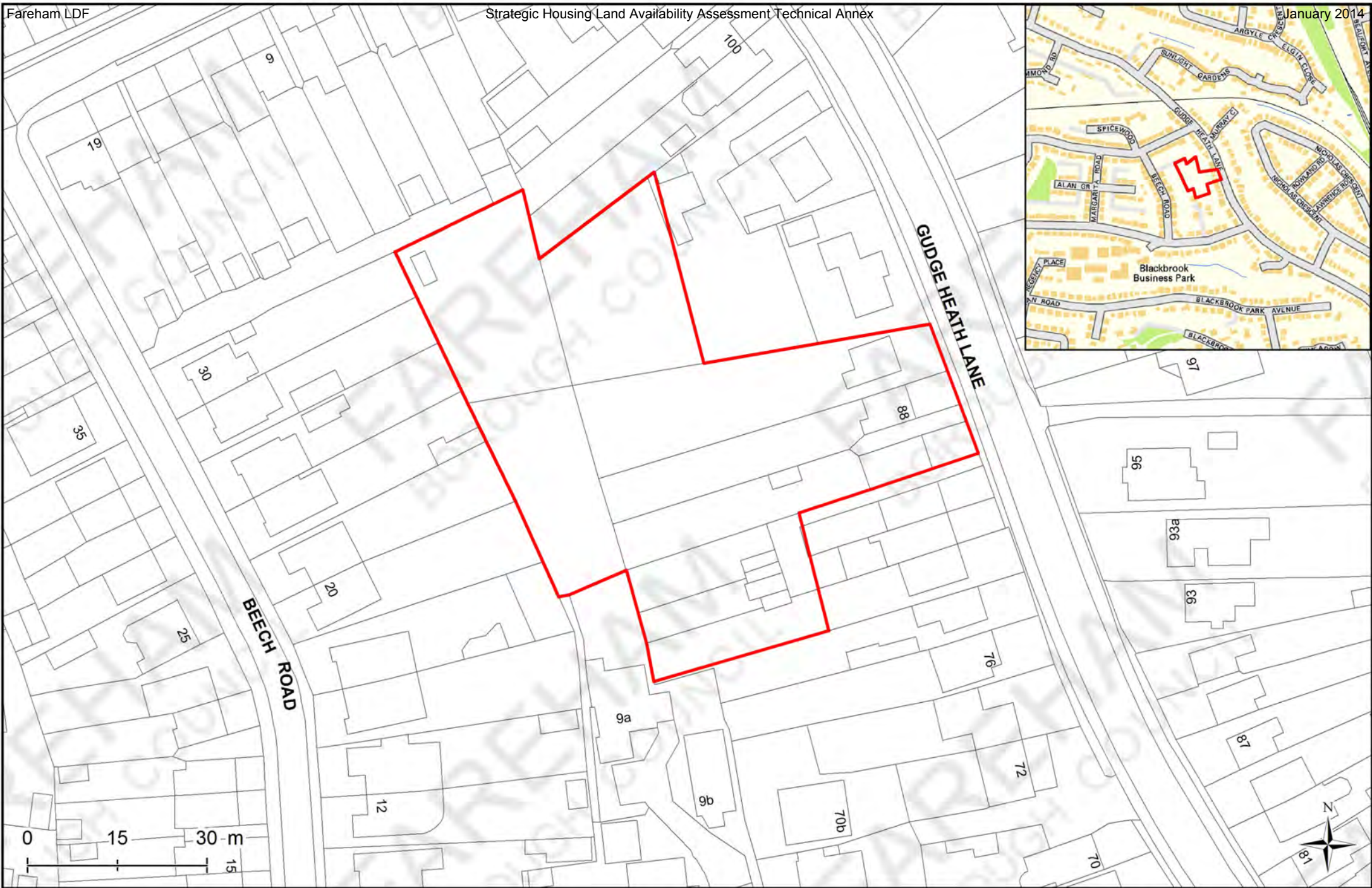
Previous Planning History

P/07/1144/FP - REFUSED - Demolish 88 Gudge Heath Lane & Erection Of 11 Dwellings, 26 Car/Garage Parking Spaces & New Vehicular Access ●●● Pre-app discussions in 2006 regarding residential development. ●●● P/06/1582/FP - REFUSED - Demolition Of 88 Gudge Heath Lane And Erection Of 13 No Dwellings, 23 No Parking Spaces And New Vehicle Access

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	11
Net Gain	0	0	0	

Notes



Site ID:1092 - 86-90 Gudge Heath Lane

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1095	40-42 Westley Grove	Westley Grove	Fareham South	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.17		0.17	33				14	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Short and medium terraces of houses, some semi-detached and some detached bungalows and houses, creating a medium to fine scale grain.								Planning Permission	
Houses set back from the road with small front gardens often converted to parking with the front boundary wall removed								Current Use	
Two storey, some flat blocks at three storey								C-Class	
								Surrounding Use	
								C-Class / D-Class	
Area Character									
Large area of inter-war and post-war expansion shaped, in part, by the railway									
Land rising very gently from south to north									
Consistent building line to terraces and streets. Streets laid out in grids.									
Red brick and painted pebble-dash, concrete interlocking clay tiles and some decorative interlocking tiles to projecting bays									
Almost entirely residential with small local parades of shops servicing large areas of private and local authority housing. Some isolated flat development									
Large tree belts on recreation grounds and the railway line running along the eastern boundary. Long, narrow private gardens, mostly laid to lawn with limited mature tree cover									
Wide roads, some with grass verges and street trees.									
Good access and connectivity due to established grid network of streets									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail DEMOLITION OF 42 WESTLEY GROVE AND ERECTION OF 8 x 2 BED DUPLEX, 2 x 1 BED AND 4 x 2 BED APARTMENTS TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (ALTERNATIVE TO P/09/0274/FP)
Application Reference	P/11/0511/FP	
Permission Lapse Date	29/06/2012	
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	14	

Previous Planning History

P/09/0274/FP - GRANTED SINCE LAPSED (29/06/2012) - Demolish 42 Westley Grove & Erect 12 X 2 Bed & 2 X 1 Bed Apartments Together With Access, Parking & Landscaping ●●● P/08/0695/FP - GRANTED - Demolition Of 42 Westley Grove And Erection Of 13 (2 Bed) Apartments With Associated Access, Parking & Landscaping ●●● P/07/0108/OA - GRANTED SINCE LAPSED - Erection Of 12 No Two-Bedroom Flats With Associated Parking Cycle And Bin Stores

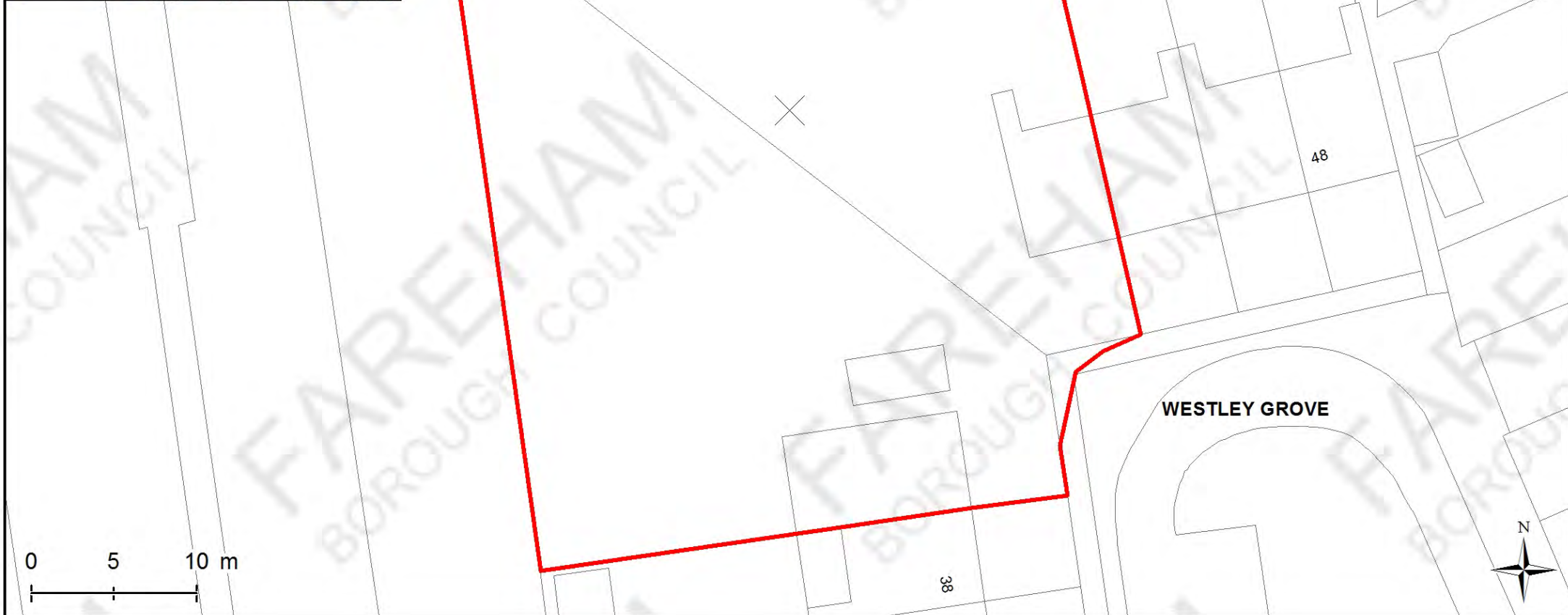
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	14	0	0	
Dwelling Loss	1	0	0	0
Net Gain	13	0	0	

Notes



106000



Site ID:1095 - 40-42 Westley Grove

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1096	6 - 8 Ranvilles Lane	Fareham	Titchfield	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.37	100%	0.37	11 - 35	30	0	0		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Generally large detached houses set in generous plots</p> <p>Houses generally follow a consistent building line set back from the lane and screened by large hedges and tree-lined boundaries (with the exception of the historic development in Catisfield Conservation Area)</p> <p>Modern houses are two storey, some of the older historic buildings are two and a half storeys</p>								Planning Permission	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>Area is perched on the eastern edge of the valley of the River Meon and is divided on an east west axis by the shallow cutting of the A27.</p> <p>A variety of materials but mostly red brick unpainted (with some good examples of historic brickwork) and painted, and a mix of clay tile and slate for roofs. Other materials are seen, particularly modern interlocking tiles, but they do not dominate</p> <p>Private dwelling houses throughout</p> <p>There is very limited public open space directly relating to the character area (although there are large areas adjacent to the boundary) but generous areas of private open space in the form of large front and rear gardens to houses</p> <p>There is good tree cover throughout with some excellent survivals of older trees to the historic core which greatly add to the character of this section of the character area. Elsewhere there are mature trees to boundaries front and back and in the large gardens to houses</p> <p>Good quality public realm with limited through traffic allow lanes to be shared pedestrian spaces almost throughout</p> <p>Good access and connectivity favouring the pedestrian</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	The site has good access to transport and health facilities. It also has good access to major employment sites.	
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	This permission has lapsed there has been no indication from the agent or landowners that the site is still available for development and could be delivered within the plan period.	Until a clear indication has been provided that the site is still available for development it cannot be considered available for residential development.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

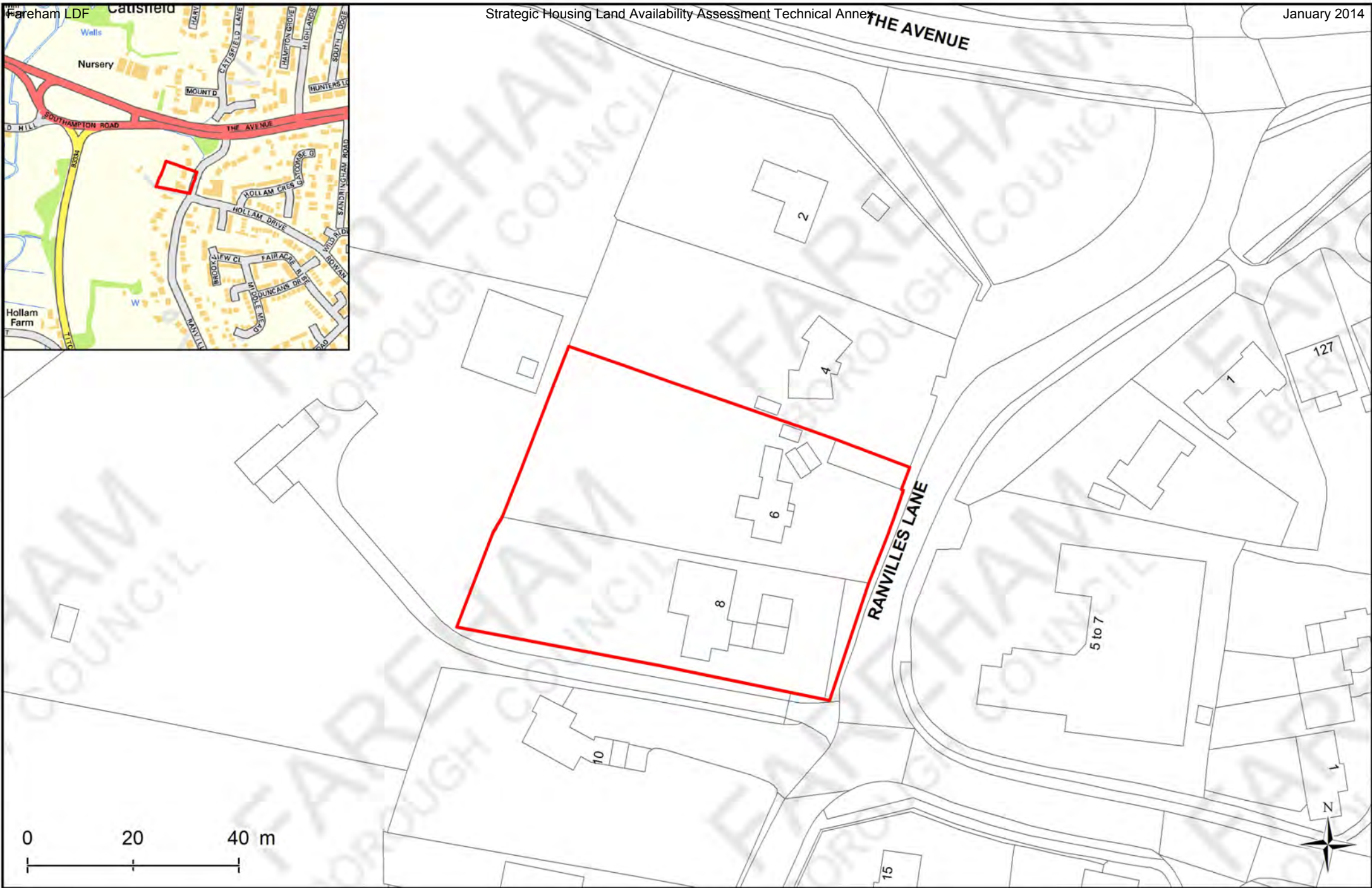
Previous Planning History

P/08/0080/FP - LAPSED - Demolition Of Existing 2 Dwellings And Erection Of 8 Dwellings With Associated Garaging And Landscaping ●●● P/07/1084/FP - REFUSED - Demolition Of Existing Two Dwellings And Erection Of Nine Dwellings With Associated Garaging & Landscaping ●●● Preapp regarding development of 24 in detached, terraced and semi-detached form

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	11
Net Gain	0	0	0	

Notes



Site ID:1096 - 6-8 Ranvilles Lane

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1127	Land south of Palmerston Avenue	Plamerston Avenue	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.11		0.11	52				16	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Predominantly Victorian residential suburb to the north of West Street	Lapsed Permission
Modest houses in short terraces – fine to very fine grain layout	Current Use
Houses to back of pavement or with very small front area (with boundary wall)	Sui Generis
Private dwelling houses, with some later infill and replacement flat blocks (in amalgamated plots or replacing other buildings)	Surrounding Use
	Mixed Inc C

Area Character

Flat topography

Consistent building line to roads throughout

Originally red brick with variation brickwork dressings to windows and doors, now with many individual houses painted, some render, clay tile and concrete interlocking tile roofs

Good quality public realm with well-defined hedge and low boundary walls to pavement edges, on-street parking

Excellent access and connectivity

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Likely negligible ecological interest within site. Would need to consider any impacts (including in-combination) on designated sites	
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	Since the lapse of planning permission, the developer has submitted a scheme which is currently undecided.	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail ERECTION OF BUILDING TO COMPRISE 16 SELF-CONTAINED RESIDENTIAL UNITS, INCLUDING ASSOCIATED CAR PARKING, LANDSCAPING AND AMENITY SPACE.
Application Reference	P/13/0532/FP	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	16	
Not Started	0	

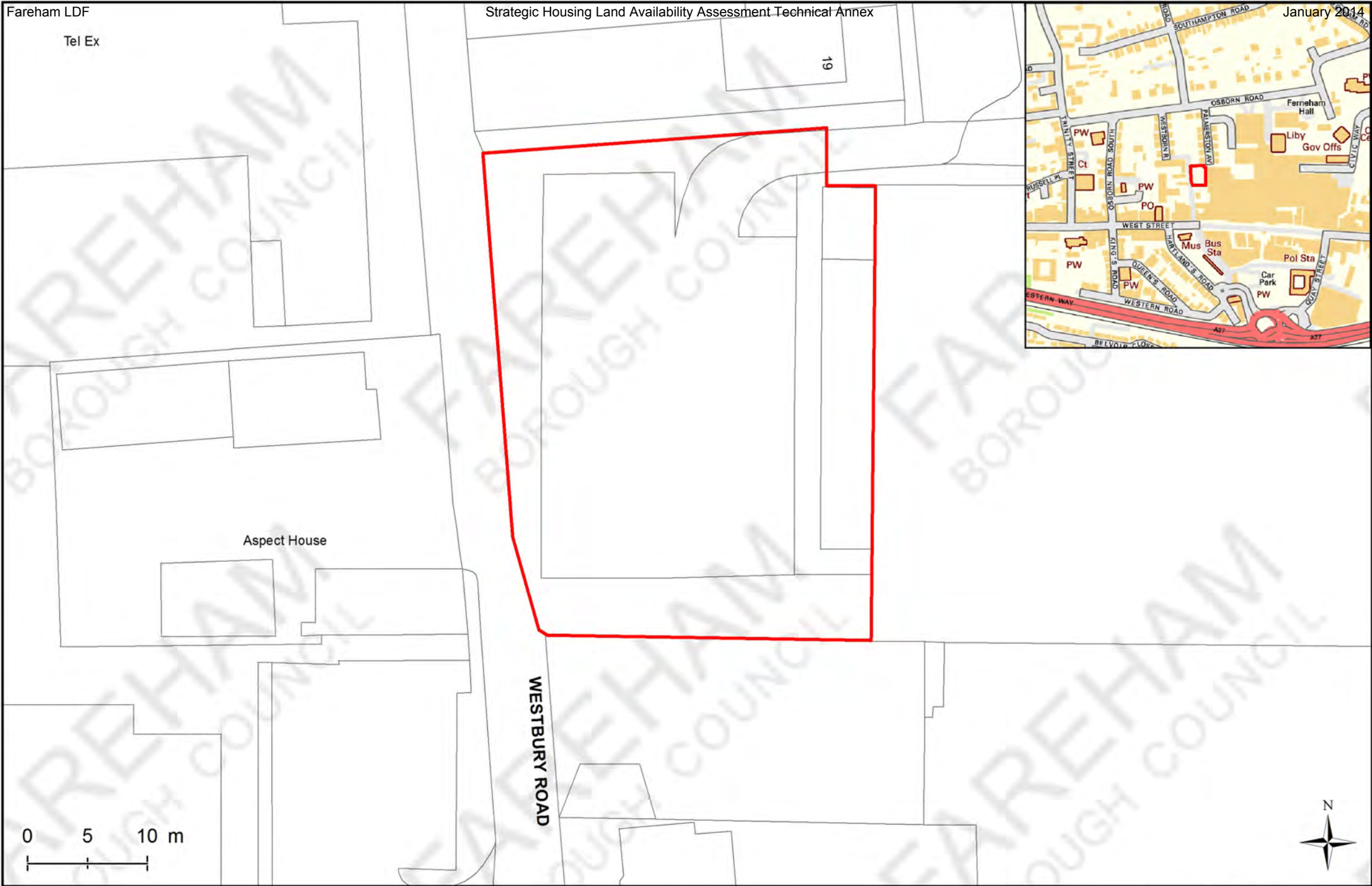
Previous Planning History

P/03/1865/FP - GRANTED SINCE LAPSED - Erect Apartment Block to Include Ten Two Bed & Six One Bed Units, Car Parking Cycle and Bin Storage

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	16	0	0	
Dwelling Loss	0	0	0	0
Net Gain	16	0	0	

Notes



Site ID:1127 - Land South of Palmerston Avenue, Fareham

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1176	St Columba Site	Hillson Drive	Fareham North West	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.31	100%	0.31	30 - 37	37					<input type="checkbox"/>
Residential Form								Design Solution	<input type="checkbox"/>
<p>Short terraces and semi-detached houses in both rectangular blocks and blocks by cul de sac roads</p> <p>Two storey houses</p> <p>Private dwelling houses, possibly some housing association</p>								Site Source	LDF Representation
								Current Use	C-Class / D-Class
								Surrounding Use	C-Class
								Area Character	<p>Inter-war and post-war development set in a relatively rigid framework of intersecting roads</p> <p>Consistently rising land form to the north up to the ridge overlooking the M27 cutting</p> <p>Consistent building lines to individual roads with houses set back in small gardens</p> <p>Red brick and clay tile</p> <p>Houses in southern section laid out in short terraces around greens, linked by footpaths and roads with wide grass verges. To the north, less public open space. Large open spaces, often tree-lined, associated with the schools in the sub-area, Strong tree belt along the railway line on the north-east boundary, Some survival of historic tree-lined field boundaries and some mature trees to rear gardens</p> <p>Wide roads, but absence of street trees throughout, some grass verges</p> <p>Good access and connectivity due to an established formal grid network of streets</p>

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The site abuts the railway line. A noise impact assessment maybe required. Mitigation against noise impacts could be employed through a considered design and use of materials.</p> <p>Significant trees to south outer boundary. Development should seek to protect these trees, where possible.</p> <p>Existing buildings would need to be assessed for bats. Railway bank to south may have potential to support protected species including reptiles, badger. An ecological survey would be required and appropriate migration measures implemented, if required.</p> <p>Site contains amenity grassland with some scrub and potential trees with limited ecological interest. Impacts to railway bank habitat (not within site boundary) should be avoided.</p> <p>Within an area of archaeological significance. Archaeological desktop assessment indicates that archaeological potential at this site is low. No overriding archaeological constraints. No archaeological mitigation needed on current information.</p>	<p>The site previously developed and located within the urban area of Fareham. It is well related to services and facilities. Minor constraints include noise issues, non-statutorily protected trees, and potential for protected species within and adjacent to the site.</p> <p>Noise issues and the impact of development on non-protected trees could be mitigated through a considered scheme design. Trees should be retained where possible which would add a positive element to the site and street scheme and could provide some degree of screen of the development and screening form the railway line. Likely negligible interest within site. There is potential for protected species within and adjacent to the site (bats and badgers) although mitigation options are available. An ecological survey and assessment would be required to determine any possible impact upon protected species. Mitigation options are available and would be required to be implemented if there is evidence of protected species.</p> <p>The issues identified above are not considered insurmountable. As such the site is considered to offer a suitable development opportunity.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is currently in use as a church and vicarage. The site owners were working in partnership with a housing association to development the site for affordable housing with some community uses, although recent indications would indicate that this is no longer a viable option and negotiations have stalled. Redevelopment of the site is dependant on the availability of an alternative site. Previous proposals to utilise a nearby site are unlikely to materialise as the landowners of the alternative site have indicated that it is no longer available for development.</p>	<p>Discussions with the agent have suggested that a development brief for the site is forthcoming. When the brief has been completed the site will be reassessed in terms of its deliverability and indicative capacity. An alternative site for the church in the locality will need to be found before redevelopment can take place. As such the site is considered to be a long term development option.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>The redevelopment of the site is dependent on the re-provision of the church/community facility. The objectives set out in Chapter 7: Facilities and Services of the Local Plan Review (2000) seek, 'To ensure that adequate provision is made for the existing and new community facilities to meet the demands of the Borough's residents.' This general approach is supported through the National Planning Policy Framework, which sets out Local Authorities' obligations to: 'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (see paragraph 70, bullet point 2). Policy CF1: Community Facilities of the draft Development Sites and Policies Plan proposes a continuation of this policy approach, restricting the loss of community facilities unless an alternative site in a suitable location or that there is no demand for that facility and has been unsuccessfully marketed. As a community facility,</p>	<p>The site is in single ownership and there are no apparent legal issue that would restrict the development of this site at this location. As a community facility, re-provision of the church will be required in line with current and emerging planning policy. This will require the acquisition of an alternative site in within the vicinity of the current church. The site promoter has suggested that the site is available but no timeframe for its release has been indicated. Negotiations are on-going regarding the acquisition of an alternative site for the church but nothing has been secured to date. The site is not considered to be available and additional evidence will be required to confirm that there is a reasonable prospect of the site coming forward within the plan period.</p> <p>The site has been put forward for a wholly affordable housing scheme. The site owners are seeking external funding, and are currently exploring funding options with registered providers. External funding will be critical to the redevelopment of the site, particularly if the proposal is</p>

re-provision of the church will be required. This will require the acquisition of an alternative site in within the vicinity of the current church.

The site promoter has suggested that the site is available but no timeframe for its release has been indicated. Negotiations are on-going regarding the acquisition of an alternative site for the church but nothing has been secured to date. Whilst the site is not considered to be immediately available, there is a reasonable prospect that the site will become available within the plan period

for a wholly affordable housing scheme. In its current form the proposed redevelopment is unviable. A detailed site viability assessment (inclusive of economic scenario testing) will need to be undertaken following the Development Site and Policies consultation.

Based on the information available, the site is not deliverable.

Planning Details

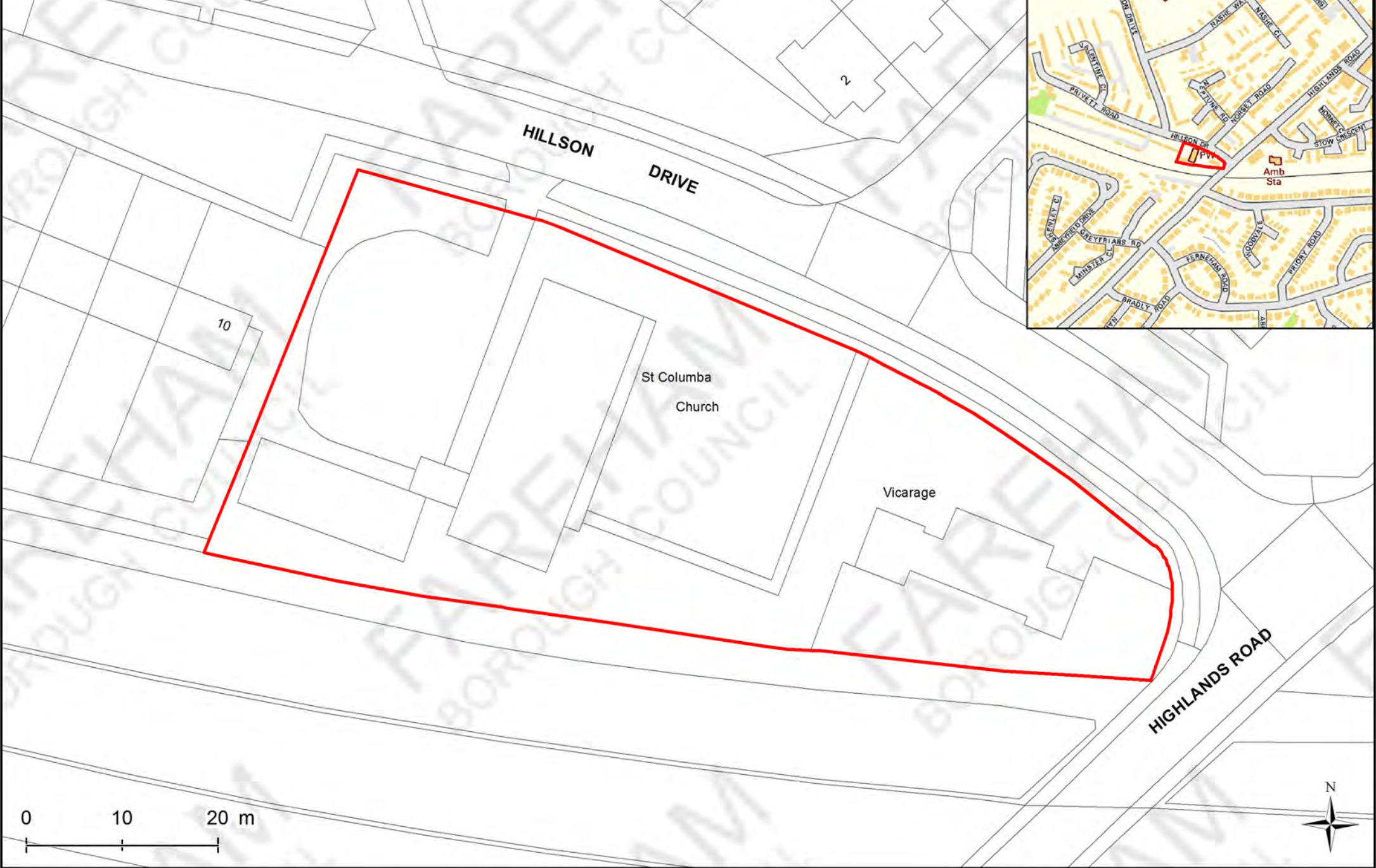
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes



Site ID:1176 - St Columba Site, Hillson Drive

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1215	Seaye House & adj. properties	Lower Quay Road	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.12	100%	0.12	35				12		<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Modest-sized, private dwelling houses in short to medium terraces and some semi-detached housing</p> <p>Terraced two storey and converted older industrial buildings.</p> <p>Consistent building line throughout, houses set back from road with small front gardens and boundary walls (most removed to provide off-road parking), long narrow gardens to rear. Fine grain rectangular block layout.</p> <p>Two storey housing</p>								SHLAA Call for Sites	
								Current Use	
								Vacant/Derelict	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Immediately post-war housing expansion</p> <p>Flat topography</p> <p>Laid out on grid pattern of narrow streets</p> <p>Red brick, pebbledash and painted render, mostly concrete interlocking tiles but some survival of natural slate and some plain machine made clay tile</p> <p>Private dwelling houses throughout</p> <p>Some good tree cover to rear gardens. A significant open green space at the water's edge running outside the study area but immediately adjacent to the sub-area and adjoining sub-area 04d</p> <p>Reasonable public realm, much on-street parking and loss of boundaries defining pavements</p> <p>Good access and connectivity due to established grid network of streets</p>									

Site Constraints	
Suitable	Suitability Constraints
<input checked="" type="checkbox"/>	<p>Site is in floodzone 1 but close to floodzones 2 and 3. Site is close to Fareham Creek with part of the site in the Environment Agency's Flood Zone maps. The site is also shown to be wholly within an area that could be affected by coastal flooding by the year 2025 according to the PUSH Strategic Flood Risk Assessment Climate Change Mapping. The site has no coastal flood defences and could be inundated. Given that the site's proximity to the high floodrisk area a Flood Risk Assessment should be prepared. Retention of the employment uses on the ground floor level would assist in reducing the vulnerability of residential units above development. A safe egress and access raised above the flood level is unlikely to be possible given the location of the site. In the absence of a raised access, an flood response plan could be prepared to the satisfaction of the local authority and emergency services. Coastal defences could be installed, however, public funding for on-going maintenance is unlikely and hard engineering solutions will have a huge negative impact on development viability and could give rise to additional impact on the ecological designations. Where appropriate and on hard surfaces, development should include sustainable urban drainage systems (SUDS). Furthermore, retention of the employment uses would reduce the adverse impacts of the development on Sustainability Objective 8.</p> <p>Existing buildings on site will require demolition. Reuse of purpose building is unlikely. Current and former industrial area, with timber yard, boat yard, and other works. Desk study required in first instance. An intrusive survey and remediation may then be required. Remedial and demolition works not likely to impact on the suitability of the site but would have implications for the viability of the development. Potential contamination may also pose a risk to nearby significant ecological receptors both water and air Bourne contamination dispersal. Any pollution impacts would be high. A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended. Impact on viability of the development will need to be considered.</p> <p>Air Quality assessment dependant on number of trips generated by this development and the potential impact on the Gosport Road AQMA 225m to the northwest. The cumulative impact of development that would generate traffic passing through the AQMA should be considered (relevant planned development including, but not limited to, Daedalus Airfield, Town Centre sites, 335-357 Gosport Road, and Bus Depot and development within the boundary of Gosport Borough).</p> <p>Noise assessment possible as other industrial units will remain nearby and the possibility of retaining employment uses on the groundfloor. This could be addressed through a considered design and use of building materials/fabric.</p> <p>Within 50 m Portsmouth Harbour SPA and Ramsar (potential for direct construction, and disturbance impacts). Within 10 km of several coastal European sites (implications for potential in combination impacts). A CEMA / remediation plan will be required to</p>
Overcoming Suitability Constraints	<p>Site is in floodzone 1 but close to floodzones 2 and 3. Site is close to Fareham Creek with part of the site in the Environment Agency's Flood Zone maps. The site is also shown to be wholly within an area that could be affected by coastal flooding by the year 2025 according to the PUSH Strategic Flood Risk Assessment Climate Change Mapping. The site has no coastal flood defences and could be inundated. Given that the site's proximity to the high floodrisk area a Flood Risk Assessment should be prepared. Retention of the employment uses on the ground floor level would assist in reducing the vulnerability of residential units above development. A safe egress and access raised above the flood level is unlikely to be possible given the location of the site. In the absence of a raised access, a flood response plan could be prepared to the satisfaction of the local authority and emergency services. Coastal defences could be installed, however, public funding for on-going maintenance is unlikely and hard engineering solutions will have a huge negative impact on development viability and could give rise to additional impact on the ecological designations. Where appropriate and on hard surfaces, development should include sustainable urban drainage systems (SUDS). Furthermore, retention of the employment uses would reduce the adverse impacts of the development on Sustainability Objective 8.</p> <p>Existing buildings on site will require demolition. Reuse of purpose building is unlikely. Current and former industrial area, with timber yard, boat yard, and other works. Desk study required in first instance. An intrusive survey and remediation may then be required. Remedial and demolition works not likely to impact on the suitability of the site but would have implications for the viability of the development. Potential contamination may also pose a risk to nearby significant ecological receptors both water and air Bourne contamination dispersal. Any pollution impacts would be high. A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended. Impact on viability of the development will need to be considered.</p> <p>Air Quality assessment dependant on number of trips generated by this development and the potential impact on the Gosport Road AQMA 225m to the northwest. The cumulative impact of development that would generate traffic passing through the AQMA should be considered (relevant planned development including, but not limited to, Daedalus Airfield, Town Centre sites, 335-357 Gosport Road, and Bus Depot and development within the boundary of Gosport Borough).</p> <p>Noise assessment possible as other industrial units will remain nearby and the possibility of retaining employment uses on the groundfloor. This could be addressed through a considered design and use of building materials/fabric.</p> <p>Likely negligible ecological interest within site. Would need to consider impacts (including in-combination) on designated sites at the nearby Portsmouth SPA, Ramsar, SSSI. A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended. Appropriate ecological assessment and mitigation is required for example through Timing construction to avoid sensitive periods, the use of appropriate</p>

prevent pollutants entering pathways. Surface water controls recommended. Within 50 m Portsmouth Harbour SSSI. A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended. Buildings would need to be assessed for bats.

Rope Walk Cottage (grade II listed) located circa 7m north of the site boundary. A number of other listed building are located further to the north of the site. Given the site's proximity to the listed buildings the design of a scheme would be regarded to respect its setting and character and should be of high quality design. Site is adjacent to Town Quay Conservation Area. The development would be visible from the western side of Town Quay. The site forms part of the context of the conservation area which would require high quality design, sympathetic to the setting of the conservation area and its assets.

screening materials d sympathetic building design (including building heights) Soil sampling is required to determine the extent of contamination and A CEMP would be required to prevent contamination during remediation and construction phases. Any proposal would need to consider any impacts (including in-combination) on designated sites. Potential for ecological enhancements on site (e.g. habitat/feature creation). The site is adjacent to a Biodiversity Opportunity area and Biodiversity Action Plan area (Flood Plain Grazing Marsh). Where possible, development should seek to enhance these features.

The site is adjacent to Town Quay Conservation Area and Rope Walk Cottage. Additional listed buildings are located further to the north. The site is visible from the western end of Town Quay and provides the context and setting for the conservation area and listed buildings. It will therefore be imperative that the scheme design is of high quality and developed in such to respect its setting and character of the heritage assets in its vicinity.

Available

Availability Constraints

Overcoming Availability Constraints



This site is vacant although there has been no recent developer interest toward the redevelopment of the site for housing.

Achievable

Achievability Constraints

Overcoming Achievability Constraints



The site is in single ownership and there are no apparent legal issues that would restrict the release of this site for residential redevelopment.

This site is vacant. There has been no interest for alternative business occupation to date; residential or mixed use development may therefore be considered appropriate. The Council's policy as set out in the Local Plan Review (2000) is to restrict the loss of B-use employment sites; this approach has been carried forward into draft Policy ED1 of the draft Development Sites and Policies Plan. The Council will take a proactive approach to change of use of B uses. This site is a Category B employment site. The draft Development Sites and Policies Plan identifies the employment area for protection for its current use. However, given that Fareham Borough is oversupplied in terms of its capacity to accommodate B2 uses, the loss of this site to residential uses could be considered acceptable. Where possible, the opportunity to retain some ground floor employment uses should be explored.

No information submitted by site promoter regarding economic viability. Potential remedial works and demolition costs could have implications for the viability of the development, particularly as the capacity of the site is small. A detailed site viability assessment (inclusive of economic scenario testing) will be undertaken following the Development Site and Policies consultation. Notwithstanding the unknown issues identified above, the site could be considered deliverable.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

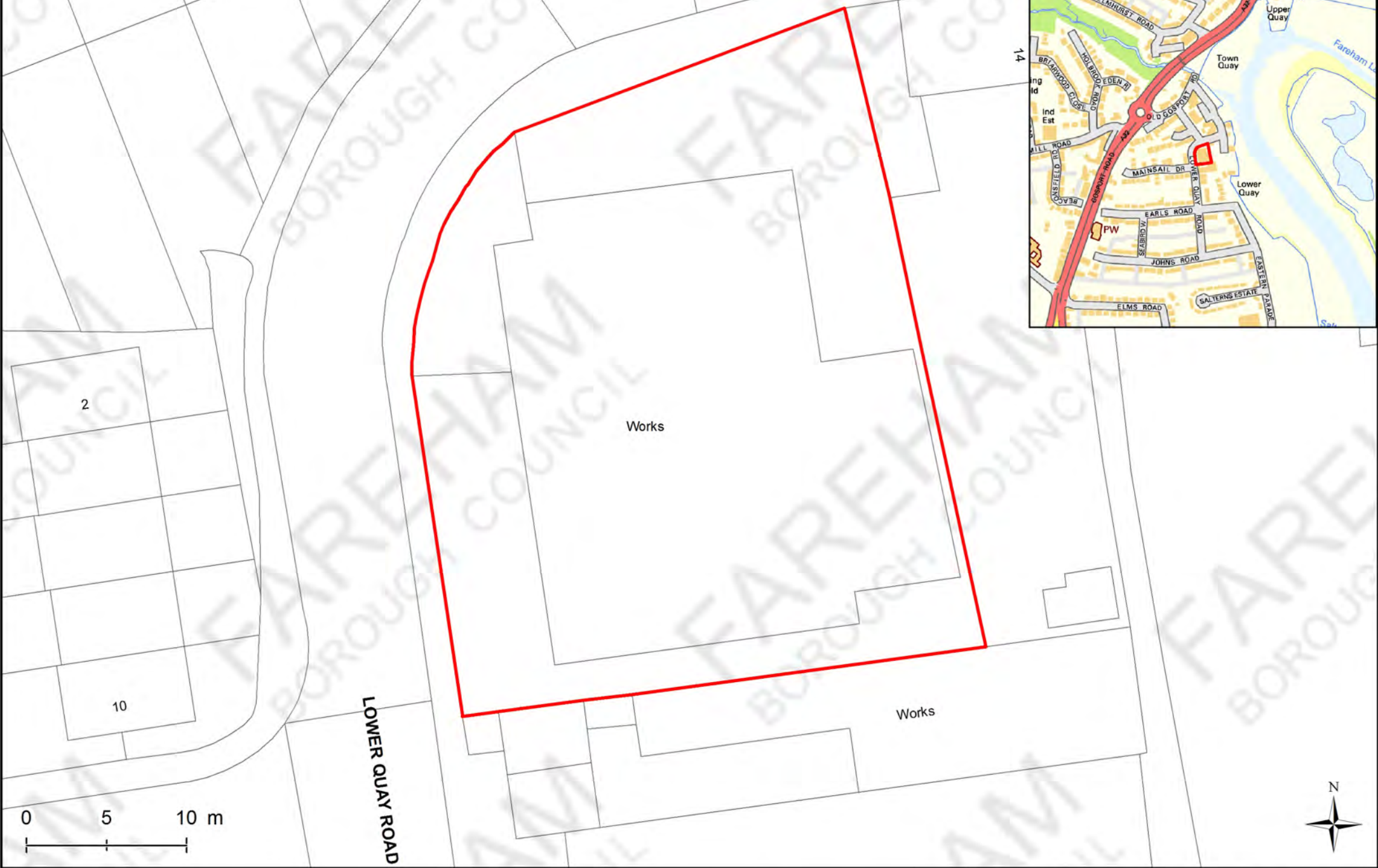
Pre-app enquiry in 2010 for residential development and offices ●●● Pre-app enquiry in 2008 for redevelopment

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	12
Net Gain	0	0	0	

Notes

Viability study for a flatted housing scheme contends that the site is currently not viable due to the existing use value.



Site ID:1215 - Seaeve House, Lower Quay Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1227	42-46 Ranvilles Lane	Ranvilles Lane	Titchfield	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.503	100%	0.5	12 - 35	20	10	10			<input type="checkbox"/>
Residential Form								Design Solution	
<p>Generally large detached houses set in generous plots</p> <p>Houses generally follow a consistent building line set back from the lane and screened by large hedges and tree-lined boundaries (with the exception of the historic development in Catisfield Conservation Area)</p> <p>Mixed of single storey and two storey detached dwellings in linear form.</p> <p>Modern houses are two storey, some of the older historic buildings are two and a half storeys</p>								Site Source	
								SHLAA Call for Sites	
								Current Use	
								C-Class	
Surrounding Use									
C-Class / Agricultural									
Area Character									
<p>The historic settlement of Catisfield (focused on the junction of Catisfield Lane and Fishers Hill which is also a designated Conservation Area) stretches south along Catisfield Lane. The character area is split by the A27 and continues as Ranvilles Lane to the south of this road which has similar characteristics</p> <p>The character area is perched on the eastern edge of the valley of the River Meon and is divided on an east west axis by the shallow cutting of the A27.</p> <p>A variety of materials but mostly red brick unpainted (with some good examples of historic brickwork) and painted, and a mix of clay tile and slate for roofs. Other materials are seen, particularly modern interlocking tiles, but they do not dominate</p> <p>Private dwelling houses throughout</p> <p>There is very limited public open space directly relating to the character area (although there are large areas adjacent to the boundary) but generous areas of private open space in the form of large front and rear gardens to houses</p> <p>There is good tree cover throughout with some excellent survivals of older trees to the historic core which greatly add to the character of this section of the character area. Elsewhere there are mature trees to boundaries front and back and in the large gardens to houses</p> <p>Good quality public realm with limited through traffic allow lanes to be shared pedestrian spaces almost throughout</p> <p>Good access and connectivity favouring the pedestrian</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Existing buildings.	Removal and demolition of three properties will be required this will impact upon the viability of the site.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Multiple ownerships and land assemblage issues; current landowners have not indicated that the land is available for development.	Until a clear indication by land owners has been made regarding the disposal of the site for housing it must be assumed that the site is not currently available.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden / Brownfield	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

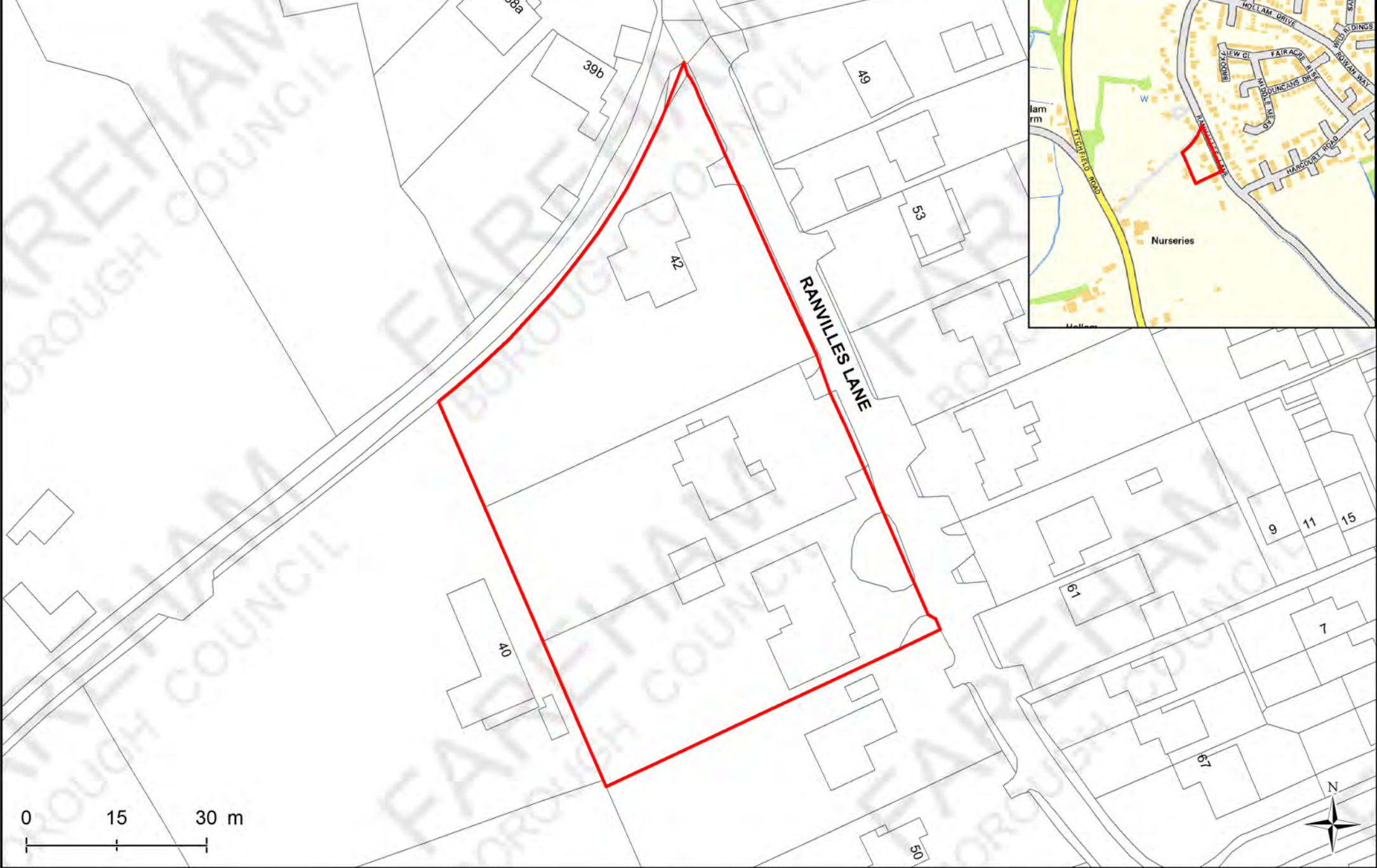
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes

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Site ID:1227 - 42-46 Ranvilles Lane, Fareham

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1259	Hope Lodge	Fareham Park Road	Fareham North West	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.41	100%	41	10 - 30	15					<input type="checkbox"/>
Residential Form								Design Solution	
<p>Residential development to the south and west. Large low density residential dwellings to north and west. Higher density terraced housing to south.</p> <p>Short terraces and semi-detached houses in both rectangular blocks and blocks by cul de sac roads</p> <p>Two storey houses</p> <p>Private dwelling houses, some housing association and council housing stock</p>								Site Source	
								Pre App	
								Current Use	
								C-Class / Agricultural	
Area Character								Surrounding Use	
<p>Residential dwellings to and curtilage and open storage facilities, countryside and M27 motorway corridor to the north of the site (circa 150m from site boundary).</p> <p>Inter-war and post-war development set in a relatively rigid framework of intersecting roads</p> <p>Consistently rising land form to the north up to the ridge overlooking the M27 cutting</p> <p>Consistent building lines to individual roads with houses set back in small gardens</p> <p>Red brick and clay tile</p> <p>Houses in southern section laid out in short terraces around greens, linked by footpaths and roads with wide grass verges. To the north, less public open space. Large open spaces, often tree-lined, associated with the schools in the sub-area, Strong tree belt along the railway line on the north-east boundary, Some survival of historic tree-lined field boundaries and some mature trees to rear gardens</p> <p>Wide roads, but absence of street trees throughout, some grass verges</p> <p>Good access and connectivity due to an established formal grid network of streets</p>								C-Class / Natural Greenspace	

Site Constraints

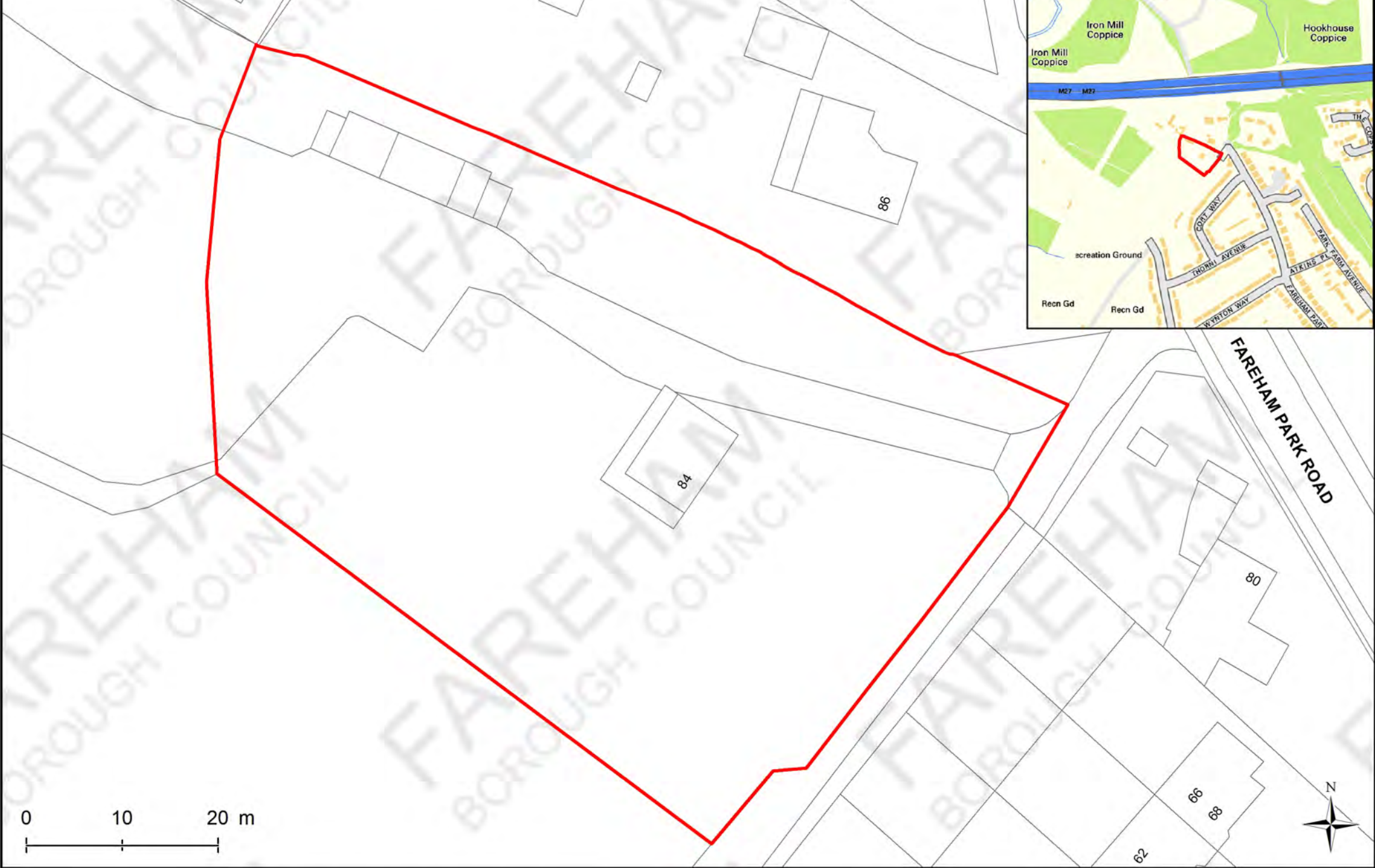
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Close to a SINC although this located to the north of the motorway which is likely to limit the impact/interaction between wildlife at the SINC and any potential residential development.</p> <p>Site development may have impacts on protected species. An ecological survey would be required to determine whether any protected species will be affected by development at this location. Any direct impacts upon designated sites and protected species would need to be mitigated.</p> <p>TPOs located to the north of the site. Where possible, trees should be retained. Any planning application should be supported by a Tree Impact Assessment. The TPO trees are located toward the boundary of the sites which would limit the impact of any potential development on the trees.</p> <p>Part of site to south west within Mineral Safeguarding Area (see policy S15 of the Hampshire Minerals and Waste Core Strategy). Consultation with Hampshire County Council indicates that prior extraction of the deposits is not a requirement. Will not impact upon the suitability of the site for housing.</p> <p>Part developed site on edge of urban area, impact dependant on design. Boundary treatments could reduce any possible impact on the landscape at this urban edge location. Noise impact assessments may be required due to location.</p>	<p>The site is considered suitable for residential development. Ecological designations, archaeological interest, TPOs and landscape impacts are highlighted as minor constraint to the redevelopment of the site. Proposals would need to include Heritage statement that addresses archaeology. This should be developed in consultation with Hampshire County Council's heritage team. These constraints are not insurmountable as mitigation options are available. The existing dwelling and surrounding garden should be surveyed and assessed to determine their capacity to support protected species. Whilst evidence of protected species may not restrict the overall suitability of the site - the provision of replace habitat and/or species relocation may impact upon the timing of delivery.</p> <p>Whilst the above constraints have been identified they are not insurmountable as feasible mitigation options have been identified.</p>
<input checked="" type="checkbox"/>	<p>Availability Constraints</p>	<p>Overcoming Availability Constraints</p>
<input checked="" type="checkbox"/>	<p>Achievability Constraints</p> <p>The site has a single landowner who has indicated a willingness to redevelop the site for residential uses. A detailed site viability assessment was undertaken, the results show that the scheme is marginal where the build costs are higher and viable where these costs can be reduced. There are minimal issues surrounding the deliverability of the site. As such it is considered to be a short term development option.</p>	<p>Overcoming Achievability Constraints</p>

Planning Details		
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden / Brownfield /	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	0	

Previous Planning History
P/13/0059/OA - GRANTED SUBJECT TO S106 - PROPOSED REDEVELOPMENT BY THE ERECTION OF SEVEN 4-BEDROOMED DETACHED HOUSES (OUTLINE APPLICATION) ●●● Pre-app regarding potential residential redevelopment of the site.

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	6	0	0	
Dwelling Loss	1	0	0	0
Net Gain	5	0	0	

Notes
Additional Application for 14 2-bed dwellings currently at Appeal stage. Follow-up will be conducted and records updated accordingly.
Transport and utilities capacity will need to be determined in consultation with the relevant providers, although the promoters of the site have suggested that utility provision is unlikely to be problematic.



Site ID:1259 - Hope Lodge, Fareham Park Road

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Site Details									
SHLAA Ref	Site Name	Site Address		Ward			Settlement Area		
1286	Russell Place	Russell Place		Fareham North			Fareham		
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
1.35		1.35	52				48	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Predominantly Victorian residential suburb to the north of West Street Modest houses in short terraces – fine to very fine grain layout Private dwelling houses, with some later infill and replacement flat blocks (in amalgamated plots or replacing other buildings)								DSP Plan Site	
								Current Use	
								Mixed Inc C-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
Flat topography Consistent building line to roads throughout; houses to back of pavement or with very small front area (with boundary wall) Originally red brick with variation brickwork dressings to windows and doors, now with many individual houses painted, some render, clay tile and concrete interlocking tile roofs Two storey, with some roof space conversion shown by roof-lights Narrow, deep, private gardens with some modest trees, Larger trees to the northern edge shared with Fareham Leisure Centre (sub-area TCAF9d) Good quality public realm with well-defined hedge and low boundary walls to pavement edges, on-street parking Excellent access and connectivity throughout									

Site Constraints

Suitable



Suitability Constraints

Soil sampling will need to be done to ascertain whether contamination is an issue, and if so what level of remediation is required. Any development will need to be well designed to take account of the parking requirements of the existing commercial and residential properties in the surrounding area.

Likely negligible ecological interest within site (any bats may be able to be mitigated within the development). Would need to consider any impacts (including in-combination) on designated sites.

Overcoming Suitability Constraints

The site is considered suitable for residential development; although a contamination assessment is necessary given the previous uses such as garages, undertakes and dries cleaners. Depending on the findings of the assessment suitable mitigation will be required. Any proposal will need to take account of the amenity of surrounding commercial and residential properties, most importantly access and parking.

Available



Availability Constraints

Protyre centre is a modern unit and occupied and therefore not considered to be genuinely available at the current time. The private car parking areas may be part of the lease arrangements on the buildings fronting West Street, so again may not be available for development. Any development here is considered a long term prospect.

Overcoming Availability Constraints

Ownership fragmentation is likely to constrain the release of this site. Unclear if development aspirations of various landowners will align.

Achievable



Achievability Constraints

The presence of a number of trading businesses means acquiring the land to undertake comprehensive redevelop would be expensive and would seriously impact on achievability.

Overcoming Achievability Constraints

Independent assessment showed site to be unviable, mainly due to existing use values and multiple land ownership issues. It must be demonstrated that proposed use value exceeds current use values before the site can be considered a viable development option.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

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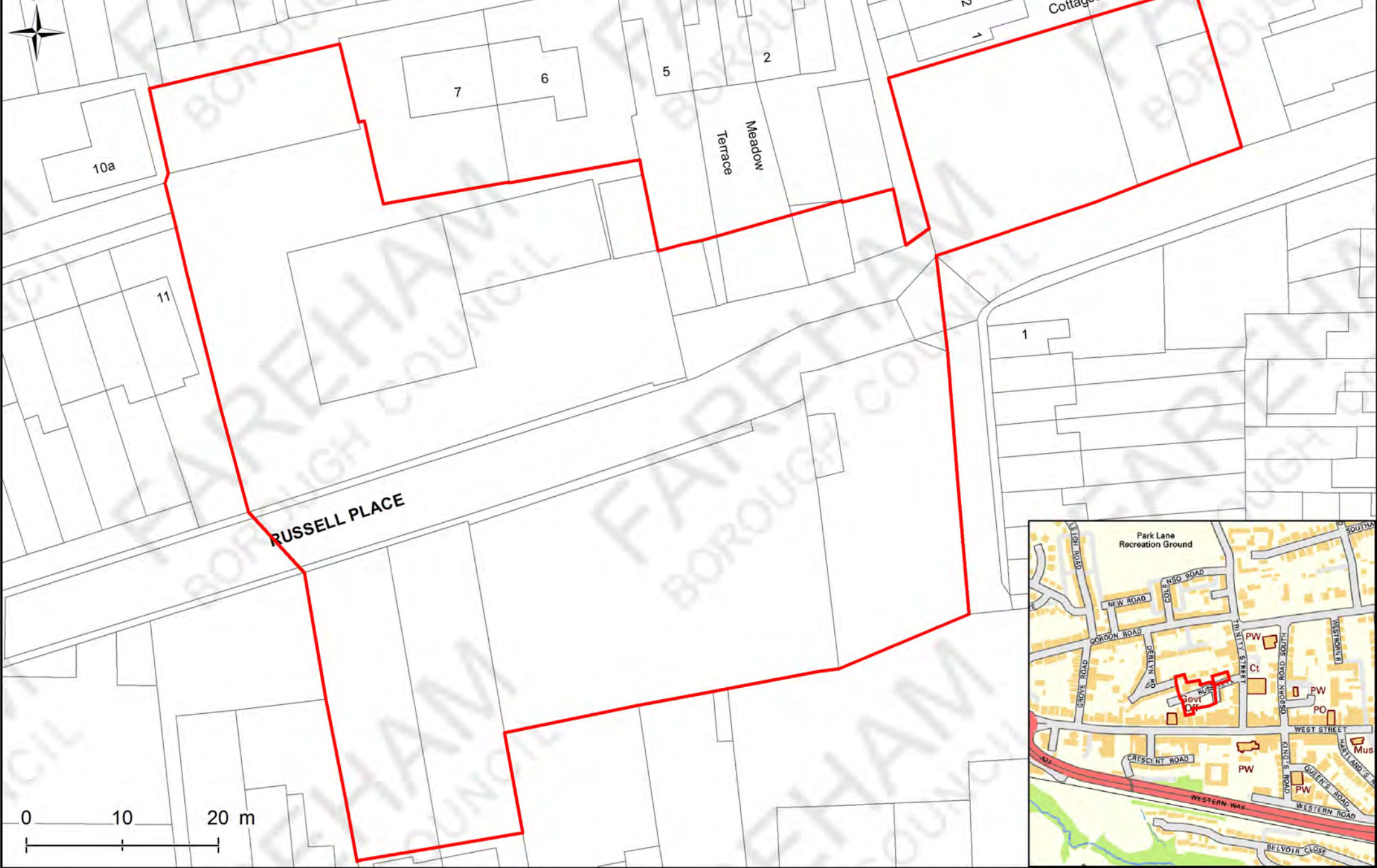
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	48
Net Gain	0	0	0	

Notes

This site is identified as a potential development area as part of the Development Site and Policies Plan. It is acknowledged that the redevelopment of this site is speculative, however, the Council is keen to deliver this site and further work is underway to support development. The uncertainty surrounding the site is reflected by the site not forming part of the overall housing supply.

The site is considered potentially deliverable in the long term depending on the land ownership issues being resolved. The land assembly is likely to be complicated and lengthy, but a scheme could be pulled together in a more buoyant market.



Site ID:1286 - Russell Place

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1294	45-47 West Street	West Street	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.04		0.04	30-53				9	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Flats over shops.								Planning Permission	
								Current Use	
								A-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Commercial shopping and retail core forming the town centre</p> <p>Slightly sloping south with some variation in level accommodated within developments</p> <p>Large footprint buildings and undercover retail premises almost throughout, with limited survival of historic West Street - coarse and tight grain.</p> <p>Buildings lines consistent to West Street, varying roof forms, with many flat roofed areas, modern parapets and mansard-type roofs</p> <p>Wide variation in materials; stock bricks, various colours and textures, render, painted brick and modern uPVC and aluminium cladding systems. Natural slate and clay tile is seen on older buildings</p> <p>Two and three storey buildings, some use of roof spaces (dormers) for second storey, otherwise mostly hidden or false roofs</p> <p>Almost exclusively commercial uses; 'High Street' retailers, banks and restaurants, bars, clubs and cinema</p> <p>Almost no street trees or green public or private spaces</p> <p>A good quality public realm in places, with formal squares and wide pavements</p> <p>Very good access and connectivity throughout</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Likely negligible ecological interest within site.	
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail ERECTION OF FOUR STOREY BUILDING COMPRISING GROUND FLOOR RETAIL UNIT WITH NINE RESIDENTIAL UNITS ABOVE WITH ASSOCIATED BIN AND CYCLE STORAGE (FULL RENEWAL OF P/06/0123/FP)
Application Reference	P/10/1111/FR	
Permission Lapse Date	21/06/2014	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	9	

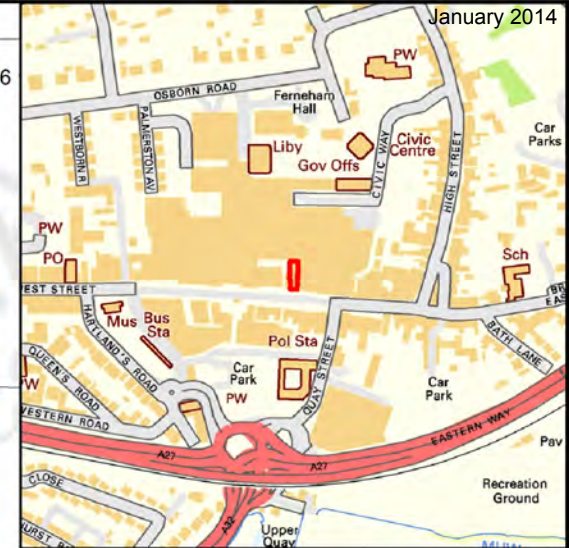
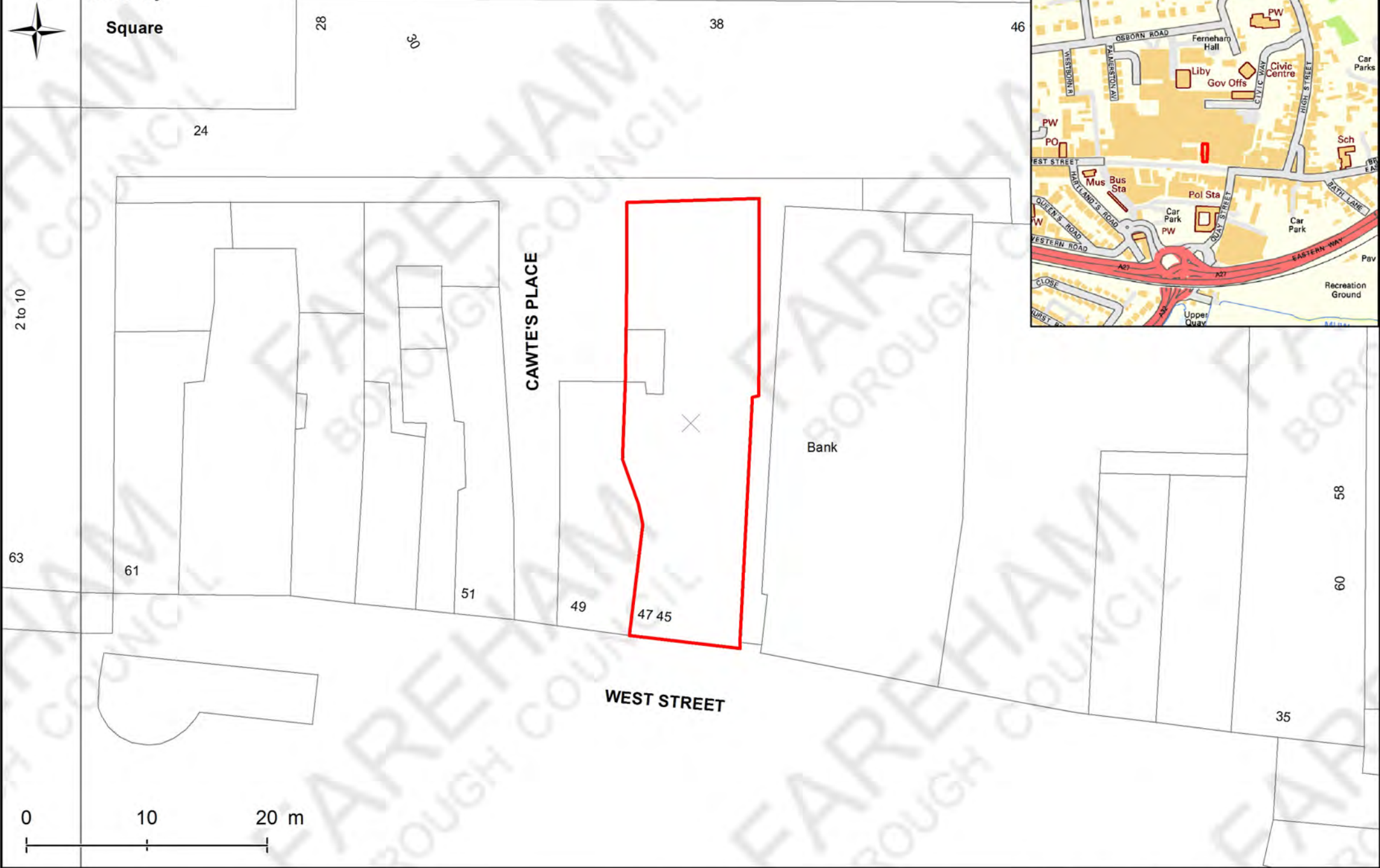
Previous Planning History

P/06/0123/FP GRANTED & RENEWED Erection of Four Storey Building comprising Ground Floor Retail Unit with 9No. Residential Units above with Associated Bin and Cycle Storage ●●● P/05/0120/FP - Erection of Four Storey Building comprising Ground Floor Retail, 7No Residential Units above following Demolition of Existing Retail Unit (GRANTED, SINCE LAPSED 21/04/2010)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	9	0	
Dwelling Loss	0	0	0	0
Net Gain	0	9	0	

Notes



Site ID:1294 - 45-47 West Street, Fareham

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1309	142 - 144 West Street	West Street	Fareham East	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.15	100%	0.15	53	60	9	9			<input type="checkbox"/>
Residential Form									Design Solution
Predominantly flats above shops fronting West Street. Semi detached and terraced properties to the south.									<input type="checkbox"/>
									Site Source
									SHLAA Call for Sites
									Current Use
									B-Class / A-Class
Surrounding Use									
									Mixed Inc C-Class
Area Character									
<p>Secondary commercial and shopping core of town</p> <p>Flat topography</p> <p>A mix of small (usually retrofitted) and medium-scale retail units, some with wide amalgamated shopfronts, but fine grain becoming coarser further west</p> <p>Building line is more varied on travelling further west. Back of pavement to secondary commercial core and former gardens (some surviving) laid over to parking further west</p> <p>Much painted brick and render, uPVC windows and shopfronts. Mix of clay tile and slate with some modern flat roofs terminated to roadside with parapets</p> <p>Mix of two and three storey buildings and some use of roof spaces (dormers) for accommodation/storage</p> <p>Commercial mix of independent retailers and local services with residential units above</p> <p>Very limited tree cover, a small number of street trees and almost no public or private green space (with the exception of the churchyard)</p> <p>Wide street and pavements with some on-street parking</p> <p>Very good access and connectivity</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>Shared access issues. Comprehensive development is constrained by the multiple ownerships (3 parties).</p> <p>Although availability of access to site is unclear, the site is being marketed currently for sale through Vail Williams.</p>	<p>It is assumed by the site promoter that the access is owned by the adjacent church. At present it is unclear whether the owners of the access would be willing to consider shared access arrangements for the site. Until access arrangements are reconciled and buy-in by interested parties can be assured the site is not considered to be available for redevelopment.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>Site considered unviable.</p>	

Planning Details

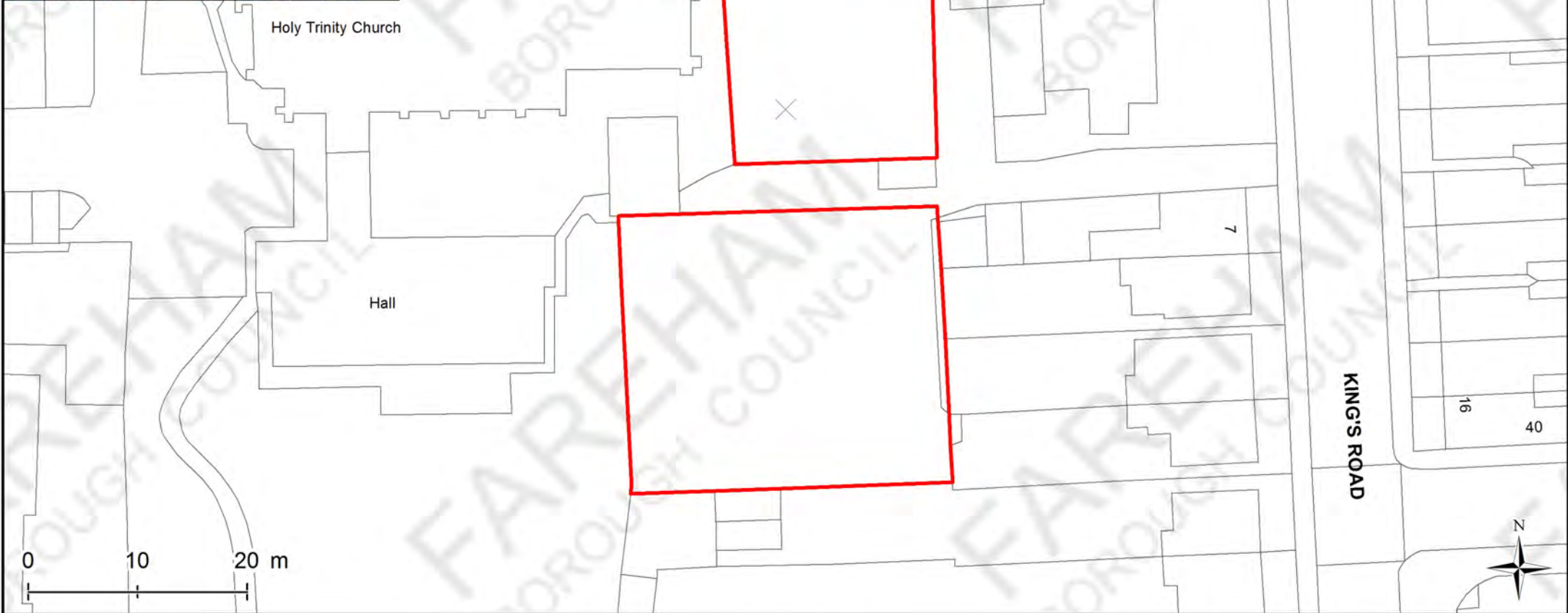
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	9
Net Gain	0	0	0	

Notes



Site ID:1309 - 142-144 West Street

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Site Details										
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area						
1316	Collingwood House	Gibraltar Close	Fareham North West	Fareham						
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>	
0.29		0.29	37				40	Design Solution	<input checked="" type="checkbox"/>	
Residential Form								Site Source		
<p>Small to medium-sized housing estate</p> <p>Short terraces of houses grouped around pedestrian greens with small front and rear gardens backed onto open areas of parking and garaging.</p>								Strategic Housing		
								Current Use		
								C-Class		
								Surrounding Use		
								C-Class / A-Class / B-Class		
Area Character										
<p>Relatively flat topography</p> <p>Quite fine grain with cul de sacs.</p> <p>Consistent building lines to groups help to define the open spaces between</p> <p>Pink and buff bricks with brown concrete interlocking tiles to roofs</p> <p>Two storey houses</p> <p>Local authority housing</p> <p>A high degree of public open green space between houses and in the courts. Some front gardens have hedges</p> <p>Grass verges throughout, some street trees, parking in courts</p> <p>Reasonable access and connectivity, however the railway line to the south is a significant barrier to connectivity</p>										

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

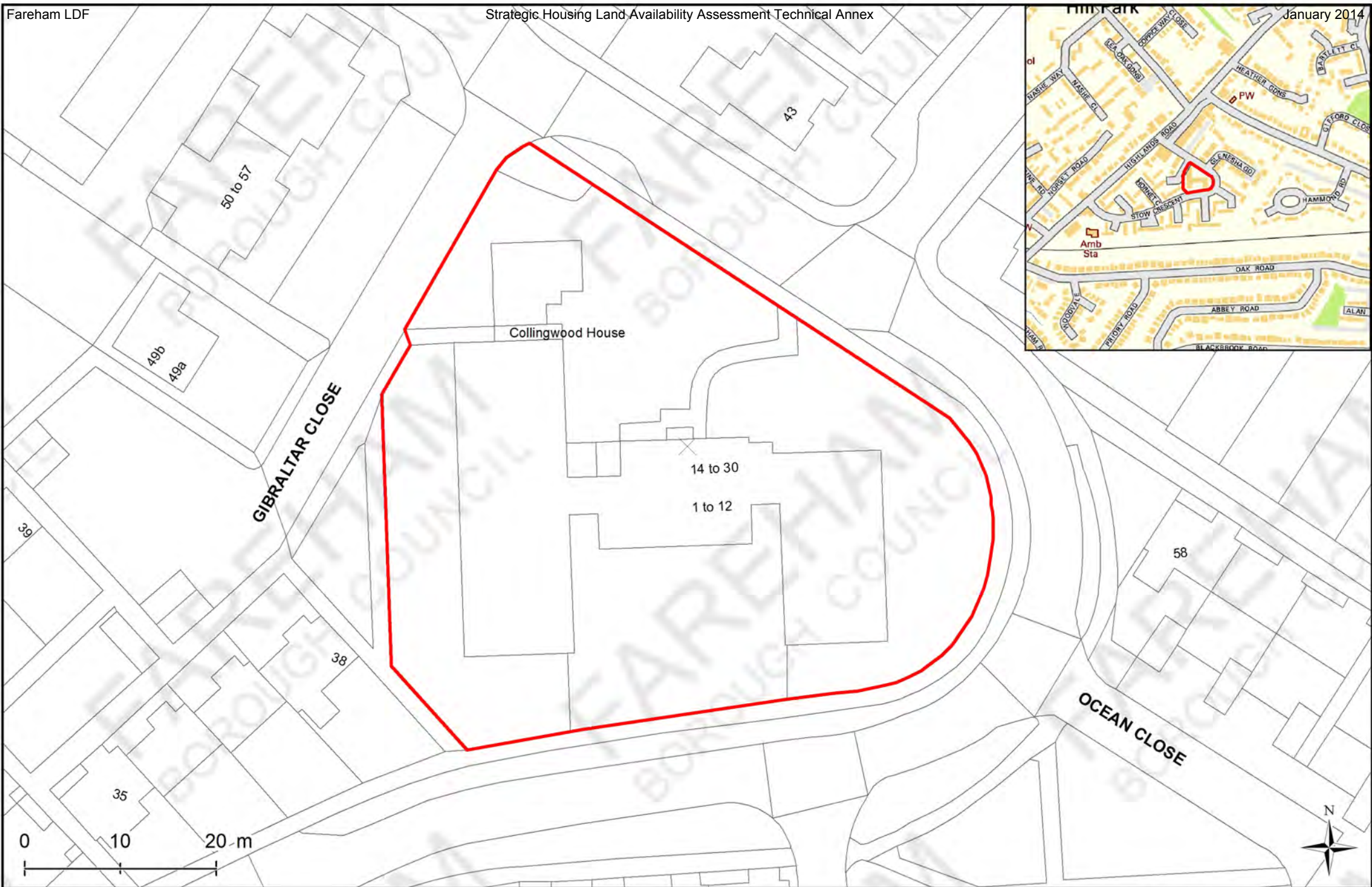
Planning Status	Full Permission	Application Detail Demolition of existing Collingwood House & adjacent annex building including part stopping up of Gibraltar Close and construction of 40 unit elderly persons sheltered housing scheme including associated ancillary facilities, landscaping & car parking areas with provision of new access road to Gibraltar Close.
Application Reference	P/12/0470/FP	
Permission Lapse Date	04/09/2015	
Land Type		
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	40	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	40	0	0	
Dwelling Loss	34	0	0	0
Net Gain	6	0	0	

Notes



Site ID:1316 - Collingwood House

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1318	175 Gordon Road	Fareham	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.1		0.1	25-100				9	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Predominantly Victorian residential suburb to the north of West Street Private dwelling houses, with some later infill and replacement flat blocks (in amalgamated plots or replacing other buildings)								Refused Permission	
								Current Use	
								B-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
Flat topography Modest houses in short terraces – fine to very fine grain layout Consistent building line to roads throughout; houses to back of pavement or with very small front area (with boundary wall) Originally red brick with variation brickwork dressings to windows and doors, now with many individual houses painted, some render, clay tile and concrete interlocking tile roofs Two storey, with some roof space conversion shown by roof-lights Narrow, deep, private gardens with some modest trees, Larger trees to the northern edge shared with Fareham Leisure Centre (sub-area TCAF9d) Good quality public realm with well-defined hedge and low boundary walls to pavement edges, on-street parking Excellent access and connectivity throughout									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input type="checkbox"/>	Development of this site in isolation is considered piecemeal development that would compromise the comprehensive development of the wider Fareham Railway Station site.	Development of the wider station site required to bring this site forward.
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

P/11/0930/OA - REFUSED - Demolition of existing factory unit and erection of 6 flats (Outline Application) ●●● P/10/0738/OA - REFUSED - Demolition Of Existing Factory Unit And Erection Of Nine Flats (Outline Application) ●●● P/00/0566/FP GRANTED SINCE LAPSED Erection of Six Flats and Associated Car Parking and Bin Store ●●● P/98/0427/FP WITHDRAWN Demolition of Existing Industrial Building and Erection of Eight Flats ●●● P/97/0629/FP WITHDRAWN Erection of six dwellings ●●● P/95/1321/FP GRANTED IMPLEMENTED Erection of two storey office building.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	9
Net Gain	0	0	0	

Notes



Site ID:1318 - 175 Gordon Rd

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1381	Croft House	Redlands Lane	Fareham South	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.32	100%	0.32	30-40	46	15	15			<input type="checkbox"/>
Residential Form								Design Solution	
<p>Short and medium terraces of houses, some semi-detached and some detached bungalows and houses, creating a medium to fine scale grain.</p> <p>Houses set back from the road with small front gardens often converted to parking with the front boundary wall removed</p> <p>Two storey, some flat blocks at three storey</p> <p>Mix of old terraced, detached and semi-detached dwellings in linear and cul-de-sac form. 2 & 3 storey. No overall prevailing character.</p>								Site Source	
								SADM Call for Sites 2011	
								Current Use	
								D-Class (D1 - Day Centre)	
Area Character								Surrounding Use	
<p>Large area of inter-war and post-war expansion shaped, in part, by the railway</p> <p>Land rising very gently from south to north</p> <p>Consistent building line to terraces and streets. Streets laid out in grids.</p> <p>Red brick and painted pebble-dash, concrete interlocking clay tiles and some decorative interlocking tiles to projecting bays</p> <p>Almost entirely residential with small local parades of shops servicing large areas of private and local authority housing. Some isolated flat development</p> <p>Large tree belts on recreation grounds and the railway line running along the eastern boundary. Long, narrow private gardens, mostly laid to lawn with limited mature tree cover</p> <p>Wide roads, some with grass verges and street trees.</p> <p>Good access and connectivity due to established grid network of streets</p>								C-Class	

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The requirement to provide an Air Quality Impact Assessment will be dependent on the annual average daily traffic (AADT) along the A27 and whether the development is likely to result in a significant change in AADT or vehicle speeds. Mitigation options may need to be explored based on any requirement for an Impact Assessment. A considered design and layout of any potential development is likely to be capable of resolving these issues; this would be addressed at the planning application stage. A noise impact assessment will be required to ensure that the amenity of any future residents is not adversely affected by noise issue. Appropriate mitigation options will need to be considered. Intrusive noise issues could be addressed through a considered layout and building design.</p> <p>The site history shows possible former industrial uses. The following uses have been highlighted as potential sources of contamination. Possible former industrial uses include: Garage/ car repair, electric sub-station, small part of site adjacent to a former development called "The Nissan Huts". A desk study and site investigation would be required with any planning application and an appropriate remediation strategy devise if contamination is shown to be evident.</p> <p>Limited ecological interest within the site. Development may impact upon protected and is close to playing fields to the west which are identified as a qualifying feature of the Portsmouth Harbour, Chichester Harbour and Langstone Harbour SPAs due to the habitat support waders and Geese. The site is screened from this area by surrounding residential development but the potential for disturbance at the construction phase remains. Mitigation options are available to overcome these impacts: demolition and construction should be limited to non-sensitive periods and building heights controlled to limit impact on these sensitive habitats.</p>	<p>Minor constraints regarding air quality, protected trees and noise impact are highlighted. Limited ecological interest within the site. Development may impact upon playing fields to the west which are identified as a qualifying feature of the Portsmouth Harbour, Chichester Harbour and Langstone Harbour SPAs due to the habitat support for Waders and Geese. The site is screened from this area by surrounding residential development but the potential for disturbance at the construction phase remains. Mitigation options are available to overcome these impacts: demolition and construction should be limited to non-sensitive periods and building heights controlled to limit impact on these sensitive habitats.</p> <p>TPO493 on outer eastern boundary and Hampshire County Council trees are located to the west and eastern boundary. Development proposals will require a tree assessment to be completed in consultation with the Council's tree officer. Where possible and feasible, trees on the site should be retained.</p> <p>Whilst, the constraints above are considerable they are not insurmountable as appropriate mitigation options are available. The site therefore is considered suitable for residential development.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is still in operation but has been declared surplus to requirement from April 2012. The delivery of the site is not expected until 2016 to allow time to secure planning consent and commencement of development.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site has a single landowner who has indicated a willingness to redevelop the site for residential uses. Transport and utilities capacity will need to be determined in consultation with the relevant providers. A viability assessment will be required. However, assuming an improvement in current market conditions and the delivery timeframe for the site (post 2015) the site is likely to be a viable development option.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

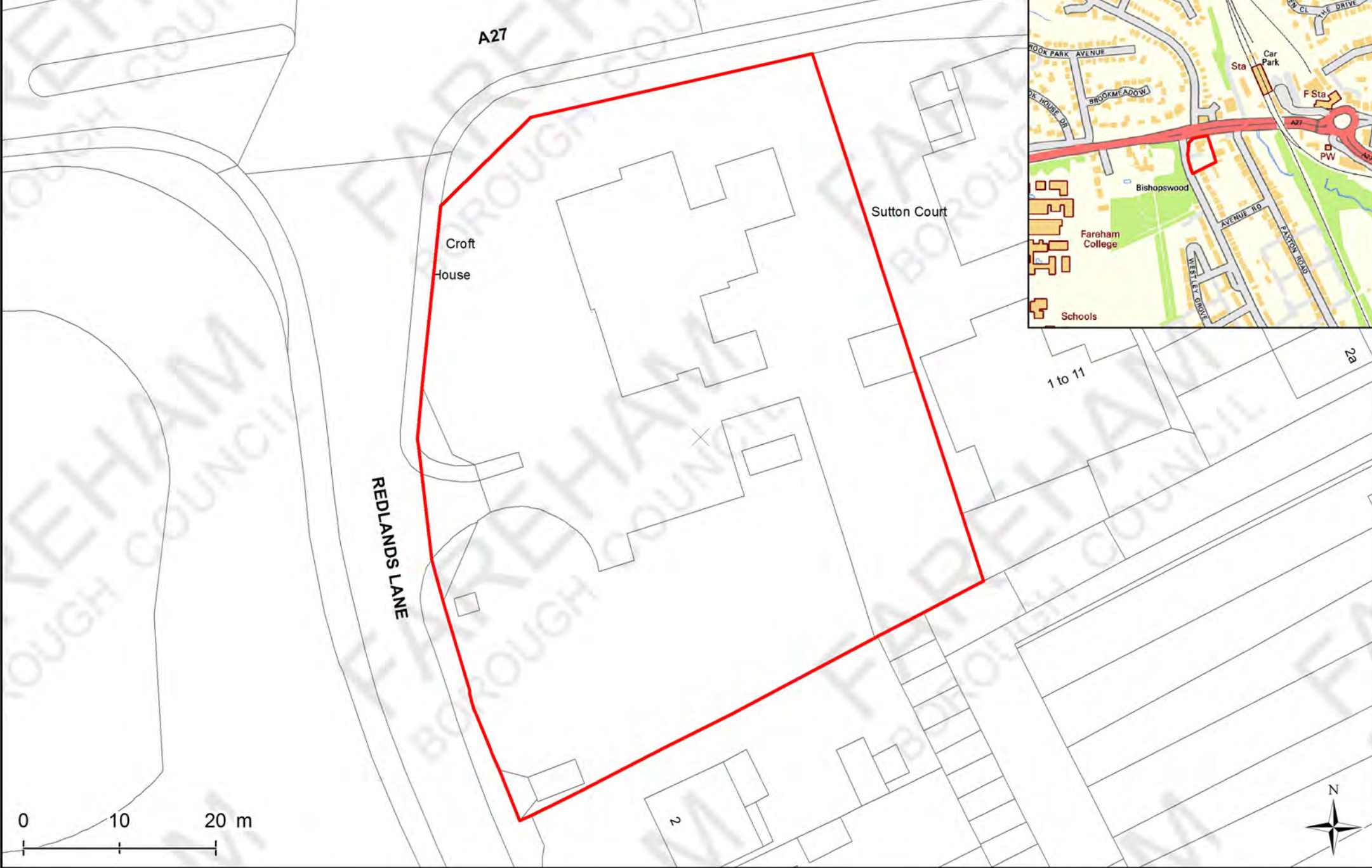
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	15	0	
Dwelling Loss	0	0	0	0
Net Gain	0	15	0	

Notes

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Site ID:1381 - Croft House

Site Details									
SHLAA Ref	Site Name	Site Address	Ward		Settlement Area				
1424	Land at Corner of Trinity Street and Osbo	Fareham	Fareham East		Fareham				
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.432		0.43	53				23	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
High quality residential suburb of large detached Victorian villas Very large detached houses set in generous, landscaped grounds creating a course grain, with prominent high quality boundary walls to roadside. Mostly private dwelling houses, some converted to flats								Planning Permission	
								Current Use	
								Vacant/Derelict	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
Flat topography Consistent building line throughout Galletted flintwork with stone or buff bricks for window and door dressings and quoins, some red brick and natural slate roofs Two and two-and-a-half storey buildings (using roof spaces for accommodation) Mostly private dwelling houses, some converted to flats, and some office and other services such as dental surgeries Very large landscaped front and rear gardens with mature trees and hedges partially or completely obscuring houses from public view Good quality public realm, created by well-defined historic boundary walls to pavements Excellent access and connectivity throughout The overall quality of Osborne Road is undermined by the lesser quality housing, public buildings and car parks on the south side of the road.									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>The planning consent on part of the site remains extant, although has stalled due to viability issues. Existing dwellings are in the process of being demolished; a material start has been made. Development proposals seek to reconfigured car park provide a new community centre with residential units above. Development stalled. The site is currently not viable under current market conditions. Scheme unviable under current market conditions.</p>	<p>Until market conditions improve the delivery timeframe for the site is unclear.</p>

Planning Details

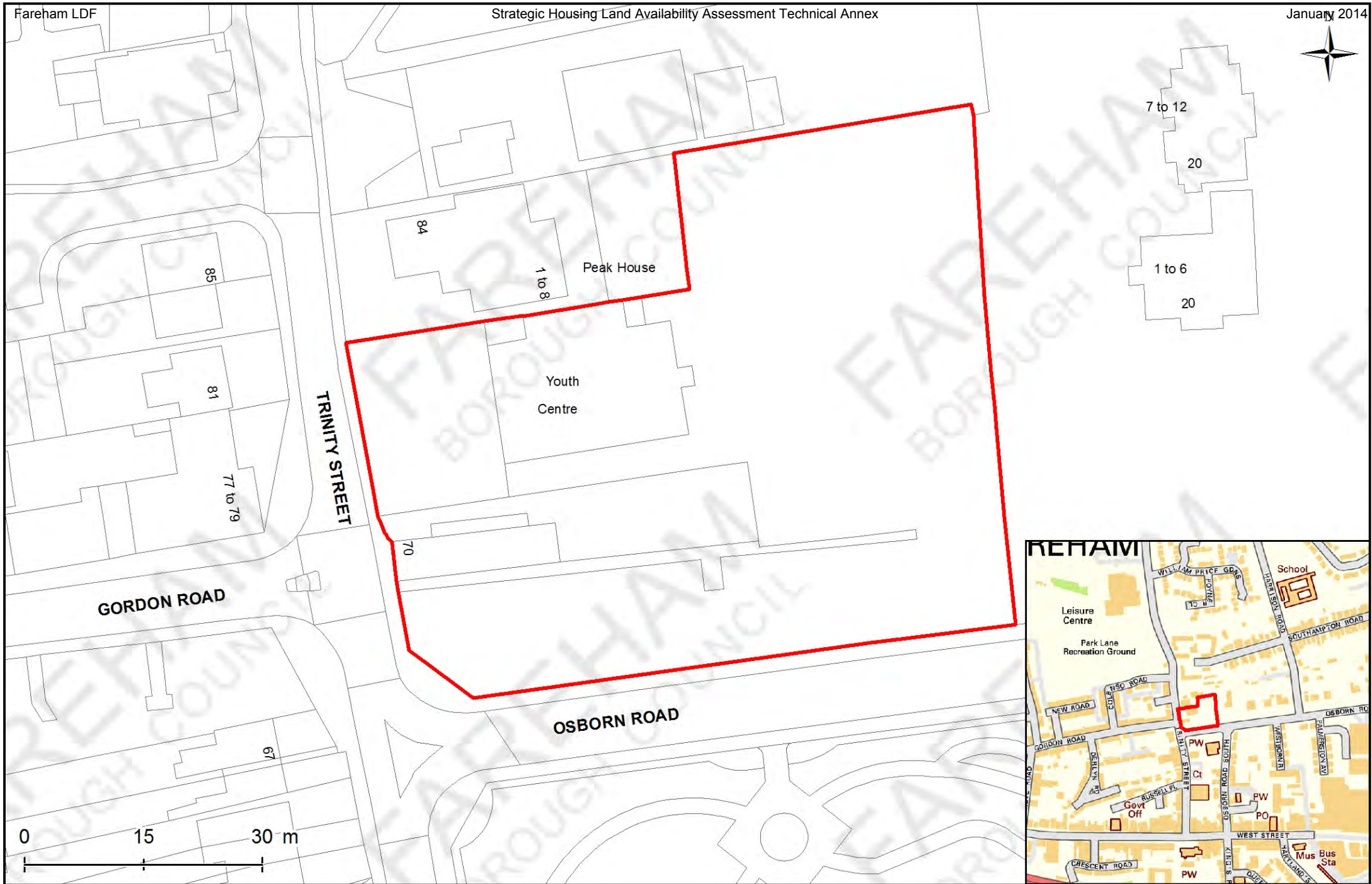
Planning Status	Full Permission	Application Detail Demolish Existing Building & Erect Twenty-Three Flats In A Three Storey Block, Associated Parking Cycle & Refuse Storage
Application Reference	P/07/0848/FP	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	23	

Previous Planning History

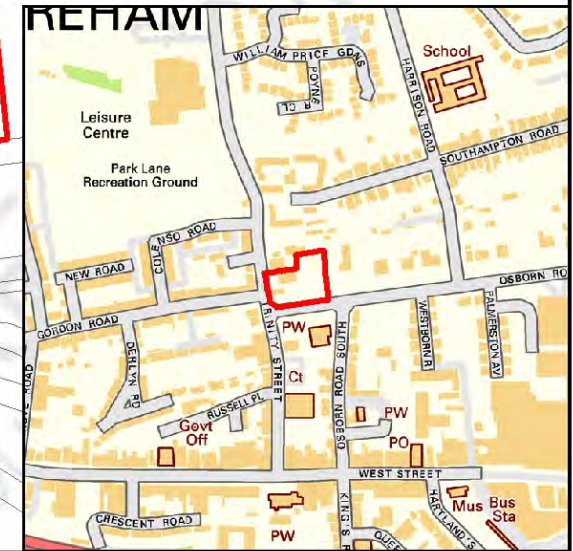
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	23
Net Gain	0	0	0	

Notes



0 15 30 m



Site ID:1424 - Land at Corner of Trinity Street and Osborn Road

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1425	Market Quay Car Park	Quay Street			Fareham East			Fareham	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.96		0.96	31 - 52				60	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Mix of Victorian and Georgian terraced and semi-detached properties together with modern flats and traditional high street retail and modern shopping complex.</p> <p>Mostly 2 storey with few four storey buildings</p>								DSP Plan Site	
								Current Use	
								Car Park	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Commercial shopping and retail core forming the town centre</p> <p>Slightly sloping south with some variation in level accommodated within developments</p> <p>Large footprint buildings and undercover retail premises almost throughout, with limited survival of historic West Street - coarse and tight grain.</p> <p>Buildings lines consistent to West Street, varying roof forms, with many flat roofed areas, modern parapets and mansard-type roofs</p> <p>Wide variation in materials; stock bricks, various colours and textures, render, painted brick and modern Upvc and aluminium cladding systems. Natural slate and clay tile is seen on older buildings</p> <p>Two and three storey buildings, some use of roof spaces (dormers) for second storey, otherwise mostly hidden or false roofs</p> <p>Almost exclusively commercial uses; 'High Street' retailers, banks and restaurants, bars, clubs and cinema</p> <p>Almost no street trees or green public or private spaces</p> <p>A good quality public realm in places, with formal squares and wide pavements</p> <p>Very good access and connectivity throughout</p>									

Site Constraints

Suitable



Suitability Constraints

Site has good access and has no issues with neighbours, flooding or topography.

The sites position adjacent to the Quay Street roundabout means that noise concerns will need to be mitigated. The location is also very close to both of the Borough's AQMAs.

The site has potential for contamination which should be assessed and mitigated if needed.

Site is near to the Portsmouth Harbour SPA/Ramsar which is also home to wading birds. However, the site is already separated from this area by a dual carriageway and the railway line making the impact minimal. Limiting building heights could mitigate impact on birds.

Overcoming Suitability Constraints

The site is considered suitable for residential development, although this is likely to form part of a wider mixed use development. The existing car park use means landscape and biodiversity constraints are minimal, although the young trees and boundary treatment should be replaced and enhanced in any redevelopment. There are no heritage constraints that would hinder development, although the Police station use would need to be relocated prior to work commencing. The site would need to have a noise assessment done due to its proximity to a major junction. There is also a need for a contamination assessment followed by necessary mitigation.

Available



Availability Constraints

Site is an existing, well used car-park. However, the majority of the site is in Council ownership and could be developed in due course. Comprehensive redevelopment of the entire site is preferable.

Overcoming Availability Constraints

Car parking provision will be addressed through the emerging Parking Strategy. If site emerging Parking Strategy identifies the car park to be surplus to requirement or it can be demonstrated that replacement provision can be provided elsewhere the site could potentially be made available for residential development.

Achievable



Achievability Constraints

The site is considered deliverable in the medium to long term. The redevelopment of the wider site is dependent on the relocation of the Police Station, but this can be achieved if the land owners receive enough value for their land. Viability will be key given the mix of uses proposed on the site, but given that the site is capable of a wide variety of combinations of uses, there is likely to be multiple options that could prove viable.

Overcoming Achievability Constraints

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

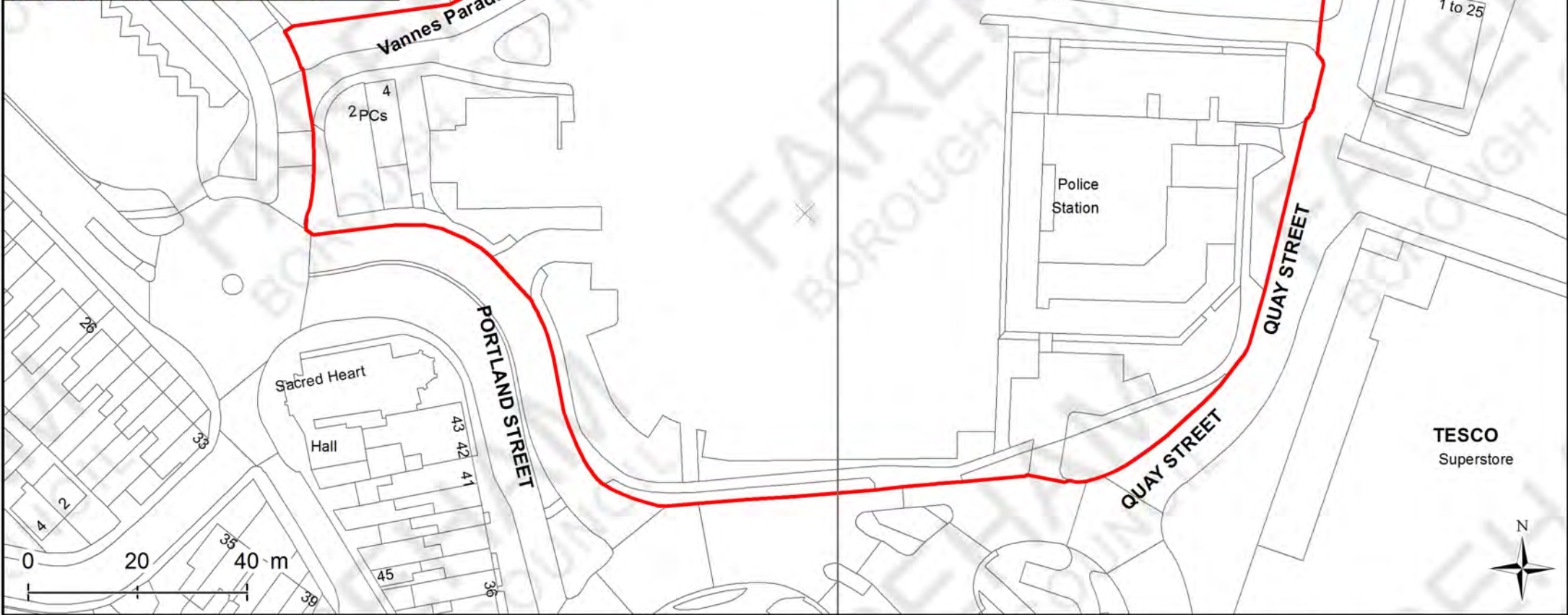
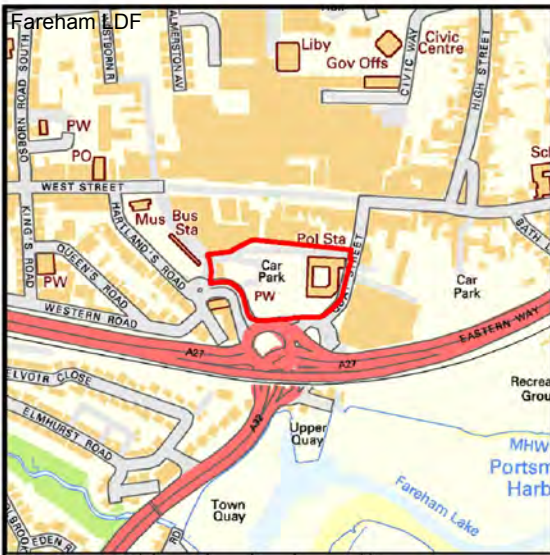
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	30	30	
Dwelling Loss	0	0	0	0
Net Gain	0	30	30	

Notes

This site is identified as a potential development area as part of the Development Sites and Policies Plan. It is acknowledged that the redevelopment of this site is speculative, however, the Council is keen to deliver this site and further work is underway through the DSP Plan to investigate the feasibility of redevelopment. The uncertainty surrounding the site is reflected through its phasing toward the end of the plan period.



Site ID:1425 - Market Quay Car Park & Police Station

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1426	Land R/O Red Lion Hotel and Bath Lane	Quay Street	Fareham North	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.58		0.58	17 - 240				55		<input type="checkbox"/>
Residential Form								Design Solution	<input checked="" type="checkbox"/>
Mix of Georgian and Victorian terraced and semi-detached properties together with modern flats and traditional high street retail and modern shopping complex.								Site Source	
								Planning Permission	
								Current Use	
								Vacant / Car Park	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Commercial shopping and retail core forming the town centre</p> <p>Slightly sloping south with some variation in level accommodated within developments</p> <p>Large footprint buildings and undercover retail premises almost throughout, with limited survival of historic West Street - coarse and tight grain.</p> <p>Buildings lines consistent to West Street, varying roof forms, with many flat roofed areas, modern parapets and mansard-type roofs</p> <p>Wide variation in materials; stock bricks, various colours and textures, render, painted brick and modern Upvc and aluminium cladding systems. Natural slate and clay tile is seen on older buildings</p> <p>Two and three storey buildings, some use of roof spaces (dormers) for second storey, otherwise mostly hidden or false roofs</p> <p>Almost exclusively commercial uses; 'High Street' retailers, banks and restaurants, bars, clubs and cinema</p> <p>Almost no street trees or green public or private spaces</p> <p>A good quality public realm in places, with formal squares and wide pavements</p> <p>Very good access and connectivity throughout</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Access issues relating to food store operation and use of Bath Lane and Red Lion car park. Trees at boundaries. Noise from railway and eastern by-pass. Potential impact upon the ecology at Fareham Creek. Contamination associated with adjacent foundry use.</p> <p>Previously developed site containing some semi-natural habitat, some of which could have botanical interest (recommend HBIC survey). Potential loss of local biodiversity, requiring mitigation. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal.</p> <p>Loss of trees/vegetation on western part, impact dependant on design. Significant trees should be retained where possible.</p> <p>Any development proposals will need to be subject to careful design to ensure that the scale and grain of development is suitable in the context of the High Street Conservation Area.</p>	<p>The principal of residential development at this site has been accepted. It is therefore considered to be a suitable development option. The above issues have been considered as part of the outline planning consent..</p> <p>Potential for ecological enhancements on site (e.g. habitat/feature creation). Study required to demonstrate whether the nearby 'uncertain' wading bird sites are 'important'. If any of these sites are shown to be important for wading birds, further evidence and/or mitigation proposals may be required. Ecological mitigation for the site-specific construction and operational impacts of a development proposal for this allocation will need to be drawn up in detail at the planning application stage, and accompanied where necessary by a project-level HRA.</p> <p>A full tree survey will need to be done to understand the value of all trees on site. This survey will demonstrate which trees should be retained and which can be lost.</p> <p>Any development proposals will need to be subject to careful design to ensure that the scale and grain of development is suitable in the context of the High Street Conservation Area.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Outline Permission	Application Detail Residential development (outline application with access only to be considered)
Application Reference	P/07/1490/OA	
Permission Lapse Date	11/06/2015	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	55	

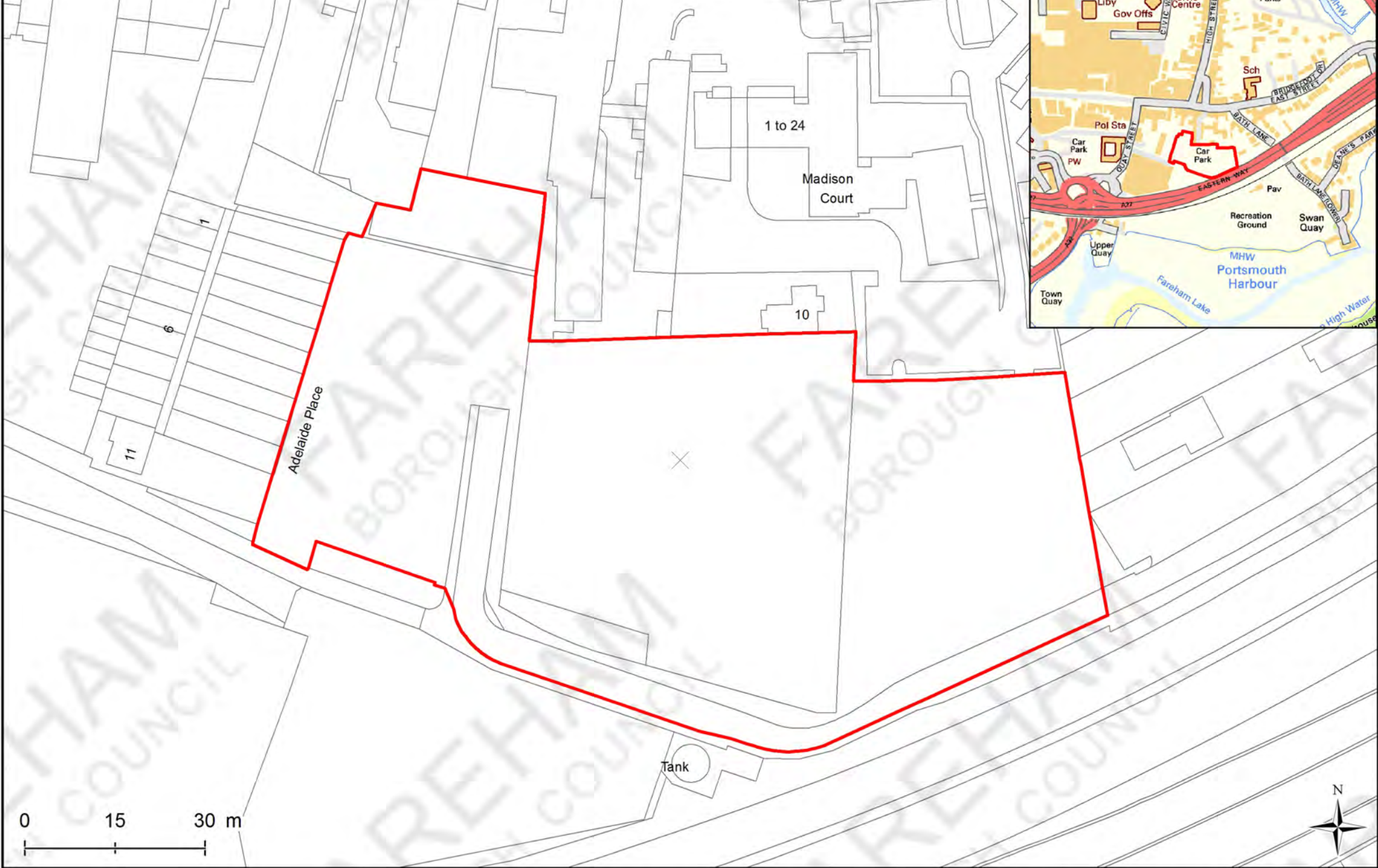
Previous Planning History

Include P/07/1490/OA residential element only ●●● P/05/0182/FP - WITHDRAWN - Demolition of existing buildings and erection of class A1 retail food store and 89 number flats .

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	55	0	0	
Dwelling Loss	0	0	0	0
Net Gain	55	0	0	

Notes



Site ID:1426 - Land to rear of Red Lion, East Street & Bath Lane

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1937	122 Leydene Nursery	Grevillea Avenue	Titchfield	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.44		0.44	30-35				20	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Housing development from various periods (mostly post-war); detached and semi-detached houses, bungalows and chalet bungalows at a medium to fine grain	Planning Permission
Residential throughout; private dwelling houses	Current Use
	Sui Generis
	Surrounding Use
	Mixed Inc C-Class

Area Character

Topography is predominantly flat but begins to fall gently to the east

Varied plot sizes, from small to very large (long and narrow), usually consistent to roads

Building lines are consistent, although slightly staggered to later development

Red brick, hanging tile, clay tile and concrete interlocking tiles

One- and two-storey, some use of the chalet bungalow with dormers to large sweeping roofs

Very limited open space, mostly concentrated to the east, only limited mature trees to rear gardens, good tree belt to the western boundary

Variable widths to roads and some open boundaries give the impression of space, notable absence of grass verges or street trees, mostly off-street parking

Good access but poor connectivity because of the close proximity of the inward-facing industrial areas adjacent

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail Demolition of Existing Buildings and Erection of 20No. Dwellings with Parking & Access (Outline Application) ●●● P/06/0907/RM - Erection of 20No. Dwellings with Parking and Amenity Areas (Reserved Matters Application to P/05/1674/OA)
Application Reference	P/05/1674/OA	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	17	
Not Started	3	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	3	
Dwelling Loss	0	0	0	0
Net Gain	0	0	3	

Notes



Site ID:1937 - Leydene Nursery

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
2531	Fareham College	Bishopsfield Road	Fareham South	Fareham					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
2.95		2.95	31 - 44				110	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Two and three storey flats and two storey terraced dwellings in linear layout.</p> <p>Flatted and terraced dwellings. Broadlaw Walk local centre located to the south. Playing pitches to the north with Bishopswood House and larger detached dwellings along The Avenue.</p>								LDF Representation	
								Current Use	
								D-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Flat topography</p> <p>Short terraces of houses grouped around pedestrian greens with small front and rear gardens enclosed by brick walls and usually backing onto garage parking courts, all set parallel to the feeder roads. Fine grain but blocks broken up by cul de sac roads.</p> <p>Consistent building lines to groups help to define the open spaces between</p> <p>Red/brown and buff bricks with decorative tile hanging and rendered panels to upper floors (some have been replaced with uPVC weatherboarding). Grey and brown concrete interlocking tiles to roofs</p> <p>Houses are two storey. Flat blocks of four storeys and more are grouped in the Bishopsfield Road area</p> <p>Mostly private dwelling houses with some flats and a district shopping centre</p> <p>A high degree of public open green space between houses and in the formal courts. Some front gardens have hedges and there are street trees and mature trees on green spaces throughout. 9ai fronts onto open fields to the south west, whilst 9aii is much more enclosed by surrounding woodland around the fort to the east and a belt of trees to the west, and by adjoining urban areas.</p> <p>Good quality public realm with much space given over to the pedestrian</p> <p>Good access and connectivity due to the network of road and linked footpaths and green spaces</p>									

Site Constraints

Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Likely significant effect on nearby European sites especially when cumulative effects with other proposed site allocation.</p> <p>The eastern part of the site was previously allocated as 'open space' in the Local Plan. Access is however limited to use by the College, and is currently not accessible to the general public.</p> <p>Traffic and parking are likely to be issues of concern.</p> <p>Sewage infrastructure might not have the capacity to support the new development.</p>	<p>Proposals for development will be expected to undertake a full ecological survey and assessment. Any potential impacts should be highlighted and appropriately mitigated.</p> <p>Redevelopment would be expected to retain the existing open space, including provision of playing pitches, and make it publicly accessible.</p> <p>Any proposals for redevelopment will need to include travel plans and accord with Planning Policy on the provision of parking.</p> <p>Any proposals will be required to ensure there is sufficient sewage capacity and infrastructure in place prior to the accommodation of new residential development.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is part of proposals brought forward by the College as part of the redevelopment of some of the existing educational facilities. This will be facilitated by the relocation of some of the college functions to Daedalus.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>An Independent Viability study indicated the redevelopment of the site to be marginally viable.</p>	<p>The viability assessment was based on a standardised assessment based on commercial assumptions of viability. The college site is however not a 'standard' housing project as its redevelopment will be part of a wider funding package assembled by the college for the overall redevelopment of the educational facilities on the site. Some of this funding is also time limited thus redevelopment is likely to take place in the short term.</p>

Planning Details

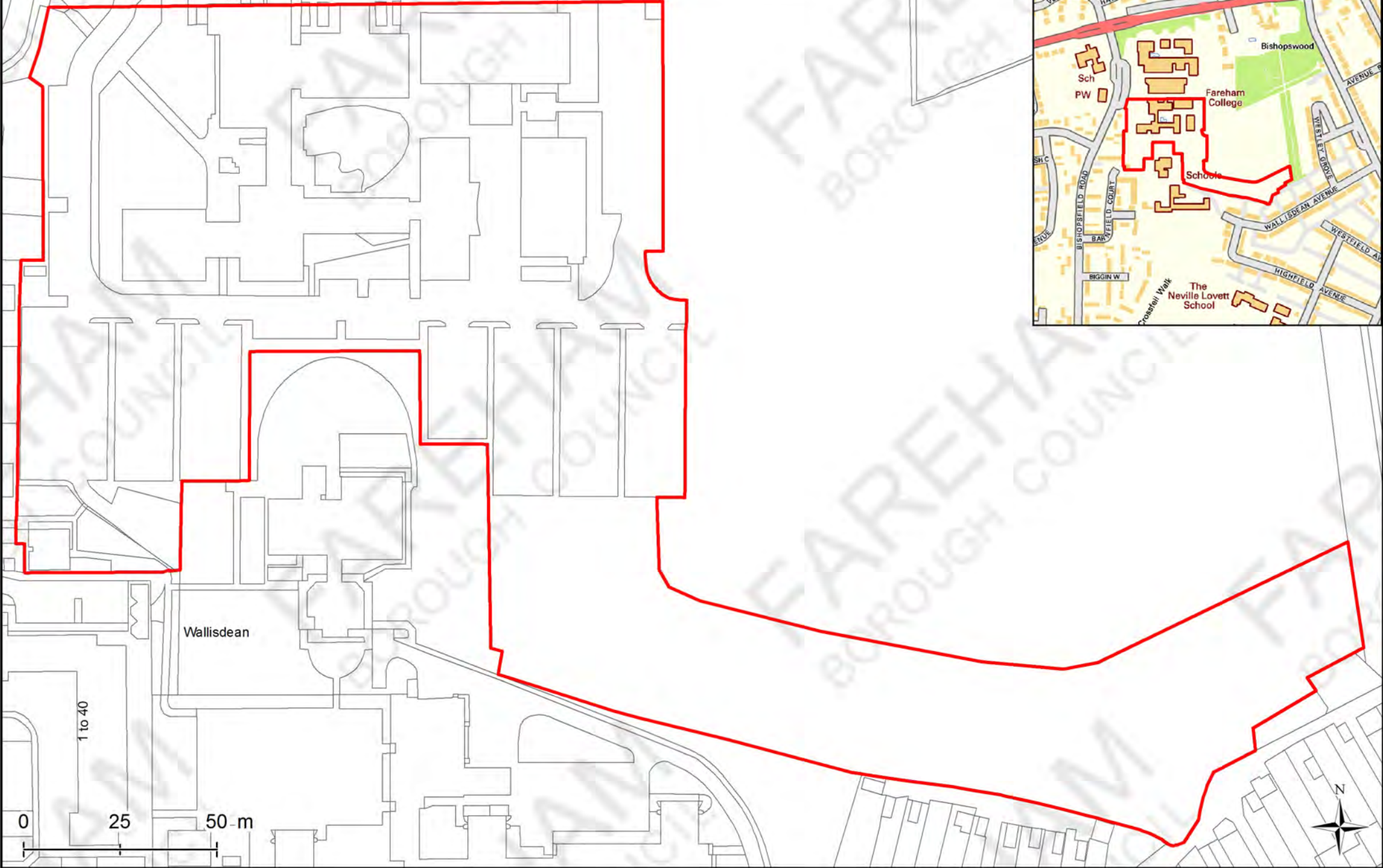
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	110	0	0	
Dwelling Loss	0	0	0	0
Net Gain	110	0	0	

Notes

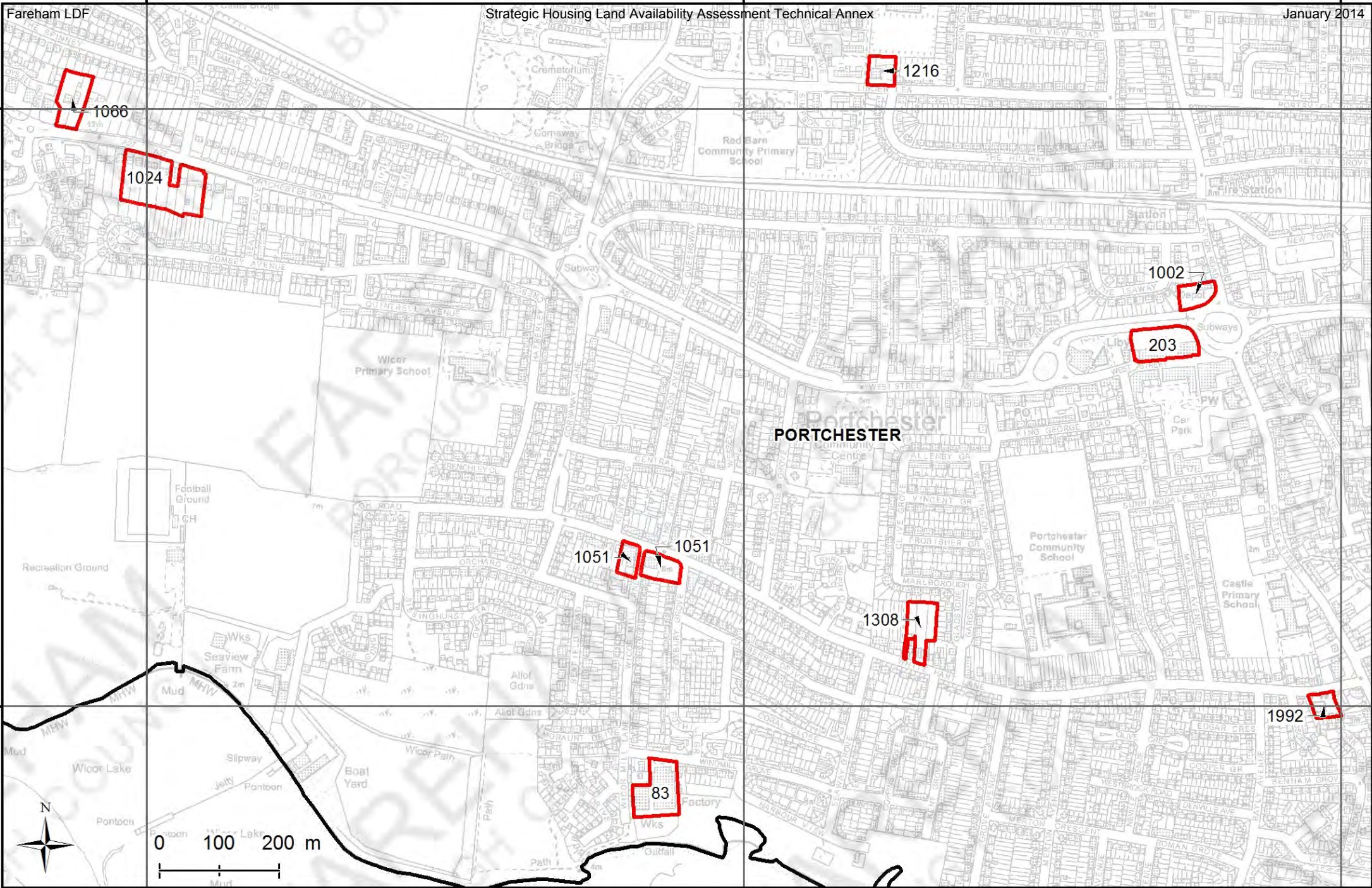


Site ID:2531 - Fareham College Housing Area

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SHLAA Sites in Portchester

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0083	Windmill Grove	Windmill Grove	Portchester East	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.67	80%	0.54	29	30	20	16		Design Solution	<input type="checkbox"/>

Residential Form	Site Source
A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows	LDF Representation
Regular, large and some very large plots throughout, front and back gardens, with most houses having side access	Current Use
A mix of one, one-and-a-half storey (with dormers) and two storey houses	B-Class
	Surrounding Use
	C-Class

Area Character

The area climbs steadily to the north beyond the railway

Continuous building lines throughout strongly define the area

Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs

Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities

Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools

Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways

Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area

Site Constraints

Suitable



Suitability Constraints

The site is not considered suitable for development. The site falls within flood zone 2 and partially in flood zone 3. A number of disused commercial buildings are located at the site. Previous uses may give rise to contamination issues.

Factories, adjacent to in filled ground, broken cement asbestos on site, possible made ground on site. Contamination at the site is likely. Desk study required in first instance. An intrusive survey may require depending on the result of preliminary investigations. The development poses a risk to contamination from both water and air Bourne contamination dispersal. The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high.

Site is within 1km of safeguarded area for storage of defence munitions although this is unlikely to impact upon the suitability of the site consultation with the HSE will be required.

The site is also shown to be wholly within an area that could be affected by coastal flooding by the year 2055 according to the PUSH Strategic Flood Risk Assessment Climate Change Mapping. The site currently has no flood defences and could be inundated. The present day 0.5% probability (1 in 200 year) extreme tide level for Portsmouth Harbour is 3.2m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.3 m AODN (assumed lifetime of residential development). The Eastern Solent Coastal Partnership is currently developing a Flood & Coastal Erosion Risk Management Strategy which is in its early stages and has not progressed sufficiently to conclude that any defence improvements will be made in this location.

The Eastern Coastal Partnership holds data including a visual assessment, photographs and cross sections of creek bank. As the site is adjacent to Portsmouth Harbour Ramsar, SPA and SSSI, any hard engineering works to protect this site from flooding would need to consider the impact on the adjacent designations and contamination pathways to adjacent sensitive ecology receptors. A hard engineering solution is likely to incur significant cost (although this may in part be borne by the relevant authority) which would significantly impact on the viability of the scheme. Depending on the extent of the potential coastal defences, the site could still be required to undergo sequential testing.

Immediately adjacent to Portsmouth Harbour SPA and Ramsar (potential for e.g. water quality and disturbance impacts). Within 10 km of several coastal European sites (implications for potential in combination impacts). Adjacent green space is identified as Wader and Brent Geese site F04 – due to use of the site by Brent Geese (potential construction/ recreational impacts). An on-site ecological assessment would be required, the tree-line to the east of the site could be retained and enhanced to provide a buffer between the Geese site and operational activities at the site, however, impact during construction is still possible

Overcoming Suitability Constraints

The site is not considered suitable for development, as set out in NPPF, alternative sites should be considered before sites within the flood zone. Mitigation options may be available and it has been suggested that land raising would be an appropriate strategy to address the flooding issues (see planning application P//12/0460/OA). Demolition and removal of the existing buildings will be required. It is unlikely that these buildings will restrict development at the site although the additional development cost may impact upon the viability of the site. Land contamination investigations would be considered at planning application stage.

A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended. Any remedial works which may be required would not impact on the suitability of the site per se but would have implications for the viability of the development.

Sympathetic building design (including building height) and timing construction activities to avoid sensitive periods could help to alleviate, in part, some of the effect of development at this site. As the site is adjacent to Portsmouth Harbour Ramsar, SPA and SSSI, any hard engineering works and building construction works will need to consider the impact on the adjacent designations and contamination pathways to adjacent sensitive ecology receptors. A CEMP would be required to prevent contamination during remediation and construction phases.

Due to proximity to designated sites and unknown impacts/mitigation at this stage the development of this site is likely to have significant negative environmental impacts.

Available



Availability Constraints

The site is in single ownership and there are no apparent legal issues that would restrict the release of this site. The site submitted as part of the 2011 Call for Site; there is a willing vendor. Utility providers to be consulted as part of Development Site and Policies consultation in order to determine capacity of existing services. Site promoter has indicated that all utilities are available with adequate capacity. Given the location of the site, it is unlikely that the availability of existing utility will be problematic

Overcoming Availability Constraints

Achievable



Achievability Constraints

Additional costs associated with the demolition, removal of the buildings flood risk mitigation and any potential contamination will impact upon the viability of the site. The Coastal Partnership have expressed concern regarding coastal inundation at this location.

Overcoming Achievability Constraints

Proposals may need to consider contributions toward coastal protection and land raising. The implications of this abnormal costs upon the viability of the development is unclear at present.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

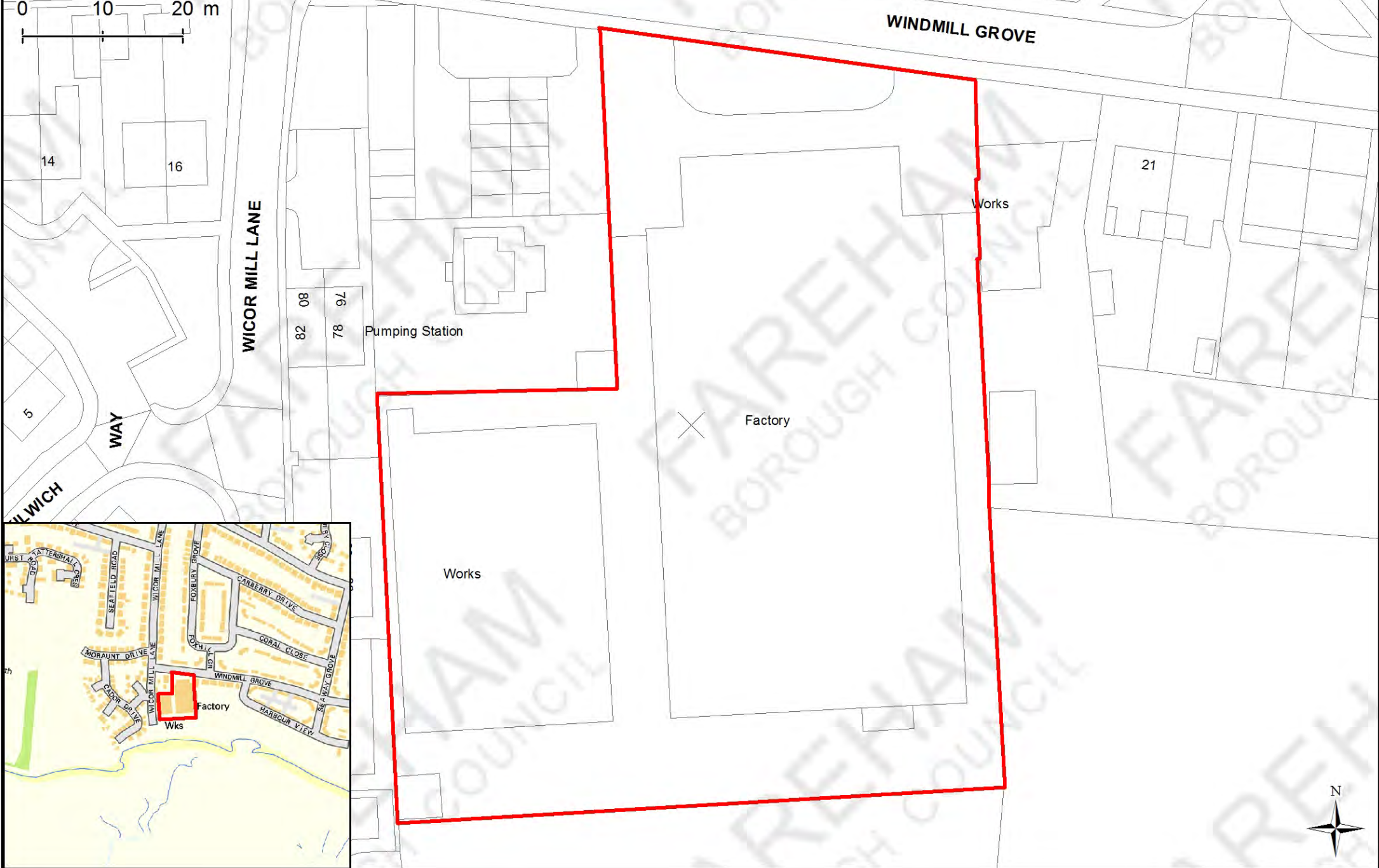
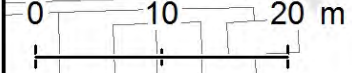
P/12/0460/OA - WITHDRAWN (12th September 2012) Change of use from industrial B2 use to C3 residential use, demolition of existing workshops and erection of 3-One bed flats and 9-two bed flats & 20 three bed houses with 51 parking spaces. ●●● P/92/0159/CU - WITHDRAWN - Use for storage and distribution use class B8

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	16
Net Gain	0	0	0	

Notes

Due to flood risk issues the site area and subsequent site yield has been calculated excluding the land within floodzone 3.



Site ID:83 - Windmill Grove

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0203	3 - 33 West Street	West Street	Portchester East	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.56		0.56	29				16	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Predominantly 2 storey terraced and semi detached and semi-detached within linear grid. Shopping centre is linear with flats above. Generally 2 storey with occasional 3 storey.								Planning Permission	
								Current Use	
								A-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
Retail and residential uses. Site located within shopping centre. 1980s purpose-built district shopping centre The area is flat and low lying Series of blocks divided into units forming the pedestrianized section of West Street plus open sided purpose built shopping parade of regular units Buildings are mostly inward facing and open directly to a pedestrian precinct Brick, some render, lead, zinc, some natural slate and concrete interlocking tiles Two storey buildings, some with flat roofs Shops, supermarket, library, residential units above shops and community facilities Some street trees to pedestrian area and to edges of parking areas to south, large open areas of hardstanding parking to north and south of the pedestrianized street A good quality public realm with well-used pedestrian space to shops and wide pavements with street trees and mature boundaries to the library Good access for pedestrian and car users									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Within 600 m Portsmouth Harbour SPA and Ramsar</p> <p>Within 10 km of several coastal European sites (implications for potential in combination impacts)</p> <p>Within 600 m Portsmouth Harbour</p> <p>No local designations in immediate vicinity of site</p> <p>No AW in vicinity of site</p> <p>Buildings would need to be assessed for their bat potential but appear low risk</p> <p>Potential for ecological enhancements on site (e.g. habitat/feature creation).</p>	<p>Likely negligible ecological interest within site. Would need to consider any (including in-combination) impacts on designated sites</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The delivery of the site involves development above a number of functional retail units.</p>	<p>A material start has been made to ensure the planning consent remains live. However, it is unclear when the permission will be implemented. The potential ownership issues suggest the site is unlikely to be deliverable in the short term.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>Site is undeliverable under current market conditions. Funding is currently unavailable to continue the implementation of this scheme.</p>	

Planning Details

Planning Status	Full Permission	Application Detail Erection Of Second Floor Comprising 16 No Flats Over Existing Ground Floor Shops And First Floor Flats.
Application Reference	P/07/0042/FP	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	16	

Previous Planning History

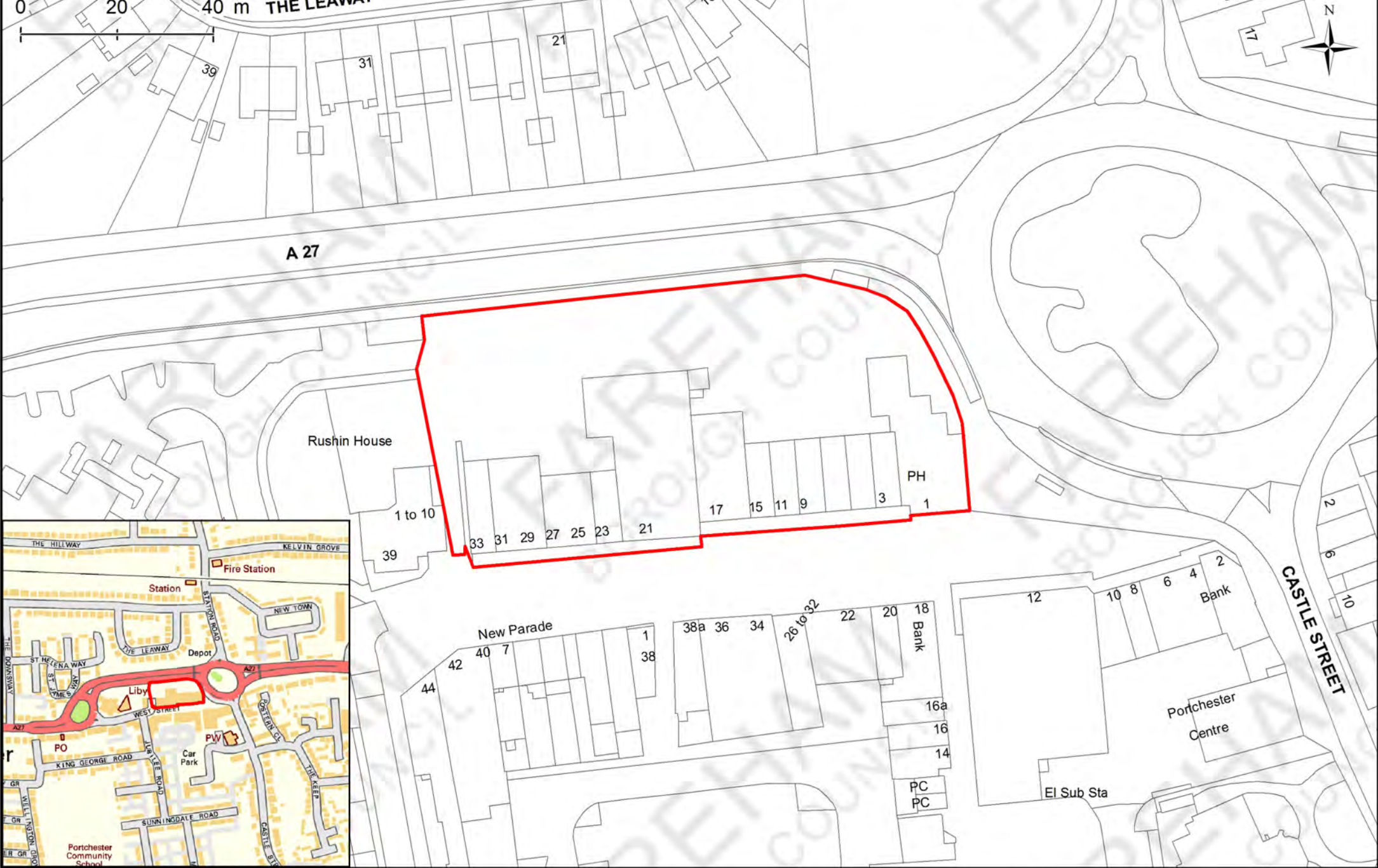
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	16
Net Gain	0	0	0	

Notes

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Site ID:203 - 3-33 West Street Portchester

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1002	Land at corner of Station Road and A27	Castle Street/Station Road	Portchester East	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.22	100%	0.22	19 - 22				5		<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows</p> <p>Regular, large and some very large plots throughout, front and back gardens, with most houses having side access</p> <p>A mix of one, one-and-a-half storey (with dormers) and two storey houses</p> <p>Varied degree of on-street parking but most houses have driveways</p>								Refused Permission	
								Current Use	
								Open Space / Sui Generis	
								Surrounding Use	
								Residential / Community Buildi	
Area Character									
<p>The area climbs steadily to the north beyond the railway</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout</p> <p>Single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>									

Site Constraints

Suitable



Suitability Constraints

Small section of site to the south is within floodzone 2. No direct access to A27, access point limited to north of site onto Station Road due to proximity to the roundabout junction. Proximity of the site to the A27 and roundabout may give rise to noise issues. Grassed area has been subject to application to designate as a Village Green (status of this application is unclear).

Sewerage line passes adjacent to the southern boundary. Development would require easement to accommodate sewerage line although this would facilitate an improved sight line for access from the site to Station Road (if this option was taken). Whilst this is unlikely to impact upon the suitability of the site for residential development it may have implications for the layout (and possibly capacity).

Close to the A27. Proposals required to provide an air quality assessment as part of any development proposal.

Site adjoins A27 (Portchester Road). Noise impact assessment may be required.

Mitigation options, such as considered design, material use and layout of development could alleviate any noise issue that may arise.

Site includes Merjen Engineering. Historic land use records indicate potential for contamination from former allotments and dairy. Desk study and site investigation likely to be required. May require more intrusive survey and remedial works.

Recent planning applications have alleviated, to some extent, access difficulties through the demolition of property at 11 Leaway or via the Light Industrial Unit, Merjen Engineering, to the north of the site. The land at 11 Leaway no longer seems like a feasible development option and has not been fully considered as an alternative option in this assessment.

From the frontage of Merjen, it is possible to have full visibility of the A27 Roundabout if a 2.4m by 50m splay is protected. This would be consistent with an approach speed of around 30mph and should be acceptable. The access would be some 40m from the roundabout and 30m from the end of the splitter island on the Station Road arm. Provided the site access is positioned as far north as possible and designed to allow vehicles leaving the roundabout to sweep into the site without heavy braking, an all-moves access off Station Road would be acceptable.

Should there be concerns about additional vehicles entering Station Road at the Merjen frontage because of the proximity of the roundabout, another egress possibility may exist where vehicles would leave the site and slip into the eastbound lane of the A27, west of the roundabout and west of the subway structure. Site entry would still need to be arranged at the Merjen frontage.

Open space in urban area, development would have limited impact on wider area.

Overcoming Suitability Constraints

Whilst this is unlikely to impact upon the suitability of the site for residential development it may have implications for the layout (and possibly capacity).

Provision of suitable access requires Development likely to require third party land and possibly acquisition of the adjacent Merjen Engineering site. Historic land use records indicate potential for contamination from former allotments and dairy. Desk study and site investigation likely to be required. May require more intrusive survey and remedial works. Contamination will not impact on suitability of the site but will impact on development viability (see deliverability section below). The removal of the existing building would also be required. Whilst the demolition works and contamination are unlikely to hinder the suitability of the site, there are implications for development viability.

Recent planning applications have alleviated, to some extent, access difficulties through the demolition of property at 11 Leaway or via the Light Industrial Unit, Merjen Engineering, to the north of the site. The land at 11 Leaway no longer seems like a feasible development option and has not been fully considered as an alternative option in this assessment.

From the frontage of Merjen, it is possible to have full visibility of the A27 Roundabout. Provided the site access is positioned as far north as possible and designed to allow vehicles leaving the roundabout to sweep into the site without heavy braking, an all-moves access off Station Road would be acceptable. Should there be concerns about additional vehicles entering Station Road at the Merjen frontage because of the proximity of the roundabout, another egress possibility may exist where vehicles would leave the site and slip into the eastbound lane of the A27, west of the roundabout and west of the subway structure. Site entry would still need to be arranged at the Merjen frontage.

Southern part of the site is in flood zone 2. The development will be required to be set the buildings back from the A27 in order to provide an easement for the sewage line and sufficient sightline for the entrance/exit of roundabout to Bridge Road which could mitigate the short to medium term flood risk concerns. However, according to PUSH SFRA Inset Map 1E, the site and its access route will be located entirely within Flood Zone 3 and therefore have a high probability of flooding by the year 2115 and within the likely lifetime of any residential development. The Eastern Solent Coastal Partnership is currently developing a Flood & Coastal Erosion Risk Management Strategy which is in its early stages and has not progressed sufficiently at this time to conclude that any defence improvements will be made in this location. The raising of land (by approximately half a metre could mitigate against flood risk to ground level, although confirmation of this figure is necessary by a site specific Flood Risk Assessment) could reduce the risk of flooding on the site itself however this will have implication for the design of the scheme and the overall viability of the development. Safe access and egress would also be inundated to a depth hazardous to pedestrians and would similarly need to be raised by approximately 1 metre to provide the safe access route. Alternatively, an emergency plan would be required with agreement from their emergency planning team and the emergency services. The flooding issues are significant but may not

Loss of open space and trees would have a significant local impact. The site consists of a small area of undesignated public open space, but in an area with limited alternative provision of this typology.

impact on the suitability of the site, this constraint, however, may have implications for the overall viability of the scheme (see deliverability section below).

This site is adjacent to the A27 (Portchester Road). Proposals required to provide an air quality assessment as part of any development proposal. Noise impact assessment will also be required although mitigation options are available through a considered design, material use and layout of development could alleviate any noise issue that may arise.

A number of significant constraints have been identified, in particular flooding and provision of a suitable access. However, there are potential mitigation options available. Overcoming these constraints however has important ramifications for the deliverability of the site as discussed below.

Available

Availability Constraints

Overcoming Availability Constraints



Access to the site will require land not within FBC ownership.

Recent planning applications have successfully alleviated access difficulties through the demolition of property at 11 Leaway or the via the Light Industrial Unit, Merjen Engineering, to the north of the site. Until either (or both) of these land parcels come into Council ownership the site cannot be considered to be immediately available.

Achievable

Achievability Constraints

Overcoming Achievability Constraints



Development may require land raising (and possibly) raising of the egress/access in order to protect its future occupants from flood event, albeit toward the end of the lifetime of the development. Delivery of the site is also dependant on the achieving a suitable access which would require acquisition of Merjen engineering to the north of the site (or a unit to at the Leaway as proposed in planning application P/04/1681/OA). Further development costs could also arise as a requirement to address any contamination at the site. The proposed capacity of the site at circa 5 units is highly unlikely to generate sufficient market value, set against assumed costs, to create a viable scheme, irrespective of current market conditions. Viability Study shows scheme is not viable.

The two owners, Fareham Borough Council and the owners of the industrial unit are keen to progress a development on the site. Merjen remain in the industrial unit, so the site is not available now, but could be in the medium to long term.

Part of the site is in FBC ownership. No information on deliverability of utilities provided. Utility providers to be consulted as part of Development Site and Policies consultation in order to determine capacity of existing services. Given the site's location, it is likely that the site will be served by adequate utilities. The capacity of the utilities will need to be determined as part of the consultation exercise. Any transport contributions required to make development acceptable will need to be determined by the transport authority, Hampshire County Council. Provision of a suitable access from Station Road (or form the Leaway) would require third party land. Recent planning applications have alleviated, to some extent, access difficulties through the demolition of property at 11 Leaway or via the Light Industrial Unit, Merjen Engineering, to the north of the site. The land at 11 Leaway no longer seems like a feasible development option and has not been fully considered as an alternative option in this assessment. The owners of Merjen have indicated that their land will be made available within the plan period, although a date for release has not been set out.

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

P/08/0429/FP - WITHDRAWN - Demolition of existing industrial unit and erection of 15 (2 bed and 5 (1bed) apartments. ●●● P/04/1681/OA - REFUSED - Demolition of 11 The Leaway & Erection of Eighteen One & Two Bed Flats, Car Parking, Access Road and Associated Works. (Overdevelopment and impact on neighbours) ●●● P/04/1562/OA - REFUSED - Redevelopment of Site by the Erection of Sixteen Two Bedroom Flats (Grounds for refusal: Over dominant, no replacement public space, impact on neighbours from access, inadequate service turning) [includes Merjen site to north and not 11 Leaway]

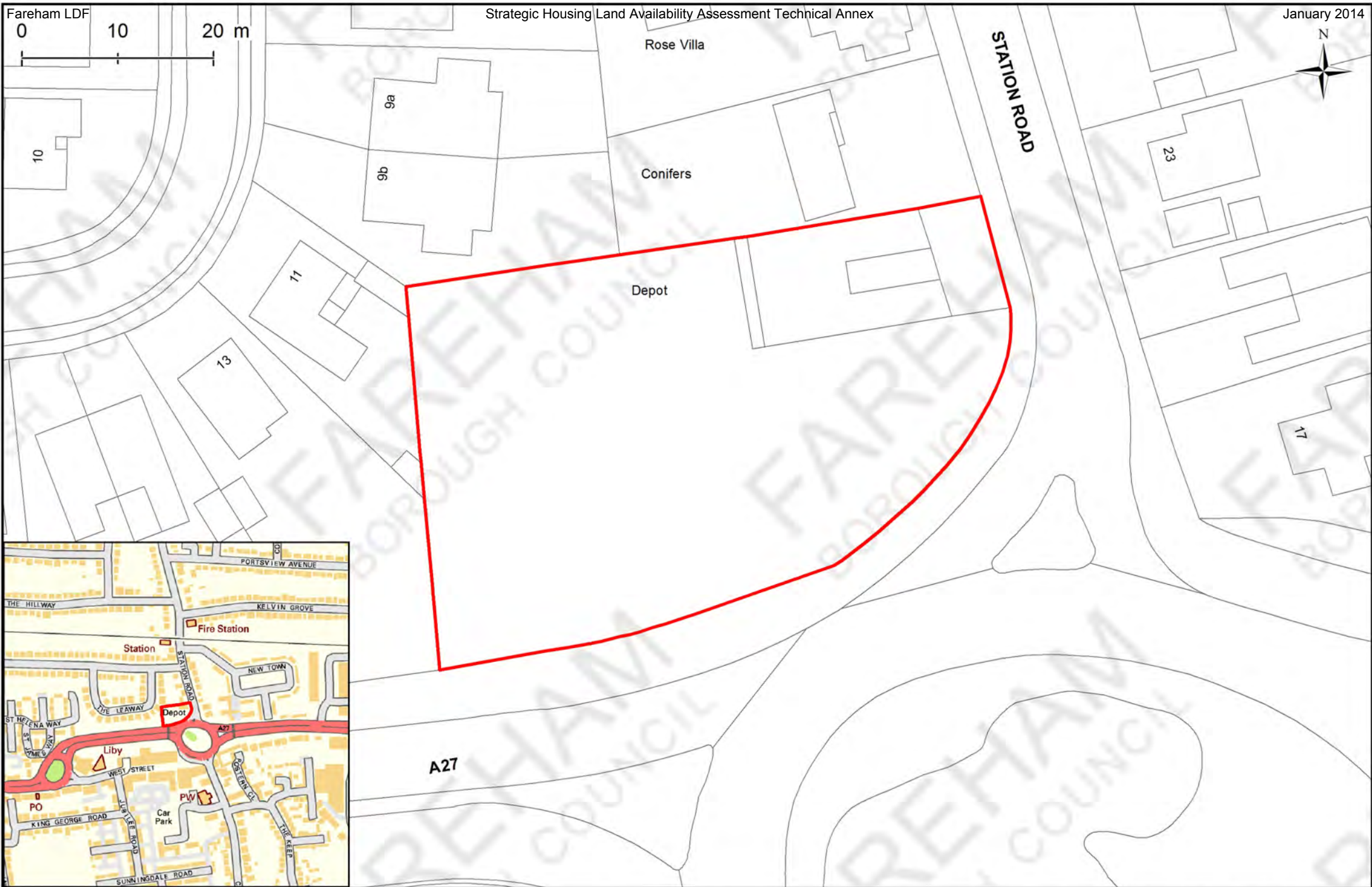
Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	5
Net Gain	0	0	0	

Notes

Part of the site is FBC owned. The Council are keen to dispose of the site for housing development. Acquisition of the Merjen Engineering site to the north is required to secure suitable access to the site. The delivery of the site will be dependent on the timescales for the release of the Merjen site, expected to be within the next five years.

Site is currently unviable.



Fareham LDF
0 10 20 m

Rose Villa

STATION ROAD

9a

Conifers

23

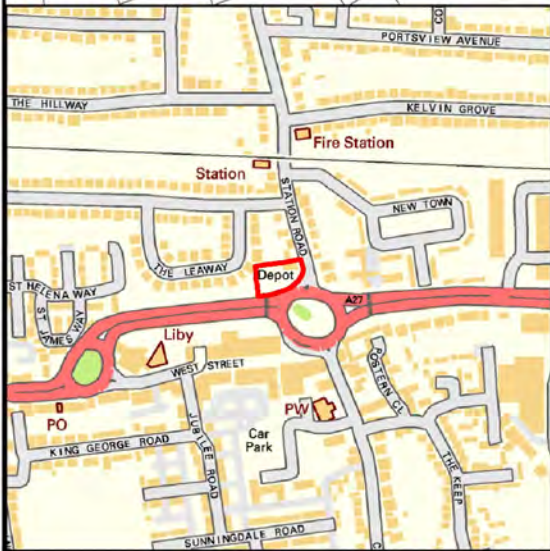
9b

Depot

11

13

17



A27

Site ID:1002 - Land at corner of Station Rd and A27

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1024	41-57 Portchester Road	Portchester Road	Portchester West	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
1.07	80%	0.86	19 - 60	40	43	34			<input type="checkbox"/>
Residential Form								Design Solution	<input type="checkbox"/>
<p>A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows</p> <p>Regular, large and some very large plots throughout, front and back gardens, with most houses having side access</p> <p>A mix of one, one-and-a-half storey (with dormers) and two storey houses</p> <p>Varied degree of on-street parking but most houses have driveways</p>								Site Source	LDF Representation
								Current Use	C-Class
								Surrounding Use	C-Class
								Area Character	<p>The area climbs steadily to the north beyond the railway</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Land ownership / site fragmentation. It is unclear whether the current owners of the properties comprising the site are aware of the sites inclusion in the SHLAA.	It is assumed that the site is not available and is therefore not currently developable. No clear intention to redevelop the site by either the agent of the various property owners has been forthcoming.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

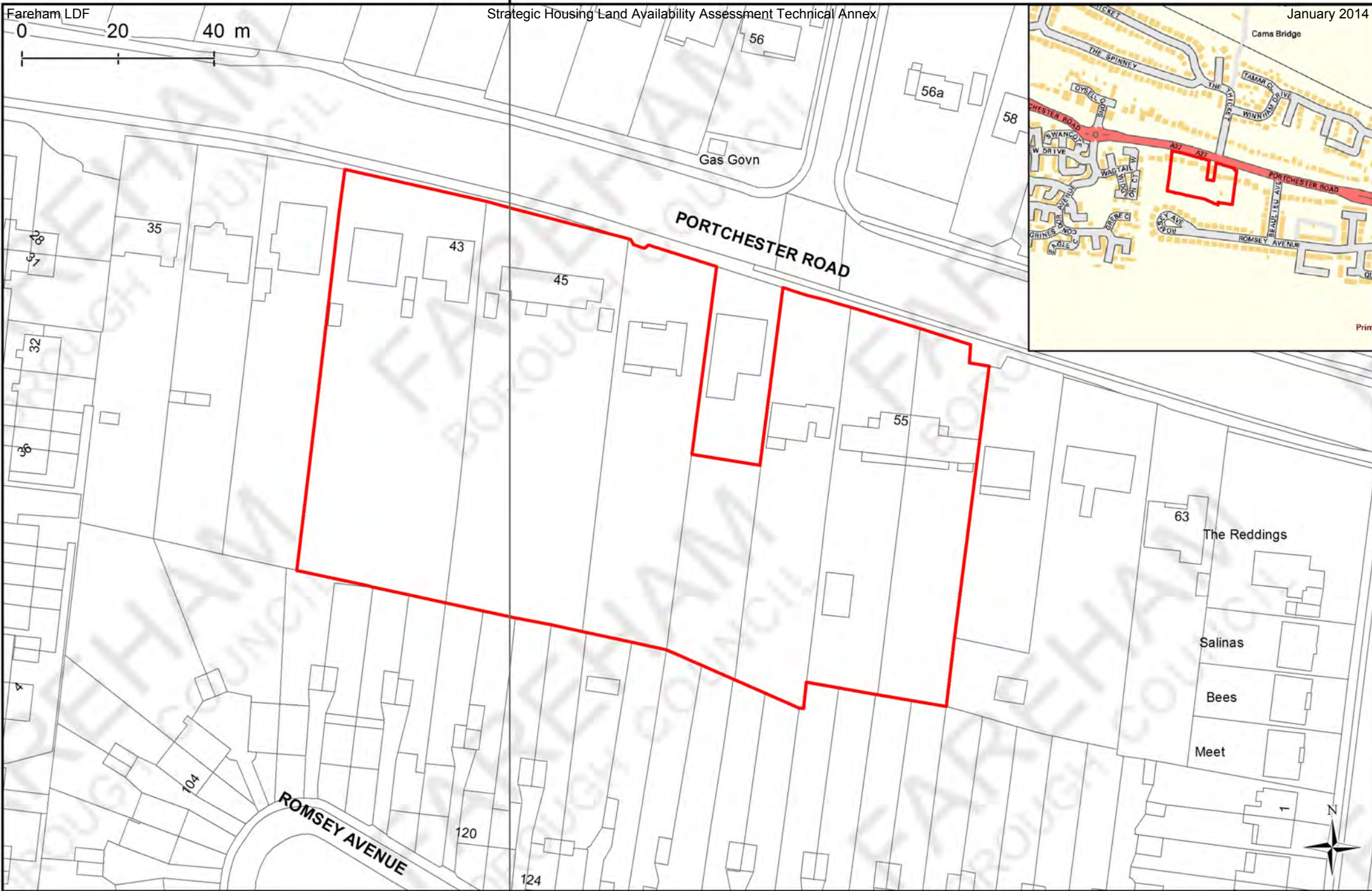
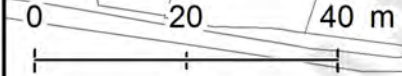
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	17
Net Gain	0	0	0	

Notes



Site ID:1024 - 41-57 Portchester Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1051	246-254 White Hart Lane	White Hart Lane	Portchester East	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.5651	80%	0.456	29	29	29	13			<input type="checkbox"/>
Residential Form									Design Solution
<p>A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows</p> <p>Regular, large and some very large plots throughout, front and back gardens, with most houses having side access</p> <p>A mix of one, one-and-a-half storey (with dormers) and two storey houses</p>									<input type="checkbox"/>
									Site Source
									Site Allocs Call for Sites
									Current Use
									Mixed Inc C-Class
Surrounding Use									
									C-Class
Area Character									
<p>The area climbs steadily to the north beyond the railway</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status		Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

P/13/0776/FP - INSTALMENT OF A NEW EXTERNAL ATM MACHINE AND ENTRANCE DOOR TO ATM ROOM. *UNDECIDED*

P/13/0765/AD - DISPLAY OF TWO PROJECTING SIGNS INTERNALLY ILLUMINATED, ONE NON-ILLUMINATED PROJECTION SIGN, TWO ILLUMINATED FASCIA SIGNS, FOUR WINDOW VINYL GRAPHICS, FOUR NON-ILLUMINATED POSTER CASES AND ONE INTERNALLY ILLUMINATED TOTEM SIGN *UNDECIDED*

P/13/0297/DP/A - ERECTION OF CONVENIENCE RETAIL STORE AND ASSOCIATED ACCESS & DELIVERY AREA, VEHICLE & CYCLE PARKING, BIN STORAGE AND LANDSCAPING (REVISED APPLICATION): DETAILS PURSUANT - CONDITIONS 5 (MATERIALS - FACING BRICK & TILE TO BE AGREED ON SITE WEEK BEGINNING 8 JULY 2013), 6 (HARD SURFACING), 7 (BOUNDARY TREATMENT), 15 (LANDSCAPING), 21 (SPOIL AND MUD PREVENTION) AND 23 (OPERATIVE VEHICLES & SITE STORAGE *APPROVED*

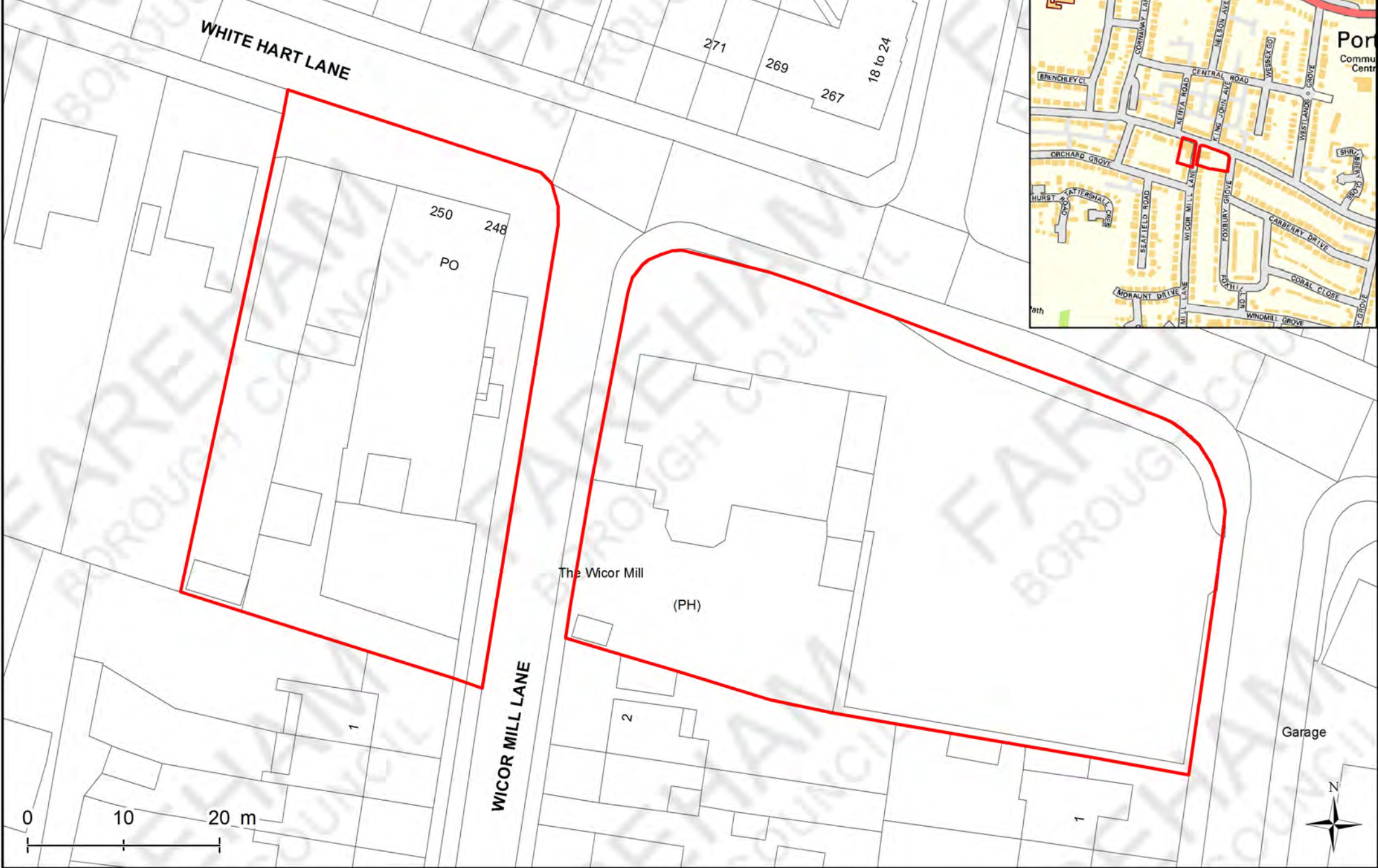
P/13/0297/FP - ERECTION OF CONVENIENCE RETAIL STORE AND ASSOCIATED ACCESS AND DELIVERY AREA, VEHICLE AND CYCLE PARKING, BIN STORAGE AND LANDSCAPING (REVISED APPLICATION) *APPROVED*

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	13
Net Gain	0	0	0	

Notes

Land adjacent has been developed for retail reducing the likelihood of the site being brought forward for residential use.



Site ID:1051 - 246-254 White Hart Lane

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1066	34-36 Portchester Road	Fareham	Portchester West	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.4		0.4	19 - 60	30			12		<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows</p> <p>Regular, large and some very large plots throughout, front and back gardens, with most houses having side access</p> <p>A mix of one, one-and-a-half storey (with dormers) and two storey houses</p>								Planning Permission	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>The area climbs steadily to the north beyond the railway</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Within 650 m of Portsmouth Harbour SPA and Ramsar. Within 10 km of several coastal European sites (implications for in combination impacts) (implications for potential in combination impacts). Within 650 m of Portsmouth Harbour SSSI. Within 500 m of Downend Chalk Pit SSSI (designated for its geological interest only). Site contains garden habitat with some trees which appear mature. Buildings would need to be assessed for bats. Potential for reptiles, badgers, possibility of bats within mature trees</p> <p>Topographic position in relation to the archaeological data known in the area would suggest some potential for prehistoric archaeology. Pleistocene deposits here have potential for Palaeolithic archaeology.</p>	<p>Site development may have impacts on protected species, but it is likely that impacts can be mitigated. Would need to consider any impacts (including in-combination) on designated sites</p> <p>Potential for previously unknown Heritage Assets. Archaeology can be mitigated. Any planning application must include Heritage Statement that addresses archaeology. Heritage Statement must address potential for Pleistocene archaeology</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The site consists of two adjacent properties that were proposed for redevelopment and intensification scheme. The planning consent has lapsed and there has been no indication - by virtue of consent renewal, submission to call for sites or contact with the landowner - that the development of the site is likely to be pursued in the foreseeable future.</p>	<p>Indication of development intent by developer/landowner.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail		
Application Reference				
Permission Lapse Date				
Land Type	Garden			
Garden Site	<input checked="" type="checkbox"/>			
Under Construction	0			
Completions	0			
Not Started	0			

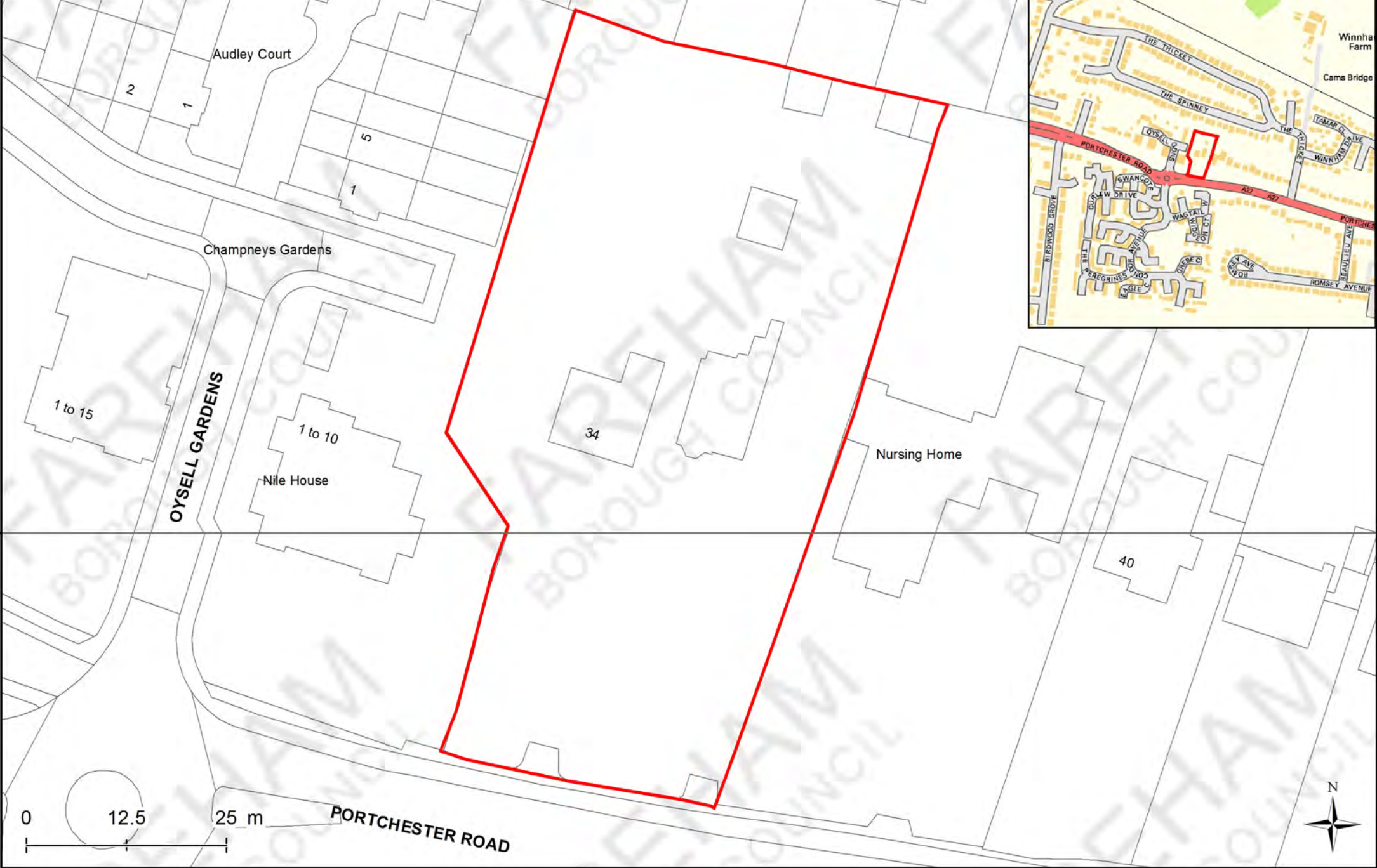
Previous Planning History

P/08/0779/FP - LAPSED (30/09/2011) - Demolition Of Existing Dwellings And Erection Of 12 Dwellings Associated Garages, Parking & Landscaping ●●● P/08/0431/FP - WITHDRAWN - Demolition of existing dwellings and erection of twelve dwellings with Associated Garages, Parking & landscaping. ●●● P/07/0601/FP - REFUSED, DISMISSED ON APPEAL - Demolition of existing dwellings and erection of fourteen dwellings with Associated Garages, Parking & Landscaping ●●● P/05/1686/FP - REFUSED - Remove two dwellings and erect 9 houses and 13 apartments residential dwellings

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	12
Net Gain	0	0	0	

Notes



Site ID:1066 - 34-36 Portchester Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1216	54 Linden Lea (The Linden Lea PH)	Portchester	Portchester West	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.22	100%	0.22	29 - 41				8	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Single and two storey detached and semi-detached houses and bungalows	Planning Permission
Regular, large and some very large plots throughout, front and back gardens, with most houses having side access	Current Use
	A-Class
	Surrounding Use
	C-Class

Area Character

A very large area of medium grain mix of inter-war and post-war expansion

The area climbs steadily to the north beyond the railway

Continuous building lines throughout strongly define the area

Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs

A mix of one, one-and-a-half storey (with dormers) and two storey houses

Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities

Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools

Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways

Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	Check Deliverability	

Planning Details

Planning Status	Full Permission	Application Detail P/11/0688/FP - GRANTED - DEMOLITION OF PUBLIC HOUSE AND ERECTION OF RETAIL UNIT (CLASS A1) WITH FIVE FLATS ABOVE & THREE DWELLINGS ●●● P/11/0688/DP/A - GRANTED - DEMOLITION OF PUBLIC HOUSE AND ERECTION OF RETAIL UNIT (CLASS A1) WITH FIVE FLATS ABOVE & THREE DWELLINGS: DETAILS PURSUANT-DISCHARGE OF CONDITION 9 (SERVICING MANAGEMENT PLAN) APPLIED TO PERMISSION P/11/0688/FP ●●● P/11/0688/DP/B - GRANTED - DEMOLITION OF PUBLIC HOUSE AND ERECTION OF RETAIL UNIT (CLASS A1) WITH FIVE FLATS ABOVE & THREE DWELLINGS: DETAILS PURSUANT FOR CONDITIONS 3 (EXTERNAL MATERIALS), 11 (CONTAMINATION - PART A), 17 (BOUNDARY TREATMENT), 18 (BOUNDARY TREATMENT - EASTERN BOUNDARY), 22 (LANDSCAPING) 26 (MUD ON THE HIGHWAY) AND 28 (OPERATIVES' VEHICLES PARKING AND TURNING PROVISION AND STORAGE AREAS ASSOCIATED WITH IMPLEMENTATION) ●●● P/11/0688/DP/C - GRANTED -DEMOLITION OF PUBLIC HOUSE AND ERECTION OF RETAIL UNIT (CLASS A1) WITH FIVE FLATS ABOVE & THREE DWELLINGS: DETAILS PURSUANT - CONDITION 7 (HIGHWAYS) AND CONDITION 8 (DRAINAGE), 11 (B)(C) CONTAMINATION
Application Reference	P/11/0688/FP	
Permission Lapse Date	01/06/2015	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	8	

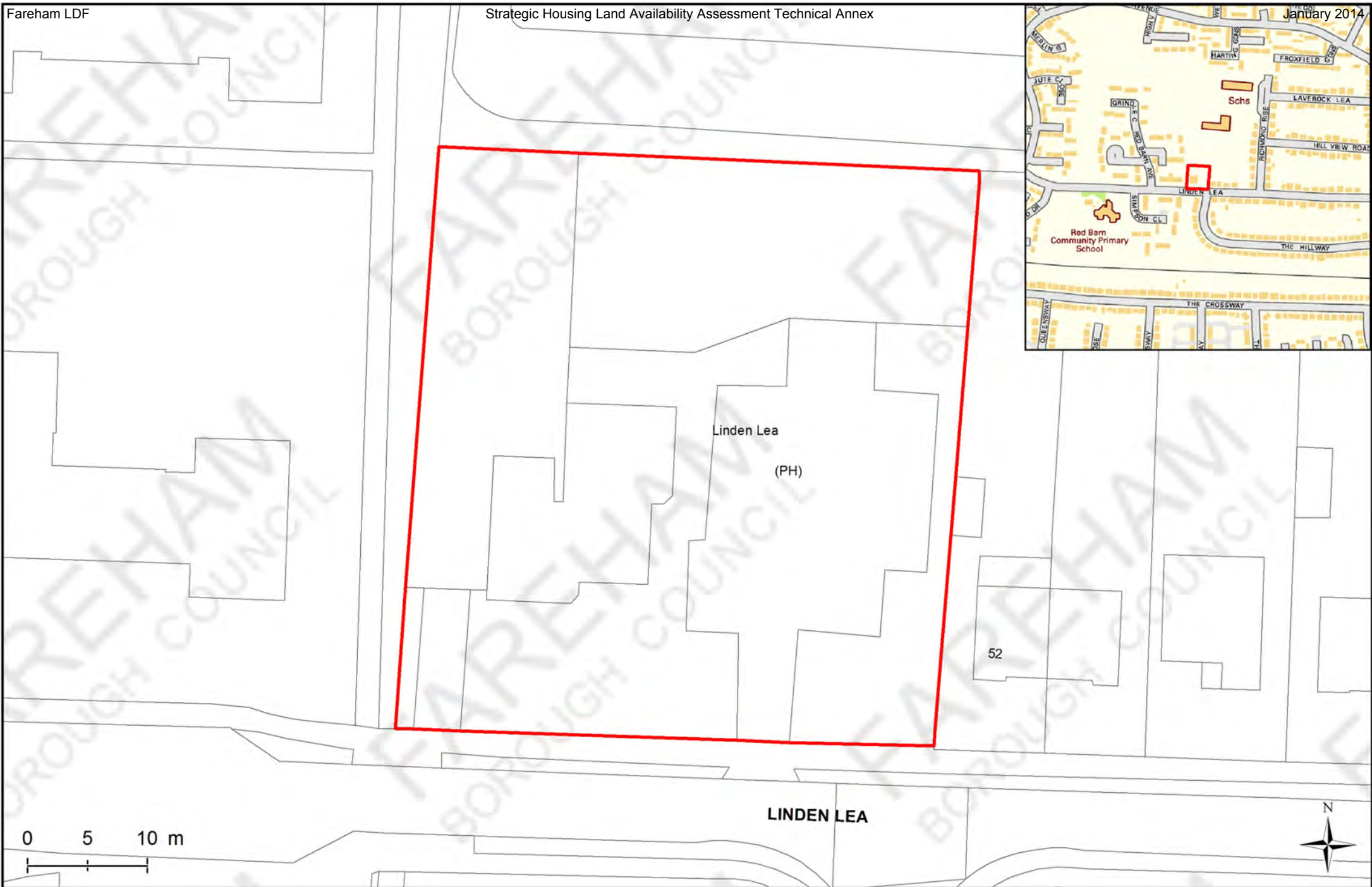
Previous Planning History

P/09/0172/FP - DISMISSED AT APPEAL - DEMOLISH PUBLIC HOUSE AND ERECT A BLOCK OF 4 APARTMENTS & A TERRACE OF 5 HOUSES, NEW ACCESS, PARKING & LANDSCAPING

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	8	0	0	
Dwelling Loss	0	0	0	0
Net Gain	8	0	0	

Notes



Site ID:1216 - 54 Linden Lea, Portchester, Fareham

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area
-----------	-----------	--------------	------	-----------------

1308	157 White Hart Lane and land to rear	White Hart Lane	Portchester	Portchester
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Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier
-----------------	--------------------	---------------	-----------------------------	-----------------	-------------	-----------	-----------------	--------------------

0.4		0.4	29				5	<input type="checkbox"/>
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Residential Form

A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows

A mix of one, one-and-a-half storey (with dormers) and two storey houses

Site Source

Planning Permission

Current Use

C-Class

Surrounding Use

C-Class

Area Character

The area climbs steadily to the north beyond the railway

Regular, large and some very large plots throughout, front and back gardens, with most houses having side access

Continuous building lines throughout strongly define the area

Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs

Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities

Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools

Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways

Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail GRANTED ON APPEAL - Erection Of Two 4-Bed And Four 3-Bed Houses With Associated Access & Garages To Replace Existing Dwelling
Application Reference	P/09/0462/FP	
Permission Lapse Date	11/10/2013	
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	6	

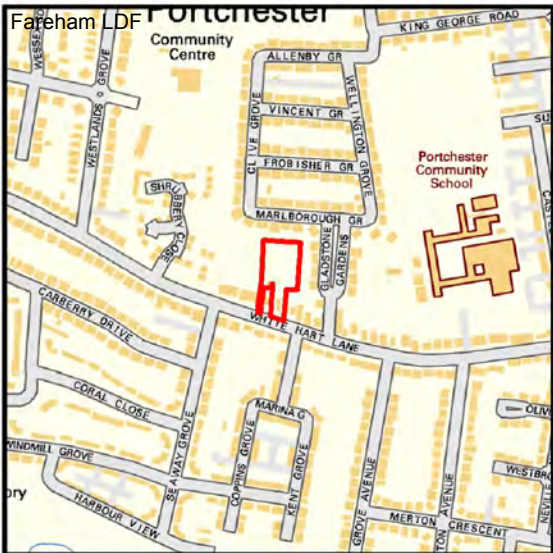
Previous Planning History

P/09/0462 - REFUSED - Erection Of Two 4-Bed And Four 3-Bed Houses With Associated Access & Garages To Replace Existing Dwelling

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	6	0	0	
Dwelling Loss	1	0	0	0
Net Gain	5	0	0	

Notes



Site ID:1308 - 157 White Hart Lane and Land to rear

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1992	Catholic Church of our Lady	White Hart Lane	Portchester East	Portchester					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.17	100%	0.17	20 - 29				7		<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>A very large area of medium grain mix of inter-war and post-war expansion of single and two storey detached and semi-detached houses and bungalows</p> <p>A mix of one, one-and-a-half storey (with dormers) and two storey houses</p>								Planning Permission	
								Current Use	
								D-Class	
Surrounding Use								C-Class	
Area Character									
<p>The area climbs steadily to the north beyond the railway</p> <p>Regular, large and some very large plots throughout, front and back gardens, with most houses having side access</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees, varied degree of on-street parking but most houses have driveways</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail DEMOLITION OF EXISTING BUILDING AND ERECTION OF 7 NO. 2 & 3-BED DWELLINGS WITH NEW ACCESS FROM HIGHWAY.
Application Reference	P/12/0205/FP	
Permission Lapse Date	22/03/2016	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	7	

Previous Planning History

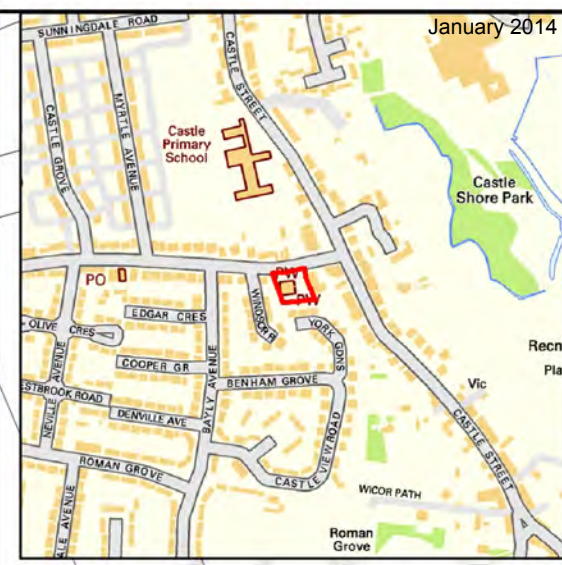
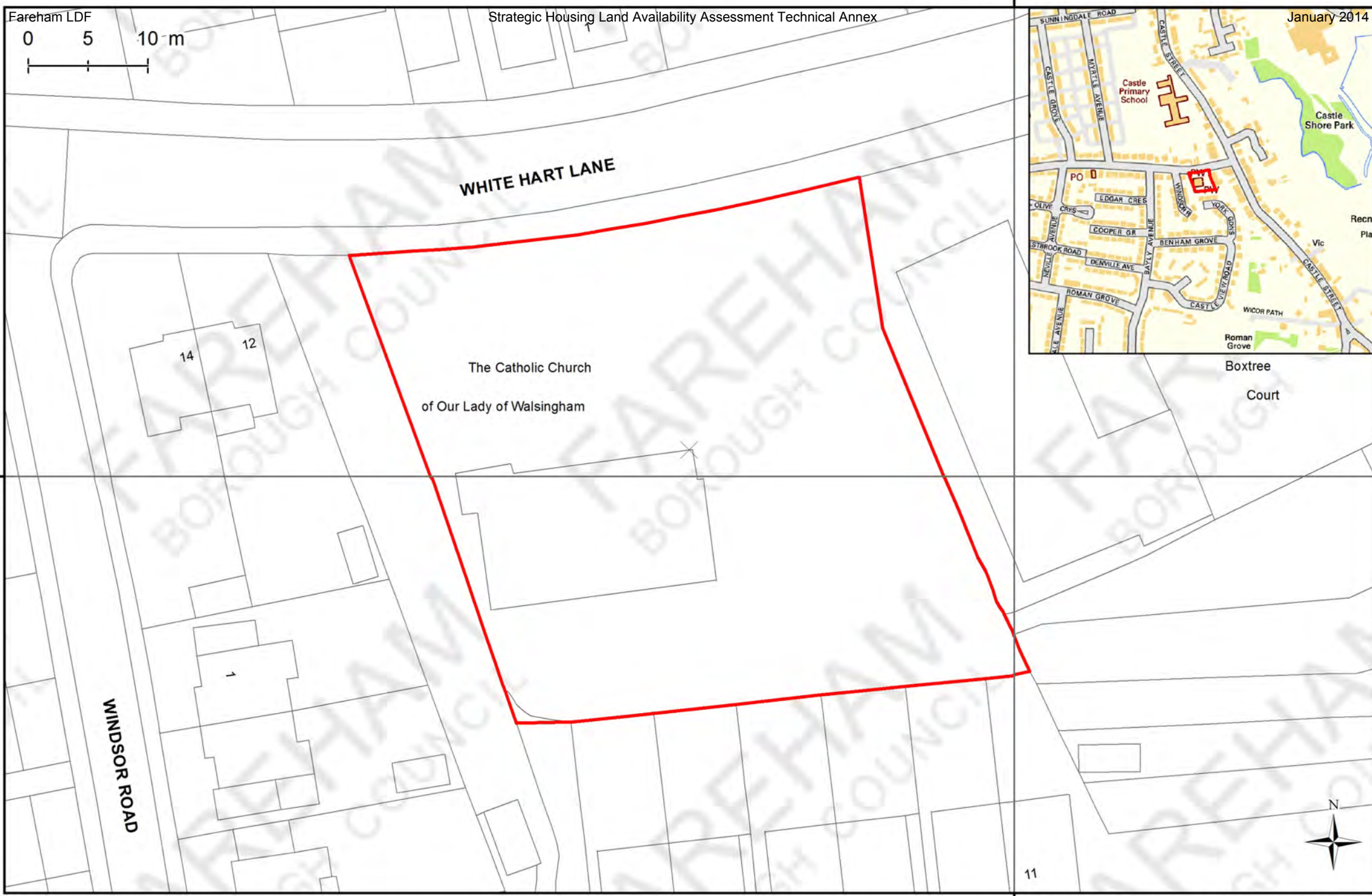
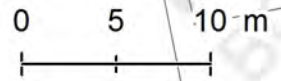
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	7	0	0	
Dwelling Loss	0	0	0	0
Net Gain	7	0	0	

Notes

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Boxtree
Court

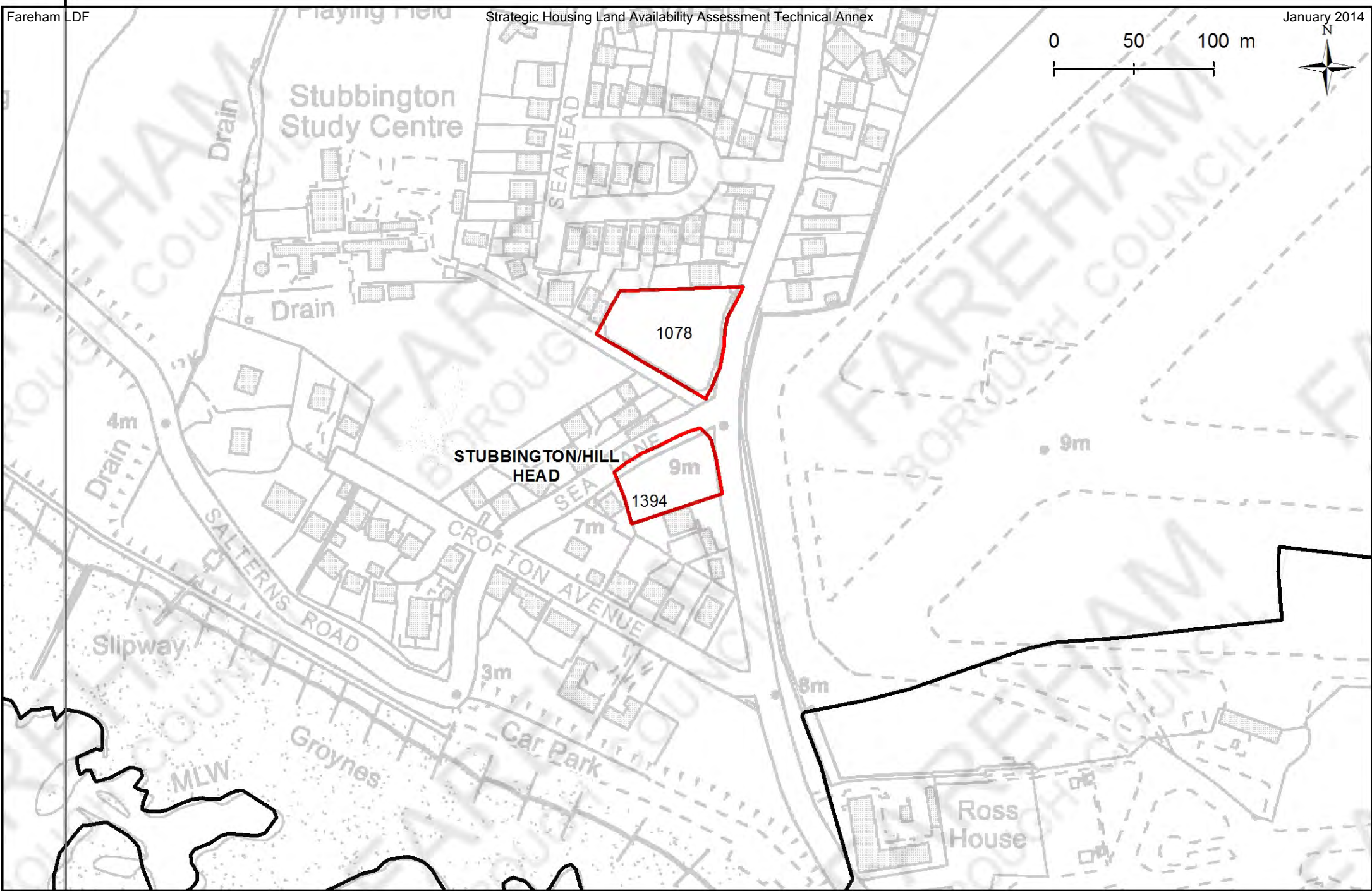
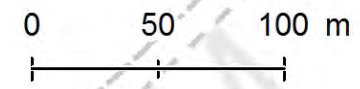


Site ID:1992 - Catholic Church of our Lady

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1078	Land at Stubbington Lane	Stubbington	Hill Head	Stubbington & Hill Head					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.4	100%	0.4	14 - 30	30	30	12		Design Solution	<input type="checkbox"/>

Residential Form	Site Source
Mostly large detached houses and some detached bungalows	LDF Representation
Mostly two-storey houses	Current Use
Houses set back from the road in large front gardens	Vacant
	Surrounding Use
	Mixed Inc C

Area Character

Mostly inter-war and post-war expansion in three phases of encroachment into the park – mostly coarse grain, which is loose in layout

Land is flat and low lying

Varied building line, often staggered to offset road grids

Red brick, clay tile and concrete interlocking tiles

Entirely residential; single-family dwelling houses

Wide roads, with limited on-street parking, no street trees, mature boundaries to some roads

Good tree belts to the park and to Crofton Avenue environs (the latter also has mature trees to gardens)

Good access and connectivity for the pedestrian, particularly to the seafront. Poor access and connectivity for the car user

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Potential noise impact from airfield. Limitations on building heights will also be a consideration. Access proposals, as per the Daedalus Visionary Framework, identifies a potential access point onto the lane to the South of the site. This access route is shared by the Stubbington Study Centre (managed and owned by HCC). Concerns have been raised regarding the shared access arrangements with any new development and the Centre.</p> <p>Likely negligible ecological interest within site. Nearby historic records suggest that the site offers potential habitat for protected reptile species and valuable BAP habitat. An ecological survey would be required. The site is close to Daedalus Airfield which has been identified as supporting important habitat for Waders and Geese (site is viewed as SPA). Disturbance from recreation is likely to be limited given the access restriction to the Airfield. However, there is the potential of disturbance during construction phase. Avoiding sensitive periods, sympathetic building design (including heights). Hedgerow on eastern boundary should be maintained (and enhance where possible) in order to screen development. Proposals would need to consider any impacts (including in-combination) on designated sites.</p> <p>The site lies within 280m of Solent and Southampton Water SPA/Ramsar and Lee-on-the-Solent SSSI. Development must take into consideration this designation and the potential use for offsite foraging/breeding of the species for which they are designated. Mitigation required to offset impacts must be designed into the proposal. The site is located within 500m of 4 'uncertain' wading bird sites. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal.</p> <p>The topographic position in relation to the archaeological data known in the area would suggest some potential for prehistoric archaeology.</p>	<p>Site is within the urban area boundary of the Stubbington/Hill Head. It is not previously developed land. Minor constraints have been identified such as, potential impact on protected species, landscape, ecological designations, accessibility and contamination. The site not well related to a train station, although, the site is close to and well served by a frequent bus service. The site is also poorly related to a primary school. The site is well related to all other services and facilities included in the assessment.</p> <p>Potential for contamination due to proximity to Daedalus. A desktop contaminated land assessment will be required in the first instance. Based on this preliminary assessment, there may be a need for a more intrusive survey and remedial works. The site is close to Daedalus Airfield which has been identified as supporting important habitat for Waders and Geese (site is viewed as SPA). Disturbance from recreation is likely to be limited given the access restriction to the Airfield. However, there is the potential of disturbance during construction phase. Avoiding sensitive periods, sympathetic building design (including heights). Hedgerow on eastern boundary should be maintained (and enhance where possible), this considered an important landscape feature which could be utilised to screen development. Proposals would need to consider any impacts (including in-combination) on designated sites. A CEMA / remediation plan will be required to prevent pollutants entering pathways, reducing the potential for any air borne transmission of pollution to nearby ecological receptor. Surface water controls are also recommended. Contamination may not affect the suitability of the site but would have likely implications for the economic viability of any development. Likely negligible ecological interest within site, although nearby historic records suggest that the site offers potential habitat for protected reptile species and valuable BAP habitat. An ecological survey would be required.</p> <p>Development proposals should include a Heritage Statement that addresses archaeology, particularly the potential for Pleistocene archaeology.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The HCA intend to dispose of the site in the future and it is likely that they will be looking at residential use as a possibility probably in the later stages of 2014.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site is in single ownership and is available for development. According to the site submission the site is used as part of an equestrian centre which could give rise to lease issues. Transport and utility information will require further exploration, although it is</p>	

unlikely that this will give rise to insurmountable site constraints. The economic viability of the development is unknown and A detailed site viability assessment (inclusive of economic scenario testing) will be undertaken following the Development Site and Policies consultation. Notwithstanding the above, the site is considered deliverable, although the release of the site is likely to be delayed as HCA resources have been directed at the development Daedalus.

The site does not have planning permission at the moment, so is considered to be a medium term opportunity between Years 6-10 of the Core Strategy period.

Planning Details

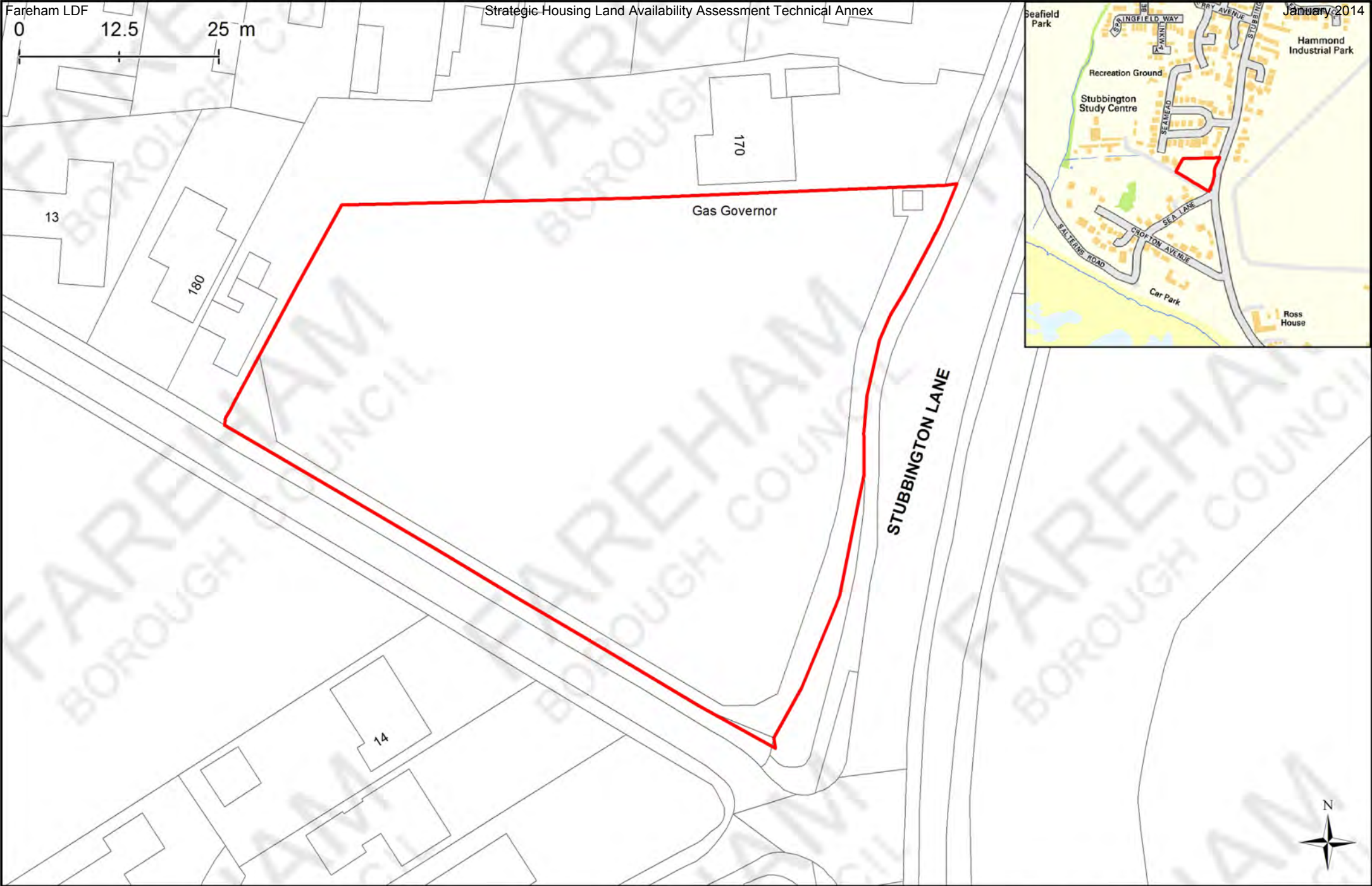
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	10	0	
Dwelling Loss	0	0	0	0
Net Gain	0	10	0	

Notes



Site ID:1078 - Land at Stubbington Lane

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1394	Land at Sea Lane	Stubbington			Hillhead			Stubbington & Hill Head	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.24	100%	0.24	20-25	20	5	5		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mostly large detached houses and some detached bungalows</p> <p>Mostly two-storey houses</p> <p>Entirely residential; single-family dwelling houses</p>								SPSL Register	
								Current Use	
								Vacant/Derelict	
								Surrounding Use	
								C-Class	
Area Character									
<p>Mostly inter-war and post-war expansion in three phases of encroachment into the park – mostly coarse grain, which is loose in layout</p> <p>Land is flat and low lying</p> <p>Varied building line, often staggered to offset road grids</p> <p>Houses set back from the road in large front gardens</p> <p>Red brick, clay tile and concrete interlocking tiles</p> <p>Wide roads, with limited on-street parking, no street trees, mature boundaries to some roads</p> <p>Good tree belts to the park and to Crofton Avenue environs (the latter also has mature trees to gardens)</p> <p>Good access and connectivity for the pedestrian, particularly to the seafront. Poor access and connectivity for the car user</p>									

Site Constraints

Suitable **Suitability Constraints** **Overcoming Suitability Constraints**



Potential for contamination due to proximity to Daedalus. A desktop contaminated land assessment will be required in the first instance. Based on this preliminary assessment, there may be a need for a more intrusive survey and remedial works. Contamination may not affect the suitability of the site but would have likely implications for the economic viability of any development. The potential for any air borne transmission of pollution to nearby ecological receptor will need to be considered. A CEMA / remediation plan will be required to prevent pollutants entering pathways. Surface water controls recommended.

Likely negligible ecological interest within site, although nearby historic records suggest that the site offers potential habitat for protected species such as badger and reptiles and the mature tree to east boundary may support bats. An ecological survey would be required. The site is close to Daedalus Airfield which has been identified as supporting important habitat for Waders and Geese (site is viewed as SPA). The site is located within 500m of 4 'uncertain' wading bird sites. Disturbance from recreation is likely to be limited given the access restriction to the Airfield. However, there is the potential of disturbance during construction phase. Avoiding sensitive periods, sympathetic building design (including heights). Hedgerow on eastern boundary should be maintained (and enhance where possible) in order to screen development. Proposals would need to consider any impacts (including in-combination) on designated sites.

Site is within the urban area boundary of the Stubbington/Hill Head. It is not previously developed land. Minor constraints have been identified such as, potential impact on protected species, landscape, ecological designations, accessibility and contamination. The site not well related to a train station, although, the site is close to and well served by a frequent bus service. The site is also poorly related to a primary school. The site is well related to all other services and facilities included in the assessment.

Potential for contamination due to proximity to Daedalus. A desktop contaminated land assessment will be required in the first instance. Based on this preliminary assessment, there may be a need for a more intrusive survey and remedial works. The site is close to Daedalus Airfield which has been identified as supporting important habitat for Waders and Geese (site is viewed as SPA). Disturbance from recreation is likely to be limited given the access restriction to the Airfield. However, there is the potential of disturbance during construction phase. Avoiding sensitive periods, sympathetic building design (including heights). Mature trees to western boundary should be maintained (and enhanced), where possible, this considered an important landscape feature which could be utilised to screen development and possibly support bat populations. Proposals would need to consider any impacts (including in-combination) on designated sites. A CEMA / remediation plan will be required to prevent pollutants entering pathways, reducing the potential for any air borne transmission of pollution to nearby ecological receptor. Surface water controls are also recommended. Contamination may not affect the suitability of the site but would have likely implications for the economic viability of any development. Likely negligible ecological interest within site, although nearby historic records suggest that the site offers potential habitat for protected reptile species, badgers and bats and valuable BAP habitat. An ecological survey would be required.

These constraints are not considered to be insurmountable and would not preclude development at this location. The site is considered to offer a suitable location for residential development.

Study required to demonstrate whether the nearby 'uncertain' wading bird sites are 'important'. If any of these sites are shown to be important for wading birds, further evidence and/or mitigation proposals may be required. Ecological mitigation for the site-specific construction and operational impacts of a development proposal for this allocation will need to be drawn up in detail at the planning application stage, and accompanied where necessary by a project-level HRA. Possible mitigation measures are set out in the HRA accompanying this plan.

Available **Availability Constraints** **Overcoming Availability Constraints**



The site is owned by the Homes & Communities Agency, although it is not being marketed or promoted through the planning system. Therefore, it is probably a medium term opportunity beyond the first five years of the Core Strategy.

Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site is in single ownership and is available for development. There are no known legal issue that would restrict development of this site. Transport and utility information will require further exploration, although it is unlikely that this will give rise to insurmountable site constraints. The economic viability of the development is unknown and A detailed site viability assessment (inclusive of economic scenario testing) will be undertaken following the Development Site and Policies consultation. Notwithstanding the above, the site is considered deliverable, although the release of the site is likely to be delayed as HCA resources have been directed at the development Daedalus.</p>	

Planning Details

Planning Status		Application Detail
Application Reference		
Permission Lapse Date		
Land Type		
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

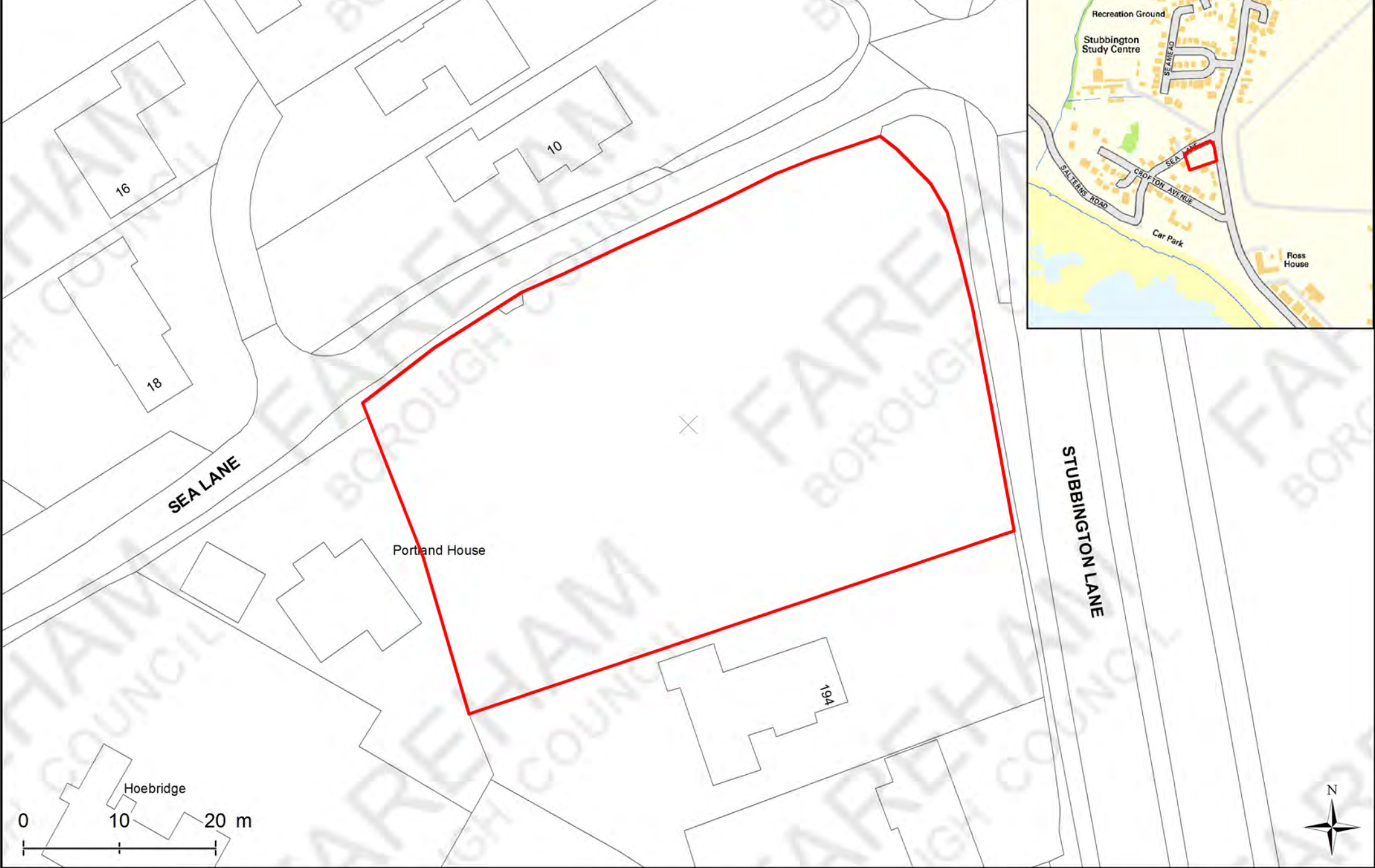
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	5	0	
Dwelling Loss	0	0	0	0
Net Gain	0	5	0	

Notes

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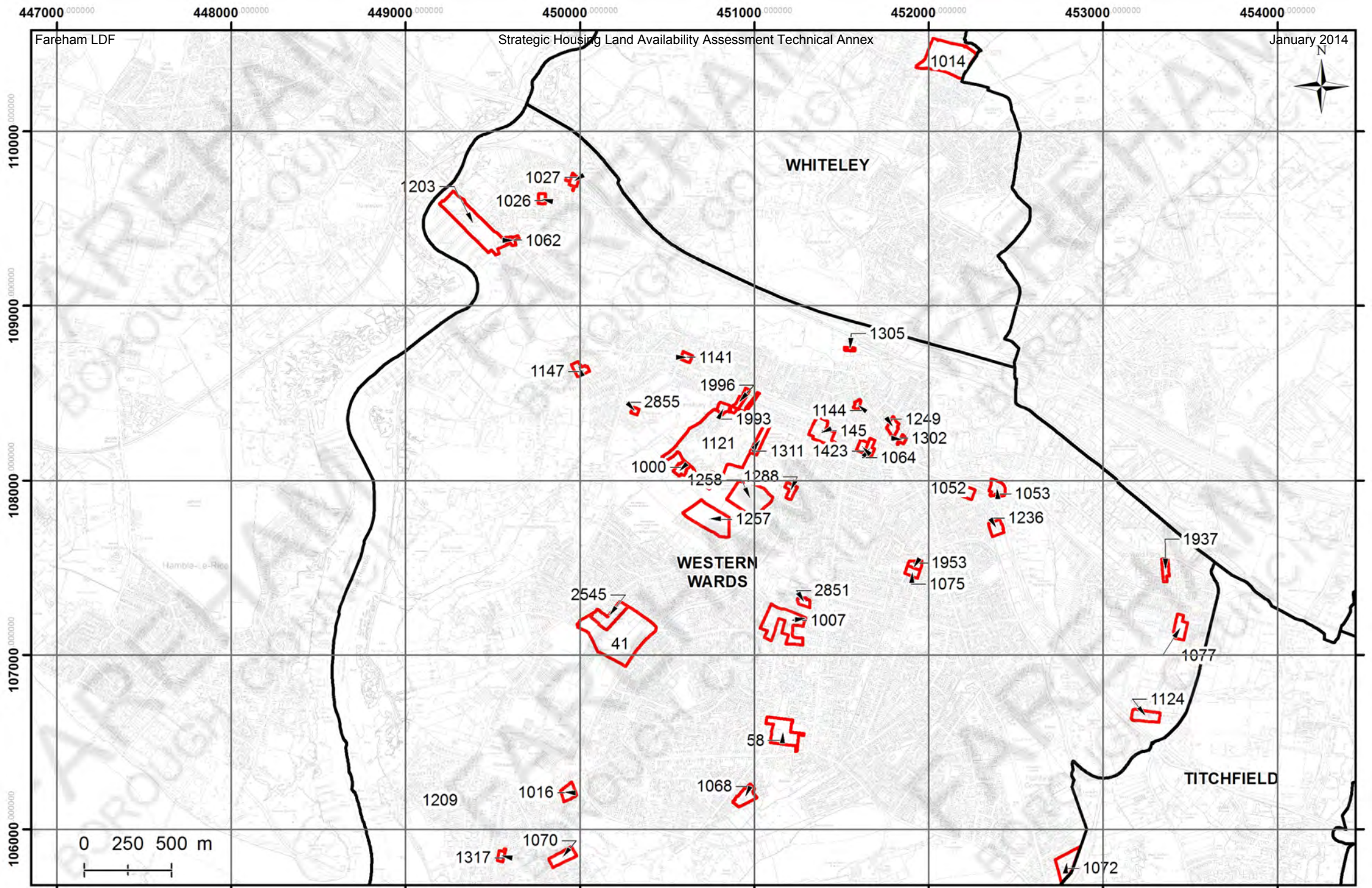


Site ID:1394 - Land at Sea Lane

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SHLAA Sites in Whiteley & The Western Wards

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
0041	Peters Road	Locks Heath			Warsash / Park Gate			Western Wards & Whiteley	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
8.8		8.8	21 - 29				279	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Post-war houses and bungalows laid out to a medium grain</p> <p>Mix of single-storey and two-storey houses throughout, mix of shallow and steeply pitched roofs, mostly with ridge parallel to the road</p> <p>Medium-sized and some large private dwelling houses</p>								Planning Permission	
								Current Use	
								C-Class / Urban Greenspace / P	
								Surrounding Use	
								C-Class / Agricultural	
Area Character									
<p>Land falls gently to the south-west</p> <p>Good-sized regular plots to streets and roads</p> <p>Consistent building lines to roadside with buildings set back in gardens; varied boundary treatment but often open</p> <p>Brick, some render and some tile hanging in places, concrete interlocking tiles and plain clay tiles</p> <p>Predominantly residential</p> <p>Area of glasshouses and market gardening to the south-east</p> <p>Small proportion of green spaces</p> <p>Mostly ornamental trees to rear gardens, some survival of older tree groups but limited, no street trees</p> <p>Some small narrow grass verges, very limited on-street parking and minimal street lighting</p> <p>Good access and connectivity for the pedestrian, poor linkage for the car user</p>									

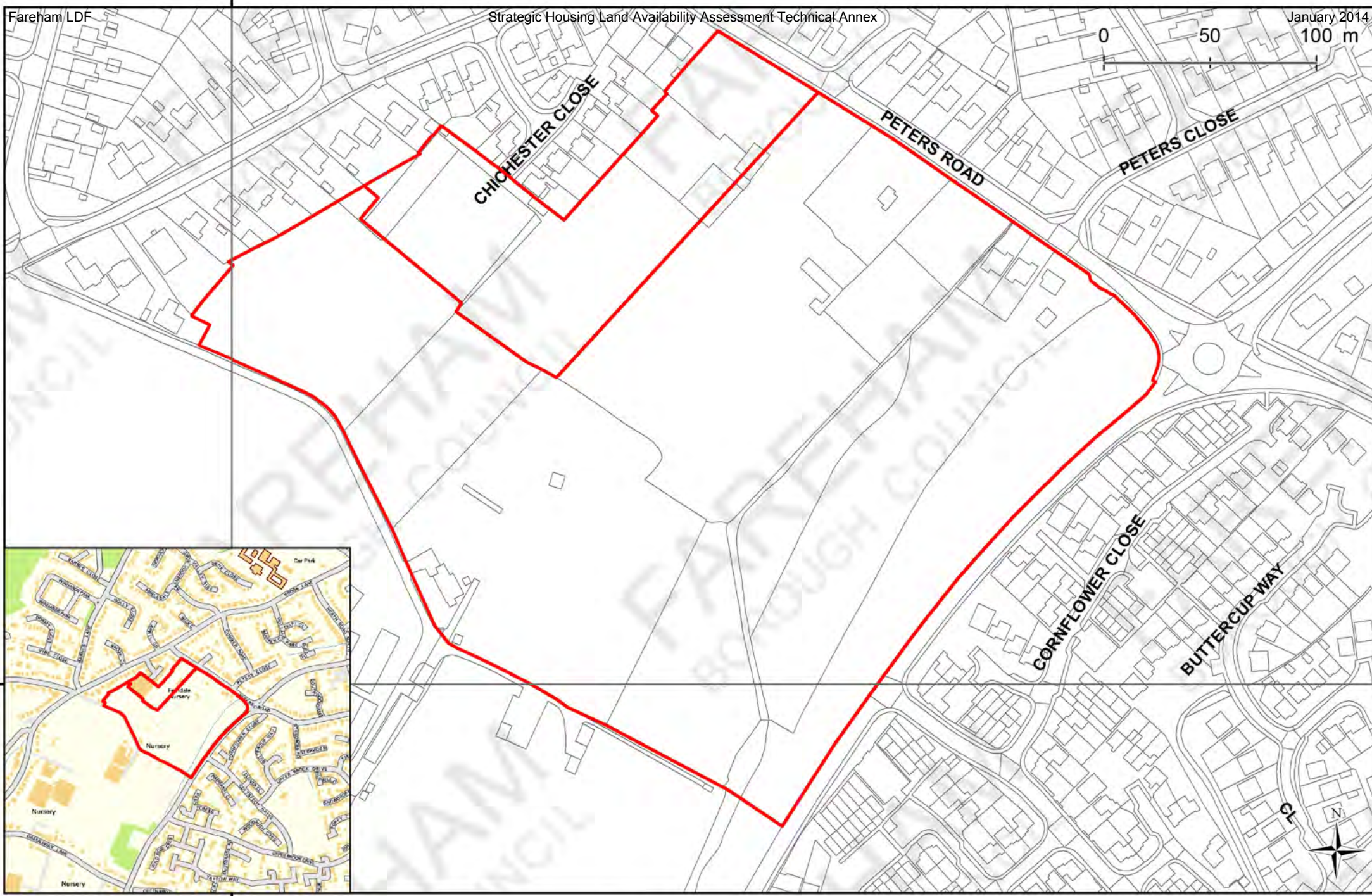
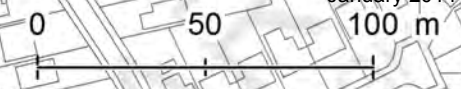
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
☑	<p>Part of the site is within grade 1 agricultural land (1996 agricultural land classification). A desktop study and site investigation would be required.</p> <p>There are some trees and hedges throughout the site. There are some TPOs on site.</p> <p>1.2km from Lee-on-the- Solent to Itchen Estuary Site of Special Scientific Interest (SSSI), which forms part of the Solent and Southampton Water Special Protection Area (SPA)/Ramsar site and Solent Maritime Special Area of Conservation (SAC).</p> <p>Stag beetle and Pipistrelle bat recorded within the site Badger Sett on site. Reptiles likely on areas of rough grassland.</p> <p>There are 23 Sites of Importance for Nature Conservation (SINC) located within 2 km of the site, the nearest of which is Brook Wood SINC located 350m to the southwest of the proposed development site. Winnard and Cawte’s Copse SINC (ancient woodland) (also Holly Hill woodland Park LNR) 360m (to North west) ,Hook-with-Warsash LNR (Wendleholme) SINC (grassland) 750m to west, Coldeast Hospital SINC (grassland) 750m (to North), Lock’s Wood, Fareham (ancient woodland) SINC 580m to north east, Brook wood, Fareham SINC (ancient woodland) 760 m to south west</p>	<p>Remediation requirements would be based on the result of the site investigation.</p> <p>Outline application has been agreed which protects the significant vegetation belt to the east of the site, and some treed areas in other locations.</p> <p>A full survey is recommended and mitigation is likely to be needed.</p> <p>Overall site will change from soft to hard landscape for the majority of the site, but well designed boundary treatment, retention of hedges and integrated open space would help to mitigate this.</p> <p>Diversion or creation of easement for water infrastructure would be required.</p>
Available	Availability Constraints	Overcoming Availability Constraints
☑	<p>Land ownership issues have inhibited the implementation of planning permission P/07/1515/OA.</p> <p>The site is within the control of two developers – Taylor Wimpey and Bovis Homes, and part of the site has planning permission. Therefore the site is considered to be available for development.</p>	<p>Planning permission P/07/1515/OA is due to lapse in November 2011, it is unclear whether a renewal will be sought. A number of new planning applications have been submitted as an alternative to the original permission, P/07/1515/OA. The alternative scheme provides an indication that there remains a clear desire to deliver the site.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
☑	<p>The site as a whole appears to be viable.</p>	

Planning Details		
Planning Status	Full Permission	Application Detail ERECTION OF 50 DWELLINGS (1 ONE-BED FLAT, 11 TWO-BED FLATS, 33 THREE-BED HOUSES & 5 FOUR-BED HOUSES) WITH ASSOCIATED PARKING, OPEN SPACE & LANDSCAPING AND NEW ACCESS FROM PETERS ROAD
Application Reference	P/11/0125/FP	
Permission Lapse Date	18/07/2015	
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	241	

Previous Planning History
P/12/0974/DP/A - UNDECIDED - RESIDENTIAL DEVELOPMENT COMPRISING ERECTION OF 49 DWELLINGS WITH NEW ACCESS, ASSOCIATED CAR PARKING AND OPEN SPACE: DETAILS PURSUANT - CONDITION 3 (MATERIALS), 4 (LEVELS), 5 (BOUNDARY TREATMENT), 6 (LANDSCAPING), 8 (LANDSCAPING MANAGEMENT PLAN), 10 (TREE PIT/EXTERNAL WORKS), 15 (HIGHWAY ACCESS WORKS, 18 (EMERGENCY ACCESS POINTS), 19 (FINISHED TREATMENTS), 23 (GEOTECHNICAL REPORT), 26 (ARCHAEOLOGY REPORT), 29 (DRAINAGE LAYOUT), 30 (SURFACE WATER), 32 (REPTILES), 33 (ECOLOGIST), 34 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 35 (JAPANESE KNOTWEED), 36 (WATERCOURSE WORKS), 37 HABITATS REGULATIONS ASSESSMENT, 38 (SUSTAINABLE HOMES), 40 MUD ON ROAD, 42 (TRAFFIC MANAGEMENT) & 44 (WALL DETAILS) ●●● P/11/0124/FP - WITHDRAWN - ERECTION OF 9 DWELLINGS (7 THREE-BED HOUSES AND 2 FOUR-BED HOUSES) WITH ASSOCIATED PARKING AND NEW ACCESS FROM PETERS ROAD ●●● P/11/0126/FP - WITHDRAWN - ERECTION OF 14 DWELLINGS (1 ONE-BED FLAT & 13 THREE-BED HOUSES) WITH ASSOCIATED PARKING AND NEW ACCESS FROM LOCKSWOOD ROAD ●●● P/11/0195/FP - REFUSE - ERECTION OF 215 DWELLINGS (INCLUDING AFFORDABLE HOUSING) TOGETHER WITH NEW VEHICLE & PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING, LANDSCAPING AND OPEN SPACE ●●● P/07/1655/FP GRANTED SINCE LAPSED - (10/11/2011) (RENEWAL SUBMITTED) 307 dwellings. Includes submission of full details for phase 1 of the development which involves 54 dwellings ●●● P/07/1655/FP GRANTED - Layout and specification of internal roads, footpaths, cycleways and drainage in association with P/07/1515/OA ●●● P/02/0164/OA - REFUSED, APPEAL DISMISSED) Erection of 288 Dwellings with Associated Infrastructure, Open Space and Landscaping (Outline Application) ●●● P/00/1251/FP - Erection of 241 dwellings - called in by Secretary of State. An alternative scheme for 295 dwellings was also considered at the Inquiry. BOTH APPLICATIONS DISMISSED BY INSPECTOR. ●●● Development Brief adopted as Supplementary Planning Document (SPD) in November 2007.

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	169	110	0	
Dwelling Loss	0	0	0	0
Net Gain	169	110	0	

Notes
20/07/12 - Site is capable of accommodating 241 units in total. This capacity estimate takes account of the 49 units permitted under planning application P/11/0125/FP and capacity/design work undertaken on the remainder of the site. The previous application is subject to a full renewal which has yet to be determined.



Site ID:41 & 2545 - Peters Road - Allocation & Permission

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0058	East of Raley Road	Area 4 Housing Allocation	Locks Heath	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
2.64	80%	2.11	10 - 29	24	63	50		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Post-war houses, laid out to a medium grain but with areas of finer grain</p> <p>Mix of large detached and semi-detached dwellings in linear layout. Single isolated flatted development. Mostly 2 storey.</p> <p>Two-storey houses throughout, mix of shallow and steeply pitched roofs mostly with ridge parallel to the road</p> <p>Mostly irregular building lines, often staggered to roadsides, with buildings set back in small gardens</p> <p>Generally medium-sized and some large private dwelling houses</p>								Allocation	
								Current Use	
								Residential Garden / Urban Gr	
Area Character								Surrounding Use	
<p>Land falls progressively from the north to the south</p> <p>Good-sized regular plots to streets and roads</p> <p>Varied boundary treatment but often open</p> <p>Brick and tile, some render and some tile hanging in places; consistency of materials to sub-estates of contemporary construction</p> <p>Residential throughout</p> <p>A moderate amount of green space breaks up the urban structure</p> <p>Mostly ornamental trees to rear gardens. Some survival of older tree groups but limited. No street trees but some trees to front boundaries</p> <p>Some grass verges but limited.</p> <p>Very limited on-street parking and minimal street lighting</p> <p>Good access and connectivity for the pedestrian, poor linkage for the car user</p>								C-Class	

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Water course bisects site. Sewage line enters site at Heathleigh, Warsash Road and passes in north to south direction through the site. Works on the site require consent by Southern Water.</p> <p>There are a number of TPO trees to the rear of 24 Raley Road and a TPO group to the south east corner of the site.</p> <p>Within 10km of several coastal European sites (implications for potential in combination impacts). Various parts of the site mapped as BAP woodland. Site consists of semi-natural habitats including woodland, scrub and rough grassland. Botanical value of grassland unknown.</p> <p>Known badger sett adjacent site. Known reptile populations adjacent and most likely throughout proposal site. Also potential for Dormice to be present within site</p> <p>Potential for undiscovered archaeological/heritage assets, although site history suggests that deposits may have been lost.</p> <p>Site consists wholly of semi-natural habitat, some of which may be botanically valuable (recommend HBIC survey), and is likely to support various protected species.</p> <p>Development likely to result in loss of on-site biodiversity and would require mitigation and enhancements. May be potential to enhance small adjacent areas – depending on land ownership.</p>	<p>Water course may require a slight reduction in developable area; not considered to be a significant constraint and would not prevent the site from being developed. Sewage line unlikely to restrict development.</p> <p>Site has suspected botanical value/and local ecological value for protected species and general biodiversity. A full survey is recommended and mitigation is likely to be needed.</p> <p>Diversion or creation of easement to accommodate sewerage infrastructure may be required.</p> <p>Proposal should include Heritage Statement that addresses archaeological potential within the site.</p> <p>Proposals should seek to ensure that all significant trees are retained, where possible. Development proposals should be accompanied by Tree Survey and impact assessment developed in consultation with the Council Tree Officer.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The delivery of this housing allocation is dependant on securing a suitable access to the site. There have been on-going land assemblage issues that have limited to delivery of this housing allocation for a number of years.</p>	<p>Until the land (outside the boundary of extant permission P/10/0390/FP) can be secured in order to open up the site to development, it cannot be considered a deliverable site within the first five years of the plan. The site is, however, considered to be desirable location for housing development and could form a longer term development option.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site is vacant, and therefore there are no issues with valuable existing uses to consider. Based on the viability threshold of £500,000 per acre, the site appears viable.</p>	

Planning Details

Planning Status	Allocation	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden / Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	0	

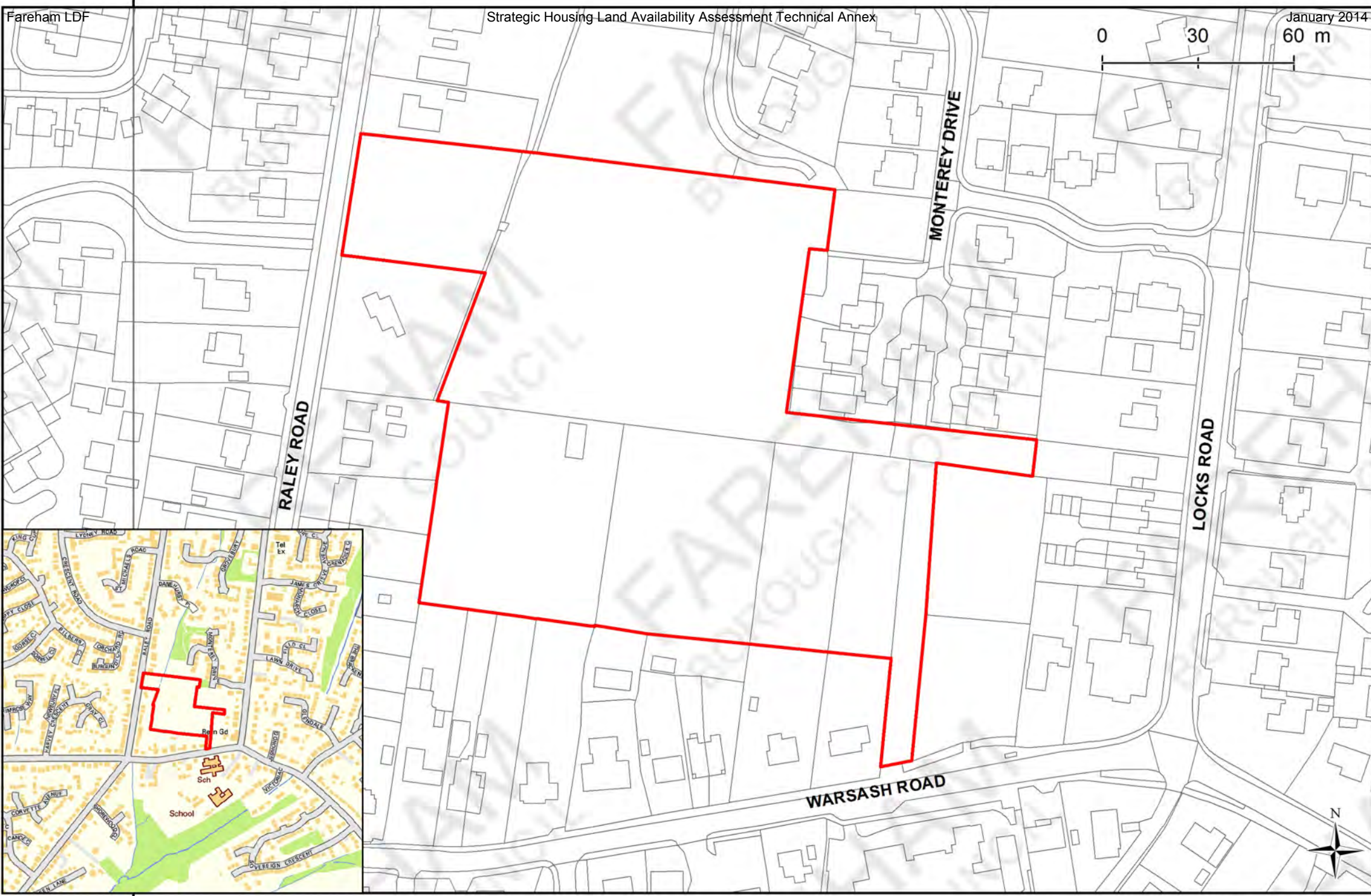
Previous Planning History

P/00/1224/FP - WITHDRAWN - Erection of 7 detached dwellings with garages (part of site)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	30	20	0	
Dwelling Loss	0	0	0	0
Net Gain	30	20	0	

Notes



Site ID:58 - East of Raley Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
0145	Brook Lane & Land R/O 63-77 Bridge Rd	Bridge Road	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
1.18	80%	0.94	30 - 60	50	59	47		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mixture of older housing in linear form and modern detached / semi-detached cul-de-sac.</p> <p>Predominantly 2 storey building height.</p>								LDF Representation	
								Current Use	
								B-Class / Sui Generis	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>A mixed-use area (some on a large scale) at a junction of principal traffic routes</p> <p>The area is flat throughout, but falls away beyond the northern boundaries</p> <p>Regular plots</p> <p>Buildings are set to back of wide pavements or with small forecourts (usually given over in part or fully to car parking)</p> <p>Red brick, painted brick and render clay tile, some natural slate but many flat roofs</p> <p>Mix of single-storey and two-storey buildings</p> <p>Small and large independent shops, church, petrol filling station, restaurant, offices, small-scale industrial premises</p> <p>Limited tree cover, but some street trees and trees to roadside boundaries, no public green space</p> <p>Wide pavements, street trees, varied use of materials, heavily trafficked principal routes, on-street parking to bays and forecourts</p> <p>Good access and connectivity, particularly for the car user</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input type="checkbox"/>	<p>Contamination is likely given the existing uses at the site and its proximity to the adjacent filling station. Electricity substation will significantly reduce the site capacity. Part of this site is in employment use and recognised by the Employment Land Review (ELR).</p> <p>There are a number of business units at the site. Conversion of the building is unlikely. The removal of the buildings and their current uses would not prevent housing development at the site but will impact upon the viability of any proposed redevelopment.</p> <p>Contaminated land records show evidence of former petrol station and repair garage, former factories with various uses and an electrical sub-station, A desk study and site investigation will be required.</p> <p>The site Bridge Road (A27) and Bridge Lane. A noise impact assessment maybe required.</p> <p>Protected Monterey Pine (TPO209) located to the north east corner of the site. Where possible, trees should be retained and incorporated into the development.</p> <p>Reptiles are possibly present in the back garden, and bats may be roosting in any mature trees, or within the buildings. Bats are recoded as being present in the locality of the site.</p>	<p>Contamination investigations will be required to support a planning application for the site - subsequent land remediation works may be necessary. The ELR recommends that site be retained for employment use. There is no justification for the loss of this employment site.</p> <p>Mitigation against noise impacts could be employed through a considered design and use of materials.</p> <p>Remedial works would be based on the results of the investigation and may have implications on site development viability.</p> <p>Given the location of the TPO it is unlikely to have any significant impact on the redevelopment of this site.</p> <p>Site includes some rough grassland and mature scrub in the back gardens of the properties in the east.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The site has been submitted to the SHLAA by a prospective agent. It appears the current site owners have not been made aware of the inclusion of their land in the SHLAA. Multiple ownerships indicate that there land assemblage issues are likely to arise. Part of this site is in employment use and recommended to continue as such in the upcoming Employment Land Review. Furthermore, the businesses currently occupying the site appear to be fully functional and are unlikely to relocate.</p> <p>The site is in multiple ownership with a variety of uses. Insufficient information has been submitted by the applicant to determine whether the there are any legal issue restricting the release of the site. Importantly, no information has been provided on the lease arrangements for the current businesses.</p> <p>Furthermore, the businesses are currently operational and suggesting that the site is unlikely to be available for redevelopment.</p>	<p>Until the land assemblage issues have been resolved, current landowners are willing to release their individual land parcels and the businesses have been relocated. The site cannot be considered to be developable.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

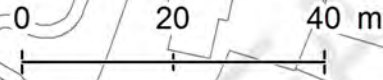
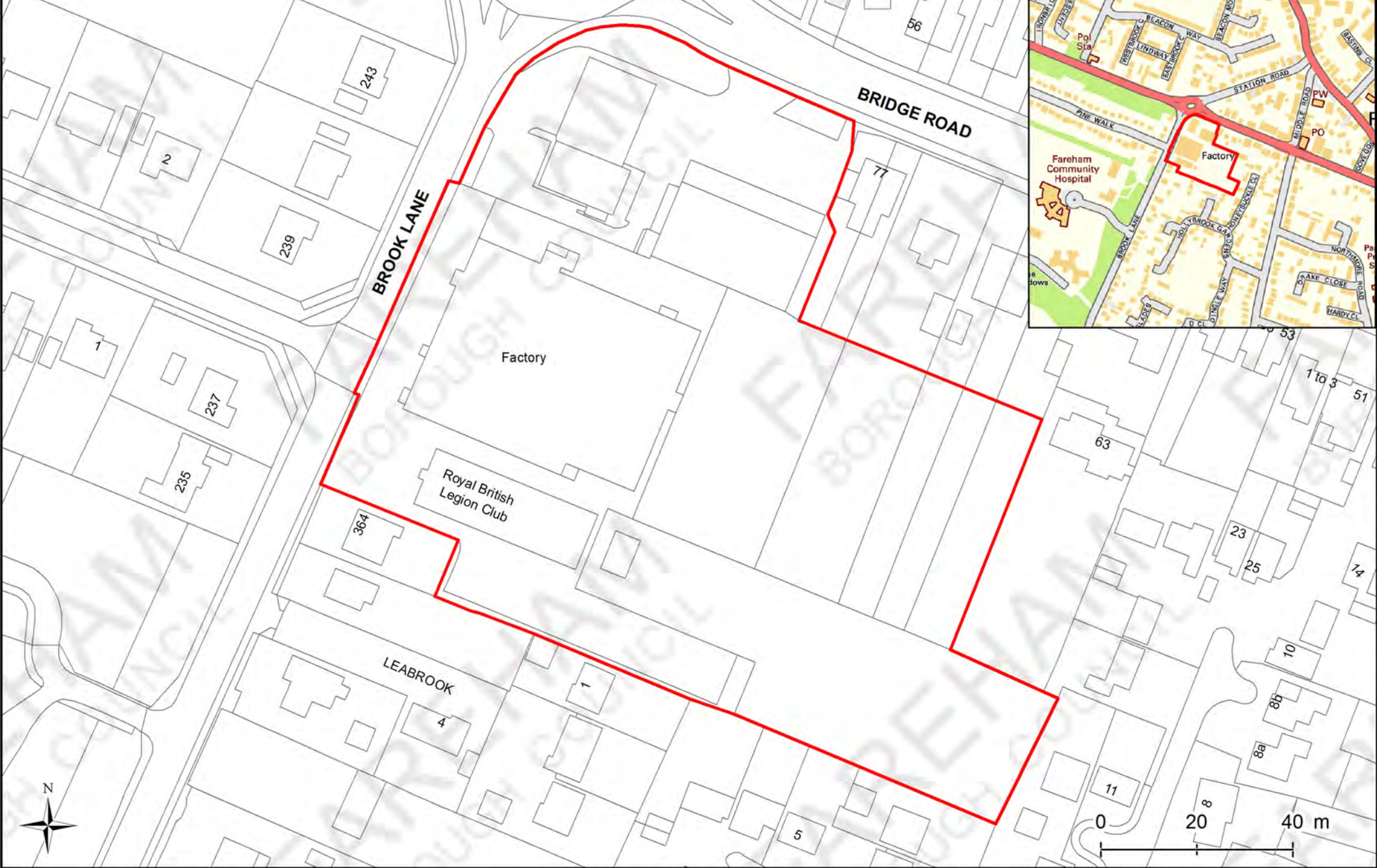
P/06/0066/FP - GRANTED - New roofing and cladding to part front and side elevations at Triumph Centre 242 West Street (Demonstrates ongoing investment in current use). ●●● P/04/0355/FP - GRANTED - Demolish Existing Buildings And Erect 32 Flats, Access Road, Car Parking Spaces & Communal (part of site) PERMISSION LAPSED

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	47
Net Gain	0	0	0	

Notes

Site preparation and land assembly costs are likely to have a significant negative impact on the viability of the site.



Site ID:145 - Brook Lane & Land R/o 63-77 Bridge Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1000	Coldeast Mansion	Bridge Road, Park Gate	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.45		0.45	13 - 57	44			20	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Predominantly detached and semi-detached in a mix of 1930's linear and later cul-de-sac forms.</p> <p>New residential schemes of detached, semi and terraced properties.</p> <p>Building height between 2 and 2.5 storey.</p>								LDF Representation	
								Current Use	
								Vacant/Derelict	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Hospital buildings in woodland setting. The area is predominantly undeveloped open space / parkland forming part of the hospital grounds.</p> <p>Former country house estate, developed as a hospital and being redeveloped with residential and mixed uses</p> <p>The site is gently falling to the south</p> <p>Coarse open-grain layout of large informal open plots</p> <p>Buildings offset from the access roads, with former groups of older buildings loosely orientated north-south</p> <p>Some red brick but mostly white and buff bricks, and natural slate</p> <p>Up to three storeys (the mansion house) but mostly two storey</p> <p>Former hospital use with associated ancillary buildings (some converted) now having residential and other community uses</p> <p>Good tree cover throughout the site including large belts of woodland</p> <p>Access and connectivity is currently restricted due to the former nature of the site but there is pedestrian connectivity across the site</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Mansion and part of walled garden is locally listed. The site is part of the former hospital; its woodland setting is subject to a TPO. Mansion house and parkland together with outbuildings, gates lodges and walled garden are identified as a local historic park and garden in the Local Plan.	Development is likely to take the form of conversion of the mansion to alternative uses, it must be ensured that historic integrity of the site is not adversely affected. Whilst the mansion is set within an area protected by TPO it is unlikely that conversion of the building will impact upon the trees in the vicinity.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Conversion of the Mansion for C3 use is unlikely within the current policy context.	Proposals for the site within the Core Strategy (CS10) and the emerging Cold East Development Brief SPD, designate the site as suitable for use as a hotel (C1) with associated leisure facilities (D2) or for employment (B use) or care use (likely C2). The use of the site is still yet to be finalised. As such, the site could be considered for potential C3 use.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

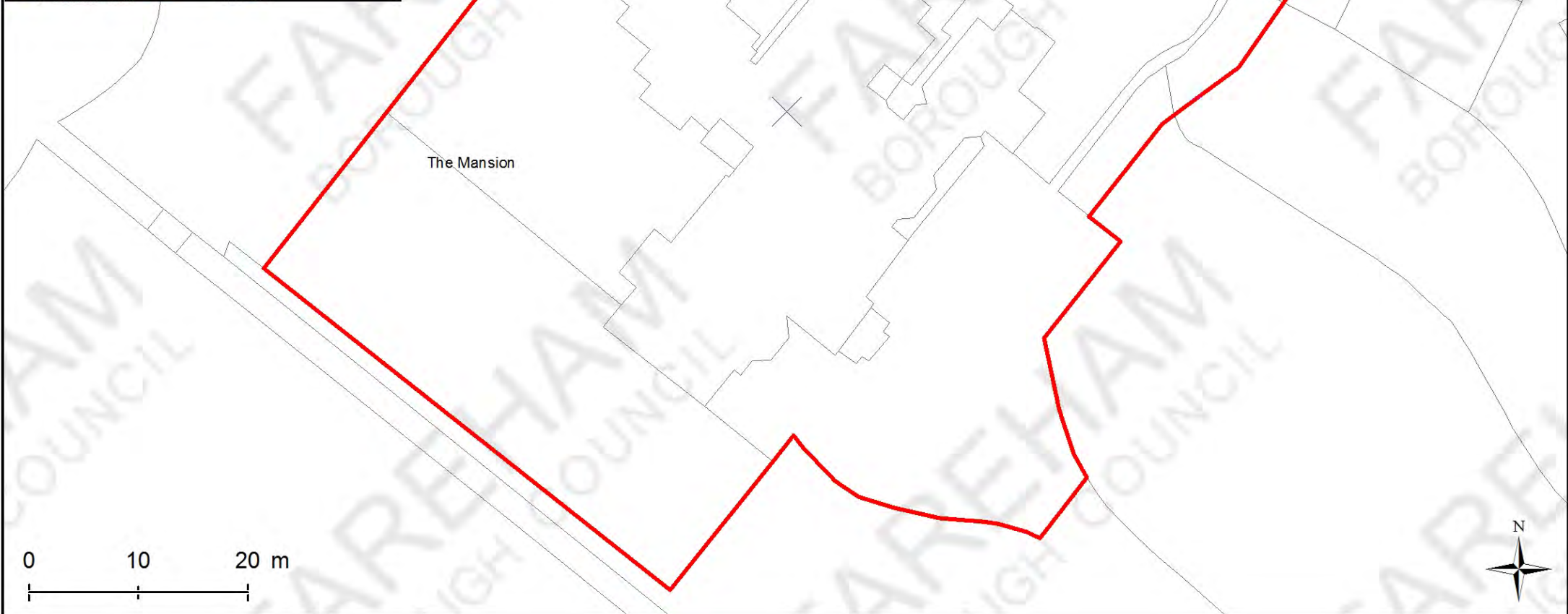
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	20
Net Gain	0	0	0	

Notes

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The Mansion

Site ID:1000 - Coldeast Mansion

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1007	Land at Heath Road	Heath Road	Locks Heath	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
3.64	60%	2.18	27 - 29	32	116	116		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads.</p> <p>Generally medium-sized to large private dwelling houses</p>								LDF Representation	
								Current Use	
								Vacant	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Land falls progressively from the north to the south</p> <p>Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Single- and two-storey buildings</p> <p>Residential throughout</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads.</p> <p>Some good groups of trees to rear gardens and between housing estates.</p> <p>Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north-south, less east-west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
☑	<p>The HCC owned portion of the site, toward the Social Services centre is covered by a blanket TPO. There are numerous TPOs scattered throughout the remainder of the site. The ecological value of the site must be considered. Former use as coal yard and vehicle repairshop may present a contamination issue.</p>	<p>Substantial tree loss will be required in order to develop the site. Retention of the most important trees will be required although the distribution of the trees throughout the site will limit the layout options of a development. Any development proposals for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. The above would be subject to an up-to-date tree survey and assessment as part of the planning application process. It is anticipated that an ecological assessment will be required to accompany development at this location.</p>
Available	Availability Constraints	Overcoming Availability Constraints
☑	<p>Site is in multiple ownership; part of site is HCC owned and part is privately owned. A recent planning application was submitted by HCC whereby the scheme excluded the area of land within private ownership. Land ownership issues have hindered the comprehensive development of this site.</p>	<p>The private owner has shown no intention to dispose of their land for residential development. Without a willing vendor the whole site cannot be considered available for residential development. The site was previously allocated for education uses in the Local Plan, although HCC have since declared it surplus to requirement. Consequently, the HCC owned land has been promoted for residential development and this ambition is manifested through the withdrawn application in 2008. Whilst the whole site cannot be considered available, there is a reasonable prospect that the HCC apportionment could be brought forward for housing.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
☑	<p>Scheme is viable under current market conditions.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

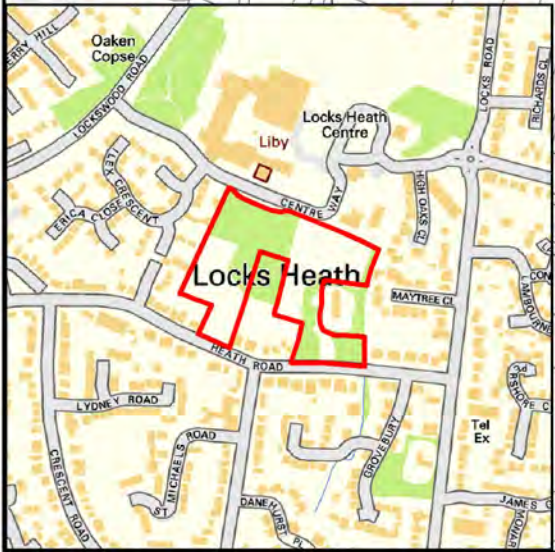
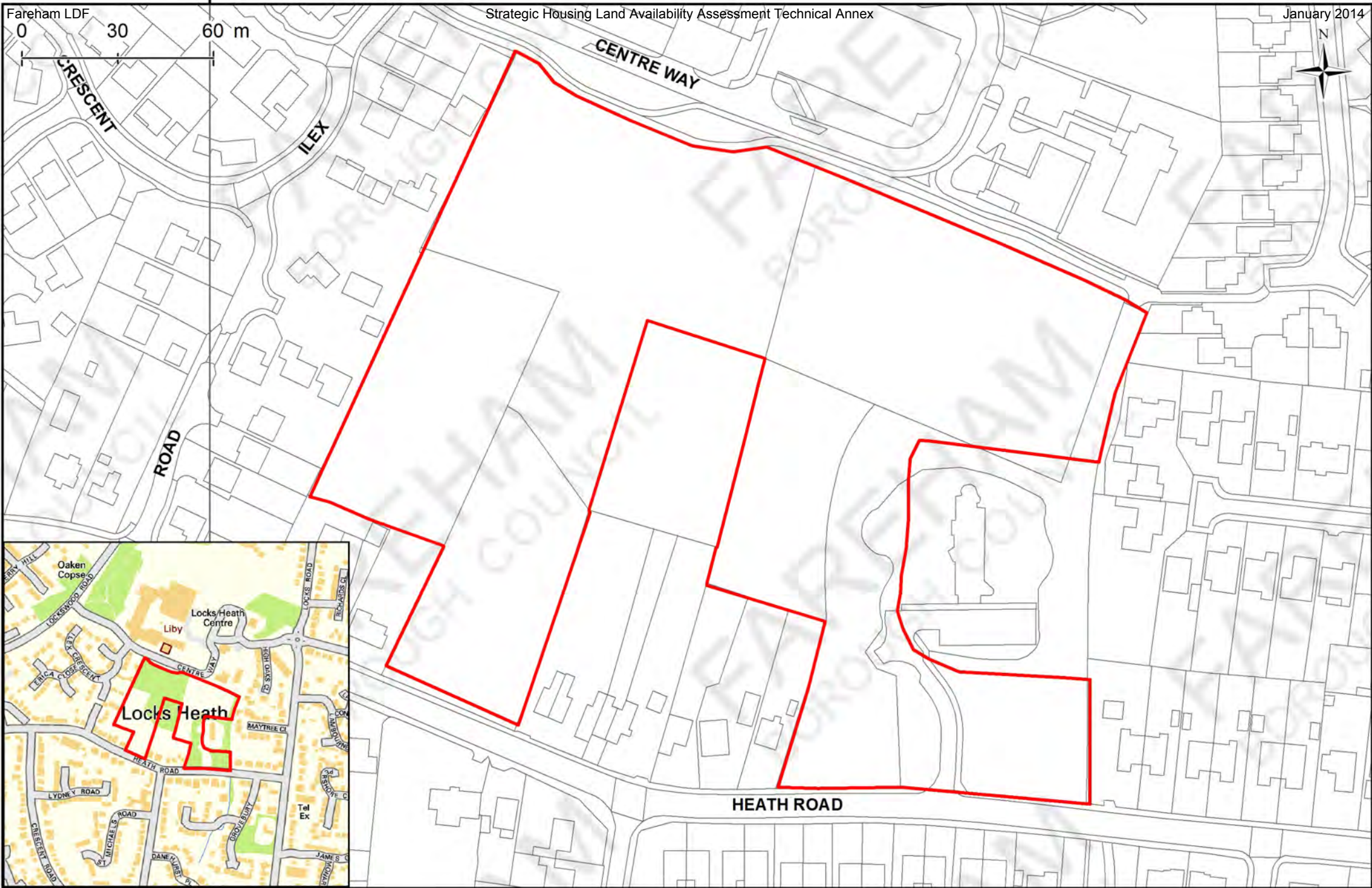
P/08/0065/OA - WITHDRAWN - Residential development for at least 67 units with ancillary open spaces and play area.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	20	50	0	
Dwelling Loss	0	0	0	0
Net Gain	20	50	0	

Notes

The comprehensive development of the site is limited by the intentions of the private landowner. The HCC land (2.18ha gross; 1.3ha net) is considered to offer the greatest potential for housing development. An indicative site yield excluding any contribution from the privately owned land parcel is circa 40 dwellings, the remainder could potentially provide a further 20 units.



Site ID:1007 - Land at Heath Road, Locks Heath

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1014	Land North of Whiteley	Whiteley Lane	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
4.47		4.47	4 - 26	42			113	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Medium-sized to large semi-detached and detached houses (some short terraces and houses linked by garages) set in regular plots to loop roads or cul-de-sacs</p> <p>Two-storey houses throughout (some with linked garages)</p>								Planning Permission	
								Current Use	
								Vacant / Sui Generis	
								Surrounding Use	
								C-Class	
Area Character									
<p>Late-twentieth-century series of housing estates to the west of Whiteley at medium to fine grain, set around retained areas of broadleaved woodland – which gives a wooded backdrop and breaks up the mass of housing giving a less built up feel</p> <p>The topography is gently sloping down to the west</p> <p>Irregular building line following roadside of cranked roads and cul-de-sacs</p> <p>Red and buff brick, some tile hanging, some faux timber-framing and some painted render, clay tiles and grey concrete interlocking tiles</p> <p>Entirely residential; single-family dwelling houses</p> <p>Good retention of tree cover to edges, historic boundaries and open spaces; a backdrop of trees to development almost throughout</p> <p>Wide roads, open-fronted gardens, limited traffic and unobtrusive lighting, some shared surfaces to cul-de-sacs with varied surface finishes and cross-overs, some grass verges</p> <p>Good access and connectivity especially to open green space and surrounding woodland.</p> <p>Connectivity favours the pedestrian</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
☑	<p>Southern Water sewerage infrastructure crosses this site. Diversion required or buildings and substantial tree planting should provide for a suitable easement for future maintenance and up-sizing.</p> <p>There is currently insufficient sewerage capacity in the network, closest to the site, to accommodate the likely domestic demand from this site. The development must provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p> <p>Water Course extends along the eastern boundary of the site.</p> <p>There is insufficient sewerage (the underground pipes that convey wastewater to the works for treatment) capacity in the network, closest to the site, to accommodate the anticipated domestic demand from this site.</p> <p>Former land uses within and adjacent to the southwest boundary indicate that proposals for development would be required to undertake contamination investigation</p> <p>The site may support general biodiversity interest.</p>	<p>Environment Agency / drainage engineer should be consulted on requirements for watercourse on eastern boundary.</p> <p>Diversion of creation of easement for sewerage infrastructure may be required.</p> <p>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</p> <p>The development must provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p>
Available	Availability Constraints	Overcoming Availability Constraints
☑	<p>Ownership of the site is split between two parties. There is an adjoining piece of land to the south of the site where the ownership details are unknown (area excluded from site boundary)</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
☑		

Planning Details

Planning Status	Full Permission	Application Detail Erection Of 113 (2,3,4 Bedroom) Dwellings And Associated Works
Application Reference	P/07/1520/FP	
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	85	
Not Started	29	

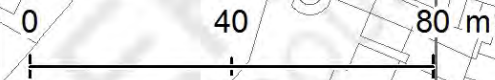
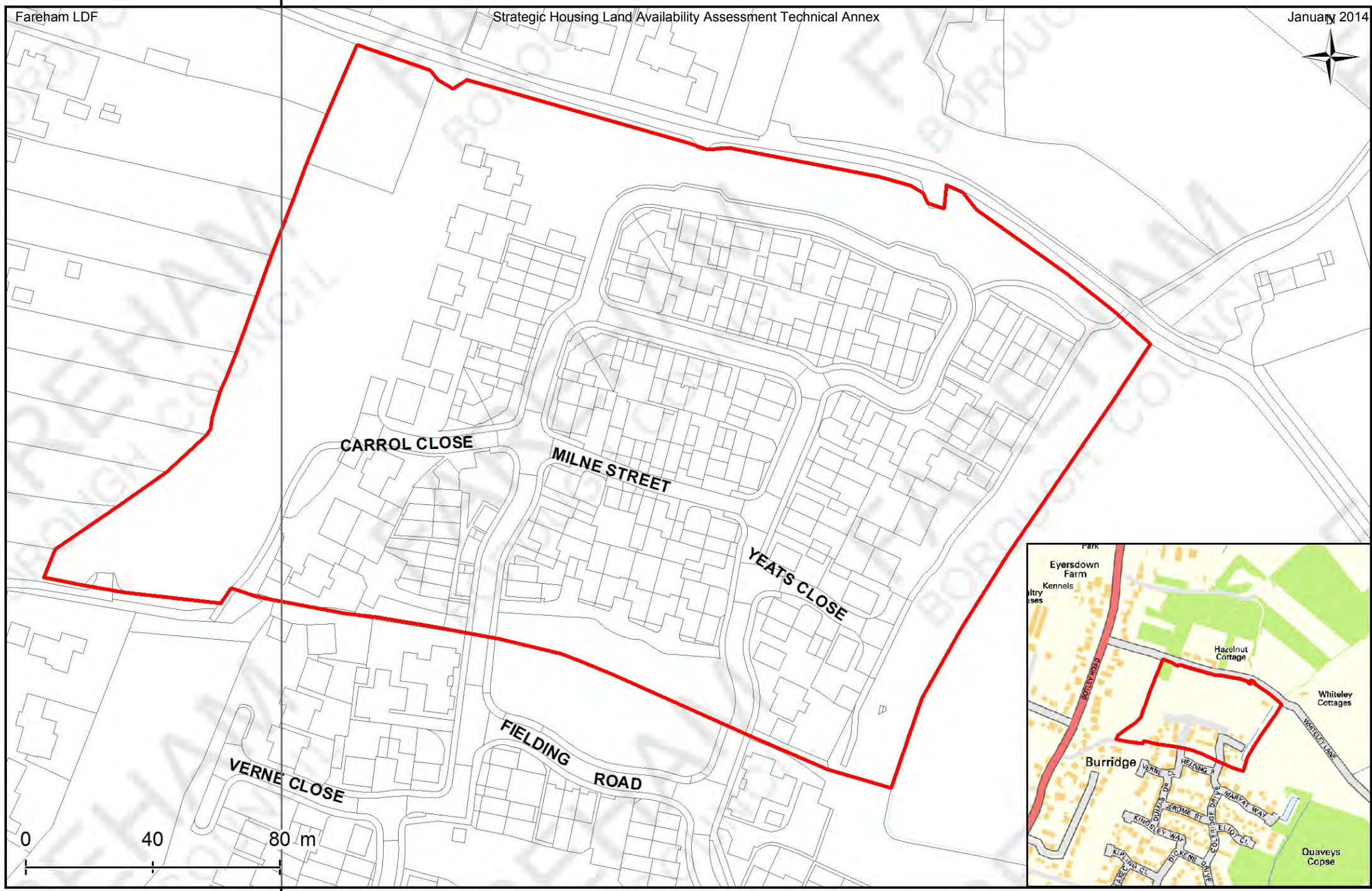
Previous Planning History

P/10/0839/FR - FULL RENEWAL REFUSED (lack of contribution toward education, open space and highways improvements).

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	29	0	0	
Dwelling Loss	0	0	0	0
Net Gain	29	0	0	

Notes



Site ID:1654 - North of Whiteley

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1016	62-74 Warsash Road	Warsash Road	Warsash	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.35	100%	0.35	25 - 30	30	11	11		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of large, nineteenth-century, inter-war and post-war houses, mostly detached and at a medium grain but some pockets of very low-grain development</p> <p>Good-sized plots, some very large (fronting Newtown Road) with gardens to front and rear</p> <p>Houses set back from roadside but most share a common building line to spine and cross roads.</p> <p>Infill development is more irregular</p>								LDF Representation	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class / D-Class	
Area Character									
<p>Land is gently undulating from west to east</p> <p>Predominantly red/orange brick, some buff brick, and some painted render/pebbledash, predominantly with clay tile roofs</p> <p>Mostly two-storey development</p> <p>Predominantly residential with generally medium-sized to large private dwelling houses but includes Warsash village with its vibrant mix of commercial uses and low-rise blocks of flats immediately to the south</p> <p>Moderately high proportion of green open space breaks up urban structure</p> <p>A lot of mature trees to rear gardens and rear boundaries (remnants of historic boundaries). Some good groups of trees to houses in Newtown Road</p> <p>Relatively wide roads, some on-street parking and street lighting generally a mix of residential and busier-road standards; no grass verges or street trees</p> <p>Good access and connectivity north-south and east-west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Aerial photographs show numerous cars on site at vacant plot to the west of the site; possible storage or business maybe repairs or scrap. Current/past use is unclear and further investigation will be required to determine whether an appraisal is necessary. If the land is contaminated, remedial works may be required. Whilst contamination may not affect the suitability of the site per se, remediation will have a negative impact on the development viability</p> <p>6no TPO'd trees N & SE of site on opposite site of Warsash Road. No impact on site. 4 TPO'd Oaks located (FTPOs 626 1-4) to the south of the site. Oaks not within the site boundary. Mature boundary / off site trees may constrain development.</p> <p>Stag beetles recorded within 50m and common toad recorded in close proximity to site. Pipistrelle bats recorded in locality of site. Rough grassland and hedgerows within site, and areas of scrub to south are likely to support common reptile populations and breeding birds.</p>	<p>The site is within the Western Wards urban area boundary. The site is within the Western Wards urban area boundary. Development would be expected to maintain a frontage to Warsash Road. The remaining development would be focussed on garden land which is not previously developed land as defined in Annex 2: Glossary of the National Planning Policy Framework. Despite the site's poor relationship with railway station, a frequent bus service allows easy travel to Fareham railway station and Bus Station. A less frequent service is also available providing travel links to Swanwick Station and wider travel destination options. Potential for contaminated land. If land is contaminated, remedial works may be required. Current/past use is unclear and further investigation will be required to determine whether an appraisal is necessary. Whilst contamination may not affect the suitability of the site, remediation will have a negative impact on the development viability (see deliverability section). Statutorily protected trees located adjacent to south boundary of the site which should be retained, where possible, as part of any development scheme and protected during development to protect the character and amenity of the local area. Site development may have impacts on protected species and may impact upon habitats supporting common reptile populations and breeding birds. Any impact on protected species can be mitigated.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>The site has been submitted by a prospective developer. No evidence has been submitted to suggest the owners of the properties would be willing to release their site for housing development. Landownership issues are identified as a significant barrier to development.</p>	<p>Until further information regarding the intentions of the current occupiers of the properties is submitted, it must be assumed that there is no immediate desire for these owners to dispose of their land. It is therefore assumed that the site is not currently available for development.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>Insufficient information has been submitted to determine whether the owners of the site are willing to release their site for redevelopment or whether there are any legal impediments to the release of this site for residential development. As the site is not available, it cannot be considered to represent a deliverable housing option.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

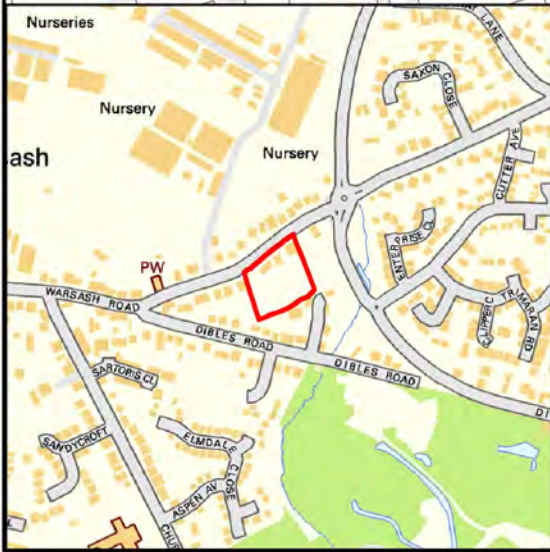
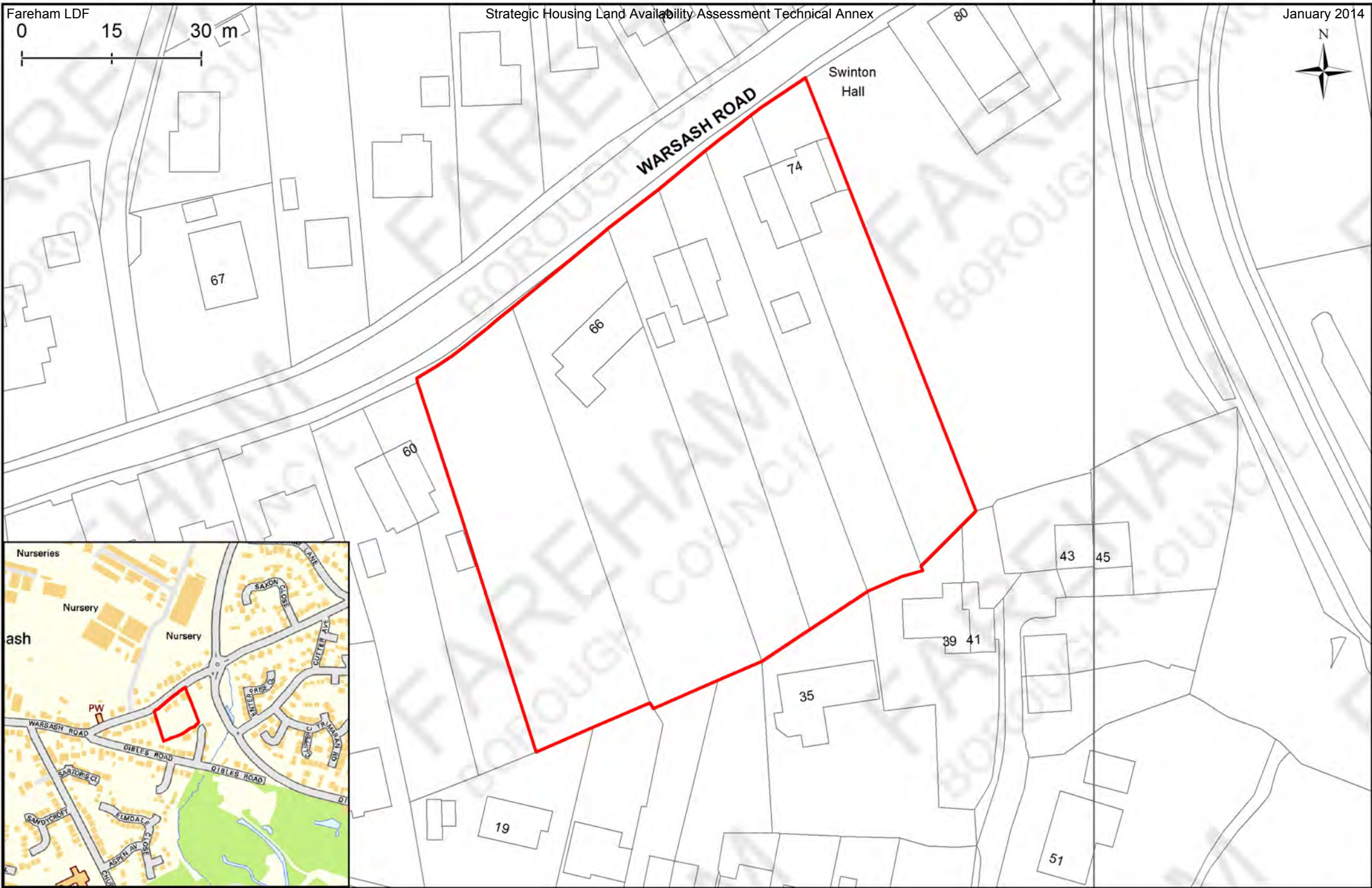
Previous Planning History

P/09/0731/FP - APPEAL DECISION WITHDRAWN - Erection of one detached dwelling with associated garage and private access drive (Part of site ; 62 - 64 Warsash Road). ●●● P/09/0721/FP - APPEAL DECISION WITHDRAWN - Erection of three detached dwellings with garages and private access drive (Part of site ; 62-64 Warsash Road)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	11
Net Gain	0	0	0	

Notes



Site ID:1016 - 62-74 Warsash Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1026	239 Swanwick Lane	Swanwick Lane	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.23	100%	0.23	15 - 35	40	9	9		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
Medium to open grain interwar and post-war mix with some subdivision of larger plots								LDF Representation	
Regular plots, some very large with some sub-division, detached houses almost throughout								Current Use	
Two storey houses almost throughout, some chalet bungalows								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
Landform is steadily climbing east along Swanwick Lane but also falls away west down to the River Hamble									
An irregular building line but with buildings generally reflecting and facing the road line									
Mostly red brick and natural slate, some replaced with concrete interlocking tiles									
Residential – private houses									
Good survival of trees particularly to rear gardens and Green Lane, no public open space									
Relatively narrow roads with on-street parking, well defined boundaries, no street trees or grass verges. Green Lane works as a shared pedestrian vehicle space									
Reasonable access and connectivity – the railway line is a constraint to direct access to the river									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Land ownership / site fragmentation issues are likely. The site is promoted by a prospective agent and it is unclear whether the current site owners are aware of its inclusion in the SHLAA.	Without a clear indication of land availability from either the landowner(s) or the planning agent, it cannot be assumed that the site is available for development. Ownership issues suggest that the site is not currently developable.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	9
Net Gain	0	0	0	

Notes

0 20 40 m



Site ID:1026 - 239 Swanwick Lane

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1027	184-196 Swanwick Lane	Swanwick Lane	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.285	100%	0.29	15 - 35	35	10	10		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of houses from inter-war to post war period with isolated earlier Victorian housing</p> <p>Mostly medium and some large sized plots arranged on a road network of street and cul-de-sac</p> <p>Houses predominantly detached but with some semi-detached pairs and a short older terrace, all set back from the roadside with low brick or timber fences to front boundaries</p>								LDF Representation	
								Current Use	
								C-Class	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Landform is gently falling both east and south</p> <p>Red brick, some natural slate but mostly concrete interlocking tiles to roofs</p> <p>A mix of single and two storey, low pitched roofs with a mix of gables and ridges to the road</p> <p>Residential almost throughout; private dwelling houses, industrial/warehouse unit adjacent to the railway line (off Coal Park Lane)</p> <p>There is no provision of open space to this sub-area but generous private gardens with ornamental trees to front and back gardens</p> <p>Good public realm, wide roads and generally off-street parking throughout, no street trees</p> <p>Generally good access and connectivity however the railway is a significant barrier to connectivity north</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Railway line located to the north of the site. Access to the site is via a narrow lane off Coal Park Lane or between two properties on Swanwick Lane.	Noise attenuation measures will be required. The scale of development is likely to be constrained by the width of the access. Widening of the access is not possible without the requirement to purchase land from surrounding properties. These constraints not considered to be insurmountable.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	It is unclear whether the current site owners are aware of the sites inclusion in the SHLAA.	It is assumed that the site is not currently available as there is no clear intention by the land owners that they are willing to dispose of their land for housing redevelopment.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

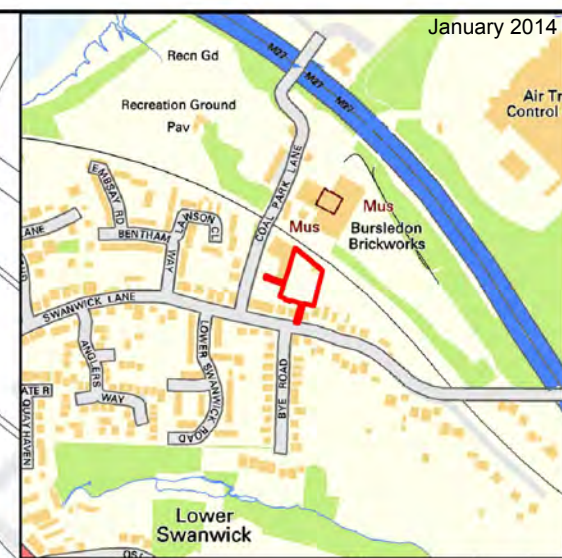
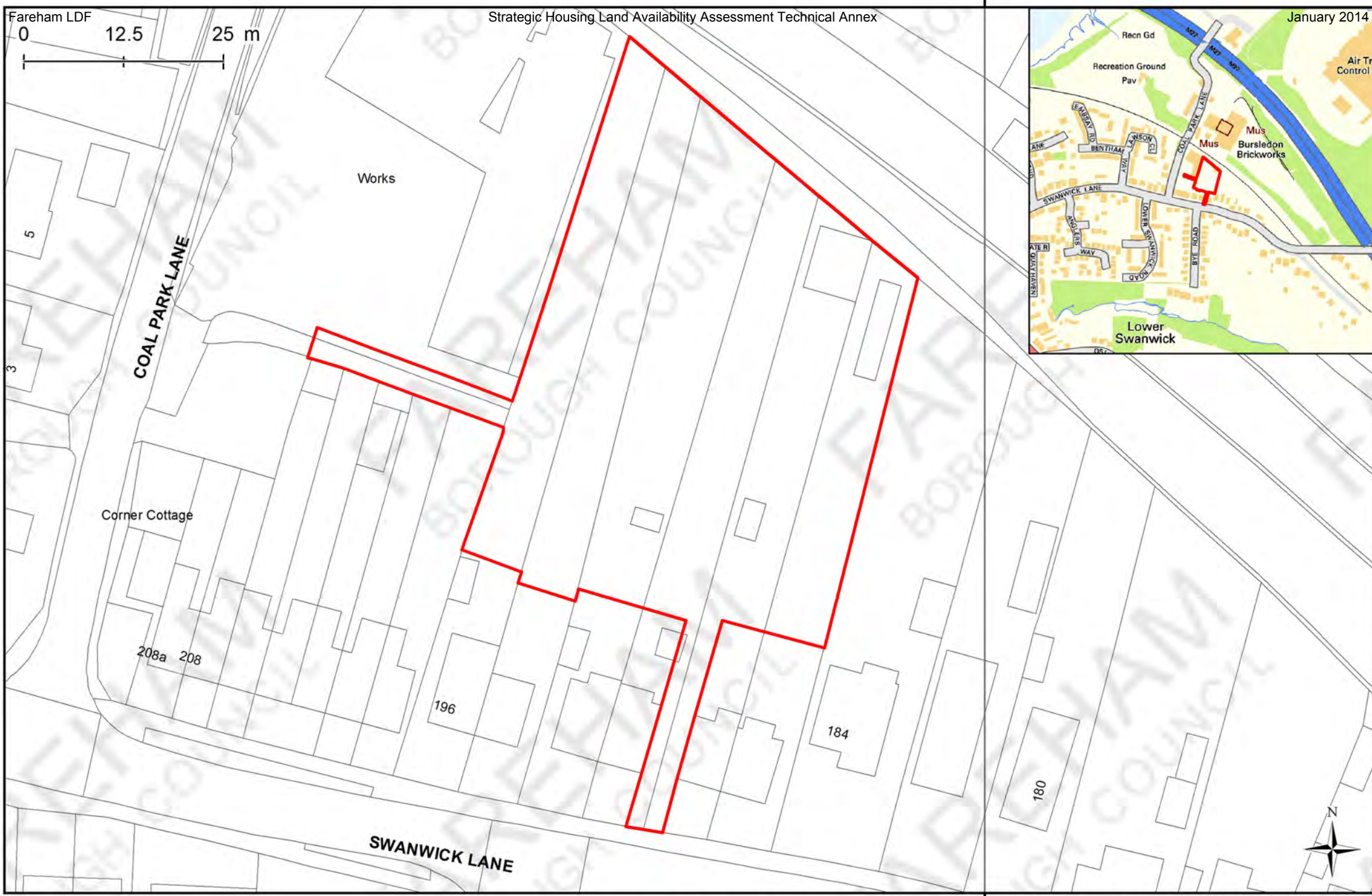
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes



Site ID:1027 - 184-196 Swanwick Lane

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1052	54-60 Southampton Road	Park Gate	Titchfield Common	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.41	100%	0.41	27 - 30	27	27	11		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p>								Refused Permission	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>Land falls progressively from the north to the south</p> <p>Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Single- and two-storey buildings</p> <p>Residential throughout; generally medium-sized to large private dwelling houses</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north-south, less east-west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Existing development on site. Two trees at no. 54 are subject to TPOs. Site in close proximity to A27 and major roundabout, noise disturbance issues would be a consideration.	Any development proposal for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. The above would be subject to an up-to-date tree survey and assessment as part of the planning application process. Noise attenuation measures may be required. Development of the site would require the demolition and removal of existing dwellings. The above constraints are not considered to be insurmountable barriers to the principal of development.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	The properties are currently occupied giving rise to land assemblage and ownership issues.	Since the application was withdrawn it is unclear whether the landowners are still willing to release their land for housing development. No application has been forthcoming since 200. the site is therefore not considered to be available for re-development.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	Development densities would be limited by the surrounding character of the residential area. The site would be unlikely to deliver the number of dwellings to enable it to be an economically viable development option.	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

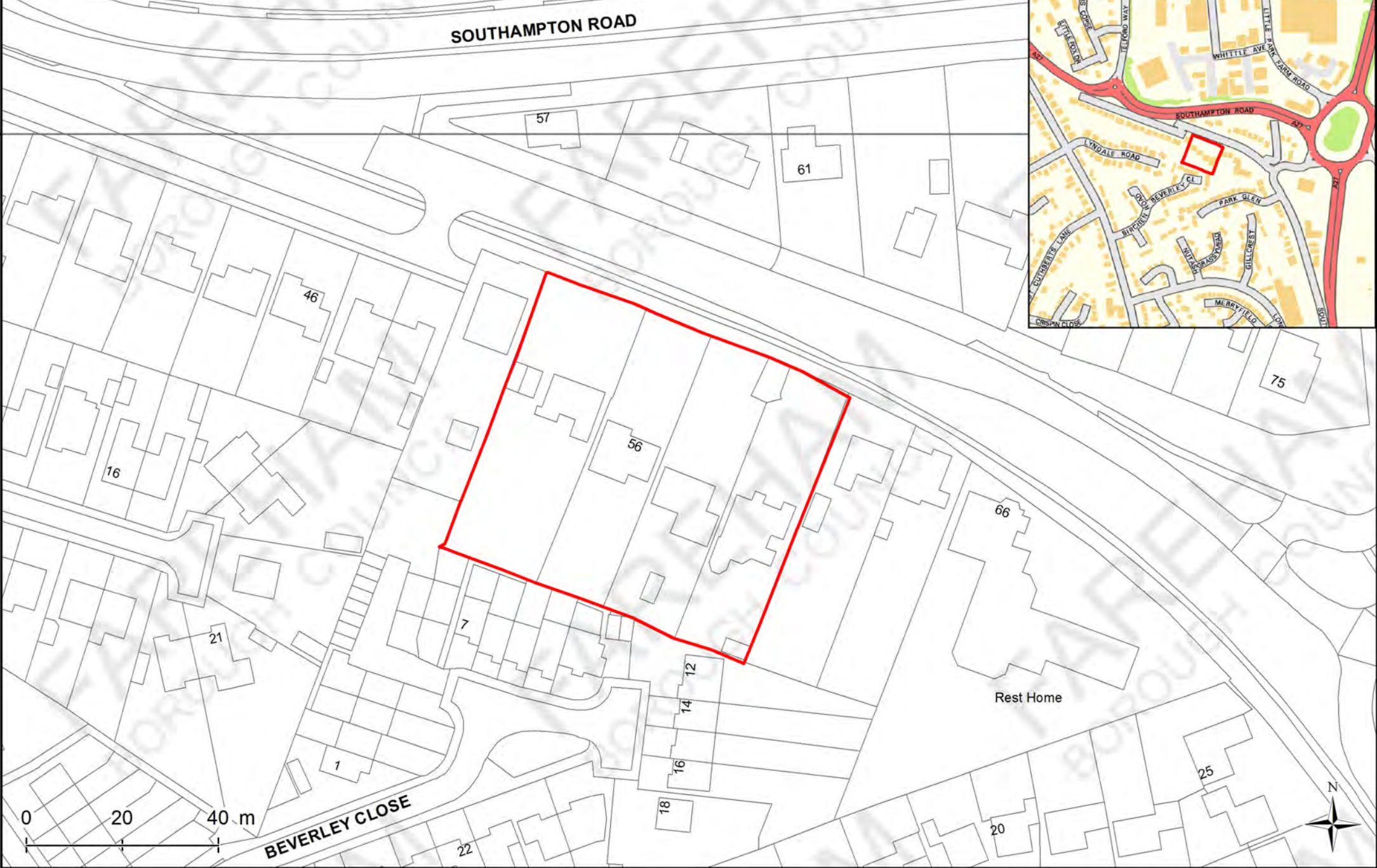
Previous Planning History

P/05/0181/FP - REFUSED - Erection of 9No. Bungalows, 8No. Apartments & 3No. Houses with Car Parking & Vehicular Access from Southampton Road. WITHDRAWN ON APPEAL (Refusal; Overdevelopment, insufficient amenity space, poor design)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	11
Net Gain	0	0	0	

Notes



Site ID:1052 - 54-60 Southampton Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1053	75-77 Southampton Road	Park Gate	Titchfield Common	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.65	80%	0.52	27 - 30	27	18	14			<input type="checkbox"/>

Residential Form	Site Source
Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain	Refused Permission
Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road	Current Use
Generally medium-sized to large private dwelling houses	C-Class
	Surrounding Use
	Mixed Inc C

Area Character

Land falls progressively from the north to the south
 Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear

Predominantly red/orange brick, some render/pebbledash. Clay tile roofs

Single- and two-storey buildings

Residential throughout;

Moderately high proportion of green spaces, including woodland, breaks up the urban structure

A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area

Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees

Good access and connectivity north-south, less east-west

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Noise issues - located adjacent to M27 and A27 Junction 9.	Noise attenuation measures would be required.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Access to site is from Southampton Road along private road. Shared access may constraint development. It is unclear whether the current property owners would be willing to dispose of their land for housing development.	There is no apparent interest from the property owners that the site would be available for redevelopment, it must be assumed that the site is not currently developable.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

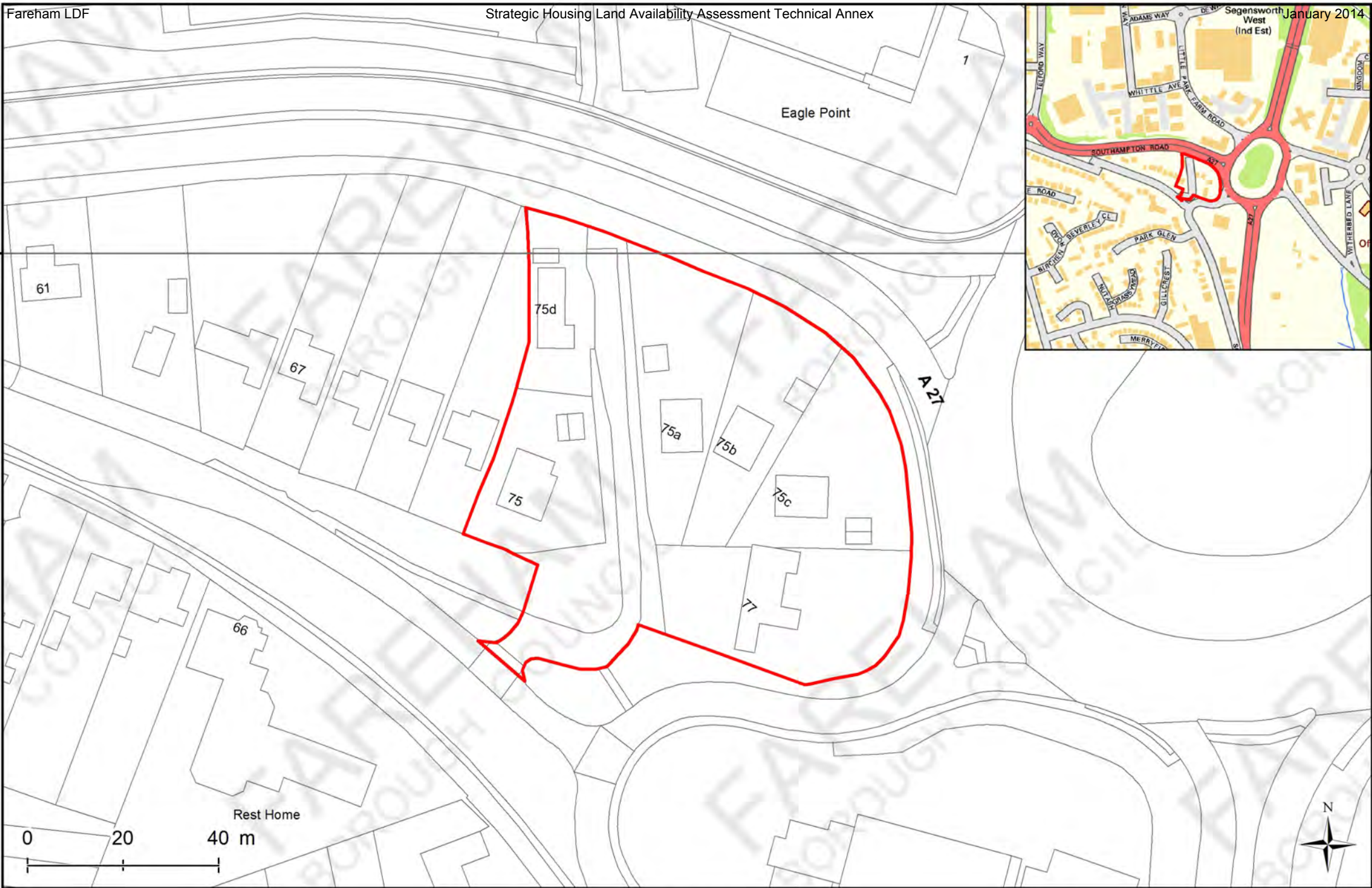
P/07/1555/FP (part site) 2 blocks for 14 flats - REFUSED ●●● PRE APP - April 2005 Residential development ●●● P/04/0456 - Demolish existing buildings and erection of 53 no. flats in five blocks with car and access - REFUSED May 2005 - DISMISSED ON APPEAL

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	14
Net Gain	0	0	0	

Notes

108000



Site ID:1053 - 75-77 Southampton Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1062	Texaco Petrol Station, Bridge Road	Swanwick	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.23		0.23	29 - 36	57			13	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Mix of old terraced cottages and modern cul-de-sac layout.</p> <p>Medium to large irregular plots</p> <p>Irregular building line and set backs but with buildings generally facing Bridge Road</p>								Withdrawn Application	
								Current Use	
								Sui Generis	
								Surrounding Use	
								Mixed Exc C	
Area Character									
<p>Areas part of and adjacent to a large marina with associated office buildings and marine service uses and car dealerships</p> <p>The topography is flat and low lying</p> <p>Brick (various types), profile metal and some artificial slate</p> <p>Two storey and three storey buildings</p> <p>Boat related industries; supply and repair of boats, chandlery, car dealerships and residential apartments</p> <p>There are very few significant trees in this character area, the boatyards, marina and car dealership forecourts are significant open spaces</p> <p>Wide roads with pavements, busy traffic flow, no street trees or grass verges</p> <p>Good access and connectivity</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Located opposite Swanwick Shore Conservation Area. Mostly within floodzone 3, remainder of site within floodzone 2.</p> <p>Within 225 m of Solent Maritime SAC, 325 m of Solent and Southampton Water SPA (possible disturbance impacts, water quality impacts due to hydrological link via watercourse). Within 10 km of several coastal European sites (implications for potential in combination impacts). Within 325 m Lincegrove and Hackett’s Marshes SSSI. Within 20 m Lower Swanwick Woodlands SINC (possible increased recreational use of SINC). Within 125 m River Hamble Mudflats and Saltmarsh SINC, site bordered to east by tree/scrub habitat</p> <p>Tree within site. Within proximity to coastal BAP habitats. Building would need to be assessed for bats, potential for badgers to use adjacent habitat</p> <p>EA main river within 10m of site boundary (culverted) and within 20 m (open channel) – feeds designated sites</p>	<p>The site does not fall within the conservation area, however, design of the development would be expected to have due regard to the character of the buildings within this designation. The site falls partly within floodzone 3 and partly within floodzone 2. Whilst development may be acceptable on the areas of floodzone 2, the comprehensive redevelopment of the entire site would required the application of the Exceptions Test as per PPS25 to demonstrate that the development provides wider sustainability benefits that outweigh flood risk. Limiting habitable rooms to the second floor and retaining commercial use on the ground floor could provide a feasible option to overcoming floodrisk constraints.</p> <p>Likely negligible onsite ecology but potential for impacts (including in-combination) to designated sites will need to be addressed.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Existing garage, car showroom and filling station still in active use.</p>	<p>The site is not considered to be currently available until current uses cease or there is a clear indication is made that the site may become made available for residential redevelopment in the foreseeable future. The recent application would suggest the site is an attractive redevelopment opportunity although current economic condition are likely to have impacted upon the viability of the site The site is therefore considered to be longer-term housing option.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>Existing garage, car showroom and filling station still in active use. The site is not considered to be currently available until current uses cease or there is a clear indication is made that the site may become made available for residential redevelopment in the foreseeable future.</p>	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

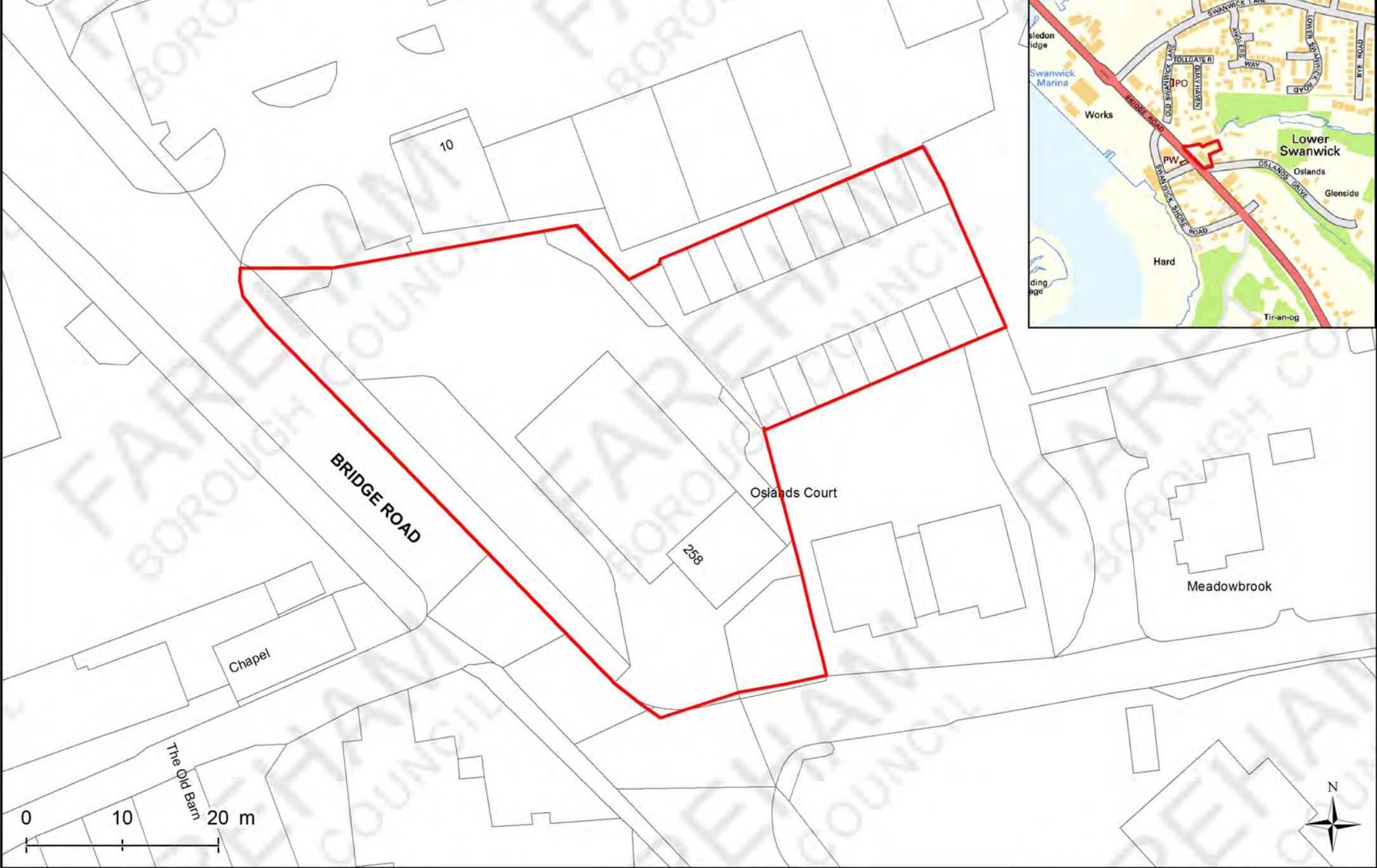
Previous Planning History

P/10/0019/FP - GRANTED - Demolition Of Garages And Provision Of Additional Display Spaces For Cars For Sale And Retention Of Brick Planter ●●● P/09/0819/FP - REFUSE - Provide Additional Display Spaces For Cars For Sale, Extension To Sales Office And Retention Of Brick Planter ●●● P/08/0122/FP - WITHDRAWN - Demolition of garage/petrol station and erection of 13 flats in a 2 1/2 storey block. ●●● P/07/0458/FP - WITHDRAWN - Demolition of garage/petrol station and erection of 2 1/2 storey block comprising seven 2 bed flats and six 1 bed flats ●●● Q/0514/05 Residential development of industrial B1 unit. Q/0155/05 - Residential development with parking

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	13
Net Gain	0	0	0	

Notes



Site ID:1062 - Texaco Petrol Station Bridge Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1064	21 Bridge Road	Park Gate	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.35		0.35	27 - 30	60			10	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Single- and two-storey buildings Residential throughout; generally medium-sized to large private dwelling houses</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular.</p> <p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p>								Planning Permission	
								Current Use	
								C-Class	
								Surrounding Use	
								Mixed Inc C	
Area Character									
<p>Land falls progressively from the north to the south</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads.</p> <p>Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north-south, less east-west</p>									

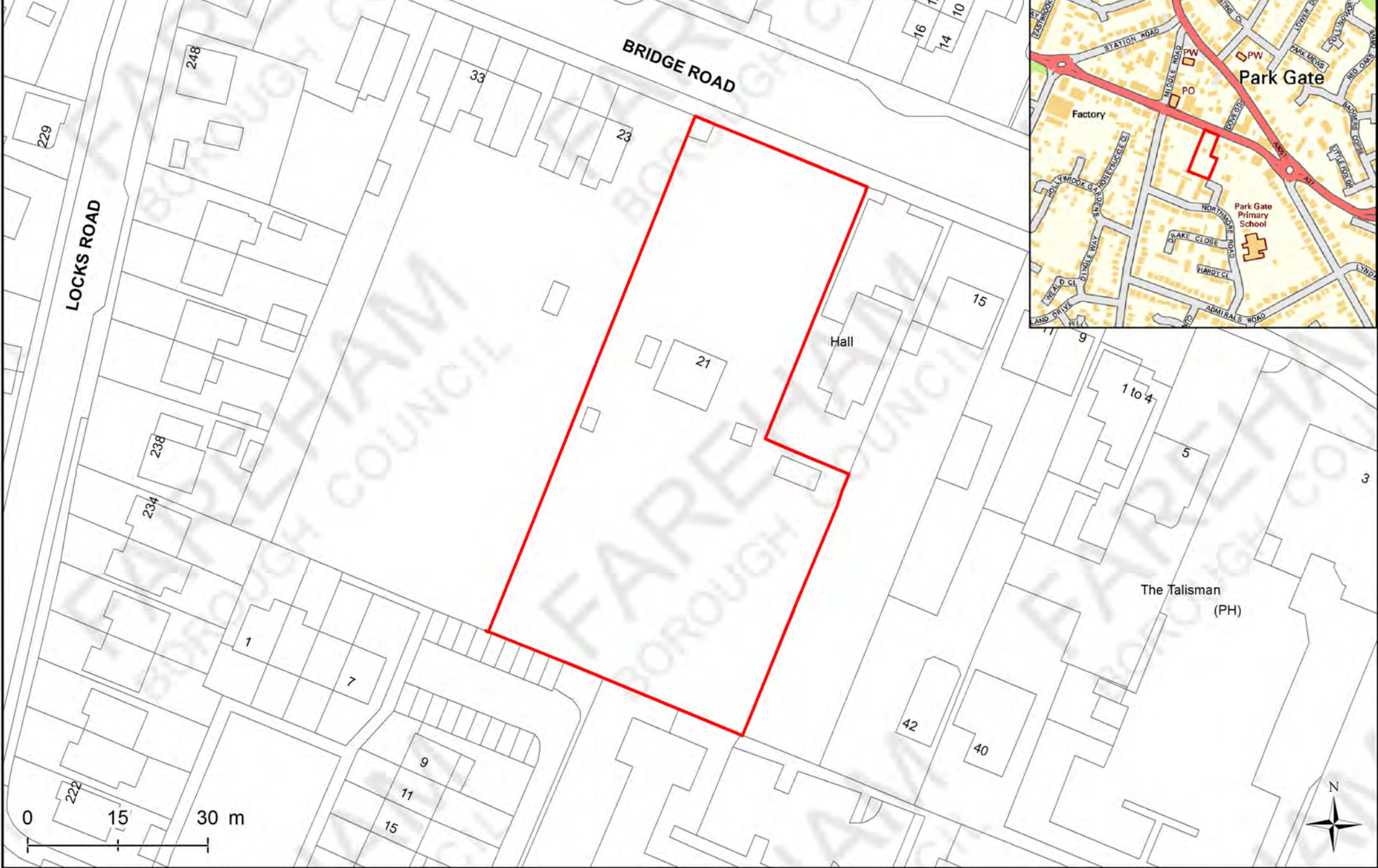
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>TPO's at 21 Bridge Road (FTPO 0539). There are also number of mature trees throughout the site most of which are concentrated toward north, north-east and south-east boundaries. Access to the site off the busy A27 would also be an issue.</p> <p>Part of the site has already been cleared under P/11/0966/FP, though reptile habitat remains on site and mature trees around boundary. Remainder of site contains grassland, scrub, hedgerows and trees, possibly mature.</p> <p>Building would need to be assessed for bats. Grassland areas known to support reptiles. Mature trees may support bats. Badger check required. Retention particularly of mature trees and boundary habitats. Site partially previously developed and cleared (?), containing overgrown (?) garden habitat which is likely to support protected species. Development may result in loss of on-site biodiversity and would require mitigation and enhancements.</p>	<p>If planning permission was sought on this site any application would be required to have due regard to the TPOs at the site. The trees make a significant contribution to the street scene in terms of public amenity and to the character of the surrounding landscape (built environment). Any development proposals for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. Any development scheme at this site would be subject to an up-to-date tree survey and assessment as part of the planning application process. Access and highways issue would need to be addressed to ensure vehicles can enter and exit the A27 safely. The location of the access would need to be considered against the location of the TPO's trees. The constraints, whilst important to highlight, are not considered insurmountable and the principal of development at this location is likely to be acceptable.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>Potential land assembly constraints. An application for residential development of 21 Bridge Road was sought and refused in 2010, another was submitted in 2011 although a decision has not yet have been given. An application for the redevelopment of 23 Bridge Road was made in 2005 which was also refused. The comprehensive development of this site would be the preferred development option. However, there has been no recent indication that all property owners would be willing to dispose of their land for housing redevelopment. This gives rise to land assembly issues particularly in relation to the adjacent properties at 23-25 Bridge Road (and potentially no. 15 Bridge Road).</p>	<p>Comprehensive redevelopment of this site will require agreement by all property owners. Until there has been a clear indication that all property owners would willing to release their land for redevelopment the site cannot be considered as available for residential development.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details		
Planning Status	Full Permission	Application Detail Demolition of existing dwellings and erection of 10 dwellings, access, car parking and associated landscaping
Application Reference	P/11/0966/FP	
Permission Lapse Date	18/05/2015	
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	10	

Previous Planning History
P/11/0966/FP - AWAITING DECISION - Demolition of existing dwelling and erection of 10 dwellings, access, car parking and associated landscaping ●●● P/10/0277/FP - REFUSED, APPEAL DISMISSED - Erection of five dwellings ●●● - PRE-APP 2005 - Possible redevelopment of land south of 21 Bridge Road - Nov 2005 ●●● P/05/1692/OA - REFUSED - Demolition of Existing Dwelling and Erection of 9No. Flats and 9No. Houses ●●● P/05/0090/FP - REFUSED - (no. 23 only) Demolition of existing property and erection of 12 apartments in a 2 storey block with car parking and vehicular access form Bridge Road. ●●● PRE-APP 2005 - Proposed development on land at 23 Bridge Road - April 2005.

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	10	0	0	
Dwelling Loss	1	0	0	0
Net Gain	9	0	0	

Notes



Site ID:1064 - 21 Bridge Road, Park Gate

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1068	Land at Fleet End Road	Area 14 Housing Allocation	Warsash	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.79	80%	0.63	27 - 29	40	32	25		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
Post-war houses, laid out to a medium grain but with areas of finer grain								Housing Allocation	
Two-storey houses throughout, mix of shallow and steeply pitched roofs mostly with ridge parallel to the road								Current Use	
Generally medium-sized and some large private dwelling houses								Vacant/Derelict	
								Surrounding Use	
								C-Class / A-Class / Countryside	
Area Character									
Land falls progressively from the north to the south									
Good-sized regular plots to streets and roads									
Mostly irregular building lines, often staggered to roadsides, with buildings set back in small gardens; varied boundary treatment but often open									
Brick and tile, some render and some tile hanging in places; consistency of materials to sub-estates of contemporary construction									
Residential throughout									
A moderate amount of green space breaks up the urban structure									
Mostly ornamental trees to rear gardens. Some survival of older tree groups but limited. No street trees but some trees to front boundaries									
Some grass verges but limited. Very limited on-street parking and minimal street lighting									
Good access and connectivity for the pedestrian, poor linkage for the car user									

Site Constraints

Suitable



Suitability Constraints

Access to site is a significant constraint. Part of the site to the northwest is designated as amenity open space. There are three TPOs trees on the western section of the site.

There are a number of large trees and hedgerows across the site that should be retained where possible.

Just over 1 km to Solent Maritime SAC and Solent and Southampton Water Ramsar.

Within 10 km of several coastal European sites (implications for potential in combination impacts). Within 40 m Locks Heath Area 3 and 4 SINC. Site contains mostly rough grassland/scrub habitat with some trees/hedgerows. BAP woodland habitat mapped as being partly within, and adjacent to the site.

Building would need to be assessed for bats. Potential for badgers, reptiles and the potential for Dormice would need to be assessed. As much of the existing habitat, particularly boundaries and buffers to adjacent woodland should be retained in any development as possible. Depending on results of surveys the developable part of the site may be reduced. Site consists almost wholly of semi-natural habitat, some of which may be botanically valuable (recommend HBIC survey), and is likely to support various protected species. Development would result in loss of on-site biodiversity and would require mitigation and enhancements.

Overcoming Suitability Constraints

Access to the site is restricted. Access to the site via Shorewood Close gives rise to third party ownership difficulties and potential highways issues relating to increased traffic through an established residential area. Green Lane is not considered to be suitable in its current form to serve the site and would require significant improvements to accommodate development and third party agreement. If the open space element of the site is developed, contributions toward open space or replacement provision in the area would be required. If planning permission was sought on this site any application would be required to have due regard to the TPOs at the site. The trees make a significant contribution to the street scene in terms of public amenity and to the character of the surrounding landscape (built environment). Any development proposals for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. Any development scheme at this site would be subject to an up-to-date tree survey and assessment as part of the planning application process.

Available



Availability Constraints

Access via Sherwood Close would require land within ownership of the Public House to the northwest of the site. At present the owners are unwilling to release this land to enable development. Previous contact with the property owner of the detached dwelling have indicated that the site will not be made available in the short-term.

Overcoming Availability Constraints

Access arrangements must be agreed with the leaseholder and freeholder of the Jolly Farmer public house before development can proceed. The pub has registered an interest in allowing access through their land although no agreement between the pub and developer(s) has been reached.

Other access opportunities including Green Lane and using the track between 43 and 47 Fleet End Road may provide alternative access opportunities. Access solution(s) is likely to have bearing on the overall capacity of this site.

Achievable



Achievability Constraints

Comprehensive development of this site is the preferred option. Development has stalled due to issues regarding access and landownership. The owners of the Jolly Farmer Public House have indicated that their land is available to provide access via Shorewood Close (Shorewood Close is the preferred access point as indicated by the Development Brief). Access from Green Lane would require improvement to bring forward development at site. The option of demolition of 47 Fleet End Road will be explored with the owner which could potentially provide access to the whole site. Upgrading the access between properties 47 and 43 Fleet End Road to an acceptable standard would need to be demonstrated to the satisfaction of the council if it were used to serve development at the site. The rights over this access appear to be shared between two of the landowners.

Overcoming Achievability Constraints

The land comprises backland sites, including the pub garden of the Jolly Farmer Inn and a derelict house at No. 45 Fleet End Road. For a housing mix at a policy compliant 40% affordable housing level and based on the viability threshold of £500,000 per acre, the site appears viable depending on the level of build costs adopted.

Planning Details

Planning Status	Housing Allocation	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

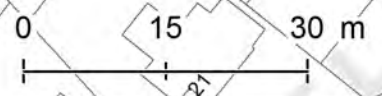
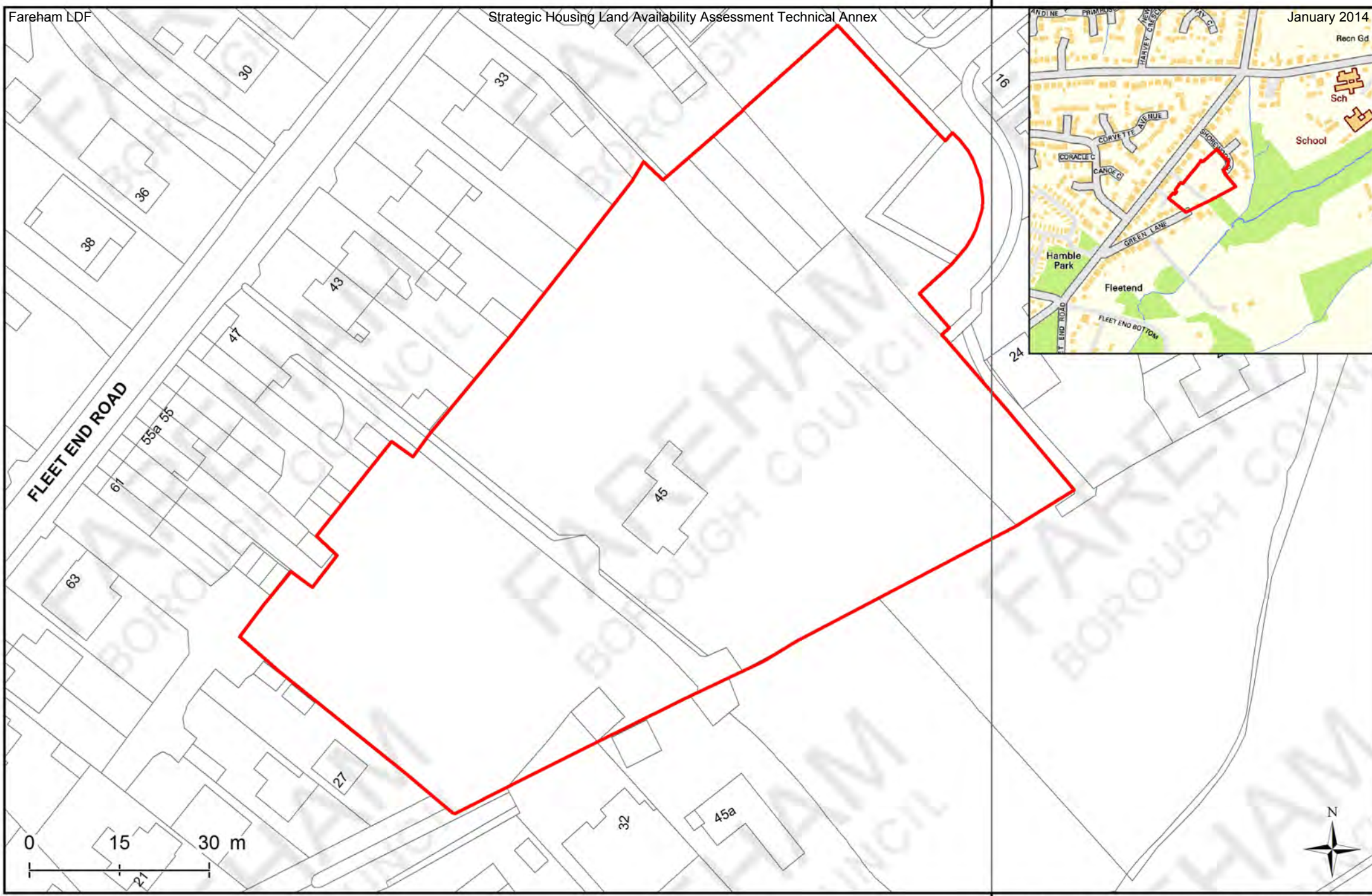
Previous Planning History

P/05/0429/OA - REFUSED - Erection of 18 dwellings (no open space contribution) ●●● P/01/1433/OA - REFUSED, APPEAL DISMISSED - Erection of five dwellings ●●● Q/0106/05 - PRE APP - Proposed residential development ●●● Q/0241/09 - PRE-APP (Part of site) ●●● Development Brief 14 - Land to South East of Fleet End Road (May 1990)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	10	0	0	
Dwelling Loss	0	0	0	0
Net Gain	10	0	0	

Notes



Site ID:1068 - Land at Fleet End Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area
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1070	East of Church Road	Area 32 Housing Allocation	Warsash	Western Wards & Whiteley
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Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
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0.9	80%	0.72	25	28	25	20		Design Solution	<input type="checkbox"/>
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Residential Form	Site Source
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Mix of large, nineteenth-century, inter-war and post-war houses, mostly detached and at a medium grain but some pockets of very low-grain development

Houses set back from roadside but most share a common building line to spine and cross roads. Infill development is more irregular

Housing Allocation

Current Use

Greenspace

Surrounding Use

C-Class / Greenspace

Area Character

Land is gently undulating from west to east

Good-sized plots, some very large (fronting Newtown Road) with gardens to front and rear

Predominantly red/orange brick, some buff brick, and some painted render/pebbledash, predominantly with clay tile roofs

Mostly two-storey development

Predominantly residential with generally medium-sized to large private dwelling houses but includes Warsash village with its vibrant mix of commercial uses and low-rise blocks of flats immediately to the south

Moderately high proportion of green open space breaks up urban structure

A lot of mature trees to rear gardens and rear boundaries (remnants of historic boundaries). Some good groups of trees to houses in Newtown Road

Relatively wide roads, some on-street parking and street lighting generally a mix of residential and busier-road standards; no grass verges or street trees

Good access and connectivity north–south and east–west

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The site includes a large number of mature trees, many of which are subject to a TPO. The mass of protected trees to the east of the site forms part of the wider ancient woodland at Warsash Common. A intermittent line of trees also extends along much of the length of the south boundary creating a buffer between the development site and existing properties at Birchdale Close. There are also a few isolated specimens located along the north and west boundary.</p> <p>Adjacent to former scrap yard and within 250m of landfill so contamination is likely to be an issue.</p> <p>TPO408 - Woodland order on east end of site, this part of the site would need to be retained as woodland.</p> <p>Development of site may result in effects on European sites during and/or construction phases. The site is adjacent to the Warsash Common LNR, Land South of Dibles Road SINC, and Hook with Warsash LNR. Development of the site may result in loss of general biodiversity interest. The site is semi-natural habitat and may support protected species.</p> <p>Archaeological data (prehistoric) in surrounding area which is suggestive of possible deposits at the site.</p>	<p>Any development proposals for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure and the landscape buffer. In order to retain these features a reduction in gross developable area of 60% has been considered (0.9ha gross to 0.54ha net), this net value has formed the basis for the calculation of site yield.</p> <p>Diversion or creation of easement to accommodate the water infrastructure may be required.</p> <p>Overall site is considered to be suitable for residential development. Key issues are the existing protected trees on site, and the potential habitats issues relating to the vacant nature of the site currently. These can be mitigated by a good design which retains and respects the trees, and by fully assessing and mitigating any biodiversity concerns. The site has no heritage constraints and few on site constraints to development.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site has few access constraints and is within the urban area however as the site has not been submitted as part of the LDF process its deliverability remains in question. Given that the site was submitted for residential development in 2006 would suggest that it can be delivered under the right ownership and when viable.</p> <p>Based on the viability threshold of £500,000 per acre, the site appears viable.</p>	

Planning Details

Planning Status	Housing Allocation	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

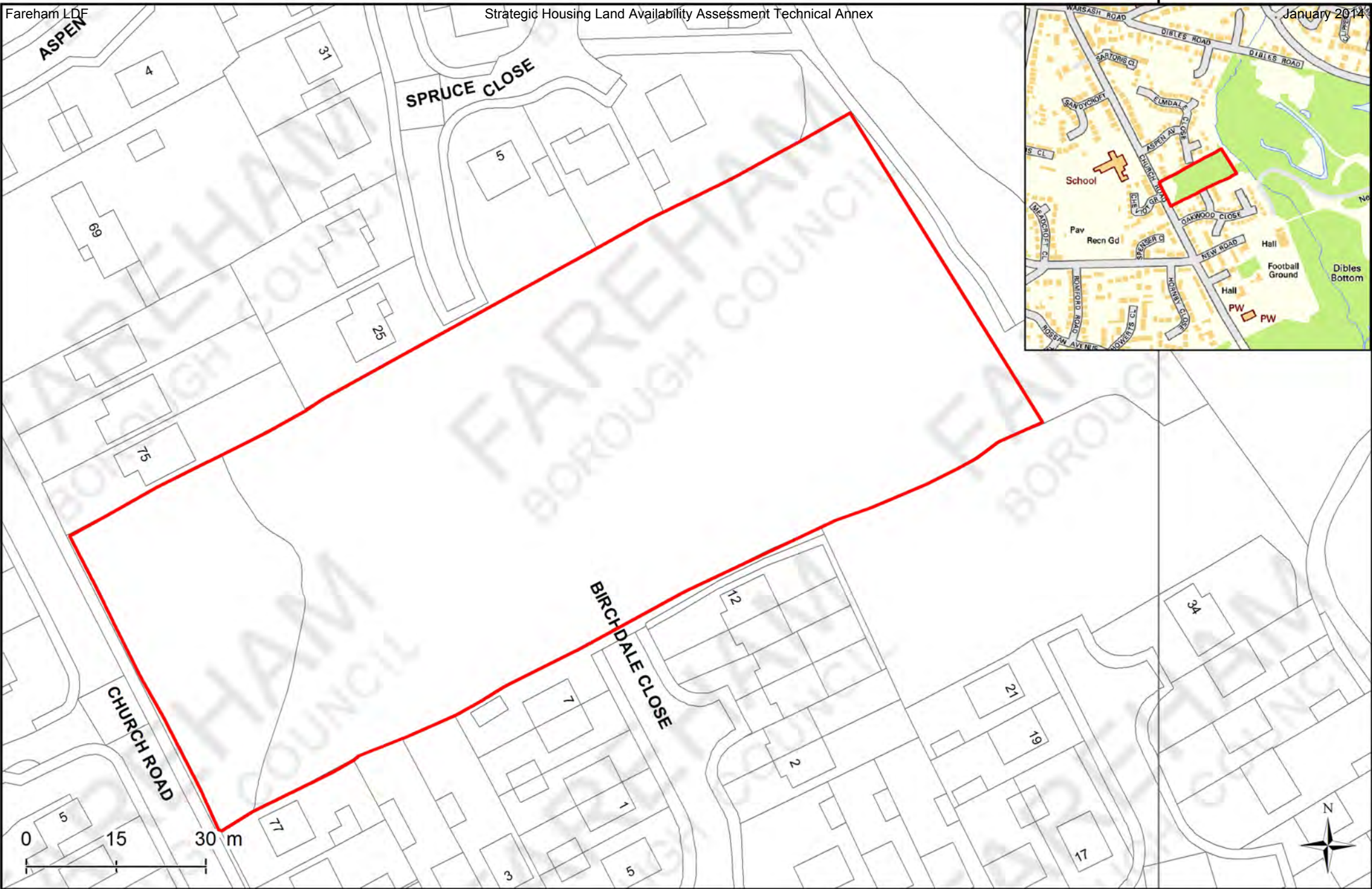
Previous Planning History

P/06/0837/OA - REFUSED, APPEAL DISMISSED (inefficient use of land and affordable housing) Erection of Twenty-Four Dwellings with Access off Church Road ●●● DEVELOPMENT BRIEF - Western Wards Area 32

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	10	10	
Dwelling Loss	0	0	0	0
Net Gain	0	10	10	

Notes



Site ID:1070 - Land off Church Road, Warsash

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1072	Land at Hunts Pond Road	Hunts Pond Road	Titchfield Common	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
11.5		11.5	27	50			347	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Generally medium-sized to large private dwelling houses								Planning Permission / Allocatio	
Single- and two-storey buildings								Current Use	
Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain								C-Class / Countryside	
Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road								Surrounding Use	
								C-Class / Agricultural	
Area Character									
Land falls progressively from the north to the south									
Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear									
Predominantly red/orange brick, some render/pebbledash. Clay tile roofs									
Residential throughout									
Moderately high proportion of green spaces, including woodland, breaks up the urban structure									
A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area									
Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees									
Good access and connectivity north-south, less east-west									

Site Constraints

Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The area to the south of the site, currently lacking planning permission, is constrained by the water course and high capacity electricity pylons. This may impact upon the developable area of the site but it unlikely that the constraints are insurmountable.</p> <p>Site already built on and was subject to contamination investigations and remediation. If the remaining areas are developed site investigation may be required.</p> <p>Eastern edge running North- South is Flood Zone 2&3.</p> <p>TPO433 on mul. trees North of site. TPO434 on mul. trees South of site. These should be retained, where possible, as part of any development scheme and protected during development. There are a number of hedges and trees throughout the site which should be incorporated into the design of any scheme. Assessment needed of existing trees that are not protected to ascertain necessity for proactive TPOs, especially woodland to the north east of the site.</p> <p>Site development is likely to result in loss of local biodiversity and impact various protected species.</p>	<p>The site is considered to be suitable for residential development, especially in light of the recent residential development adjacent to the site which sets a precedent. There are very few on site constraints or heritage constraints. There are biodiversity issues that need further assessment and there are trees on site that need to be retained, but these can be mitigated.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is available now as a recent planning application was submitted to the Council and it is likely that the site will come forward in the first five years of the Core Strategy.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail P/07/1381/FP - Erection Of Four Detached Houses ●●● P/09/0702/FP - Erection Of 73 Dwellings ●●● P/07/1445/FP - Residential development comprising of 143 flats and 107 houses (P/09/0979/FP alternative house type reduce terrace from 4 to 3 units)●●● P/10/0539/FP - Erection of 5 dwellings ●●● P/10/0238/FP - Erection of 4 dwellings ●●● P/09/0979/FP - Alternative P/07/1445/FP (PHASE1) reducing terrace from 4 to 3 units
Application Reference	See Below	
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	292	
Not Started	40	

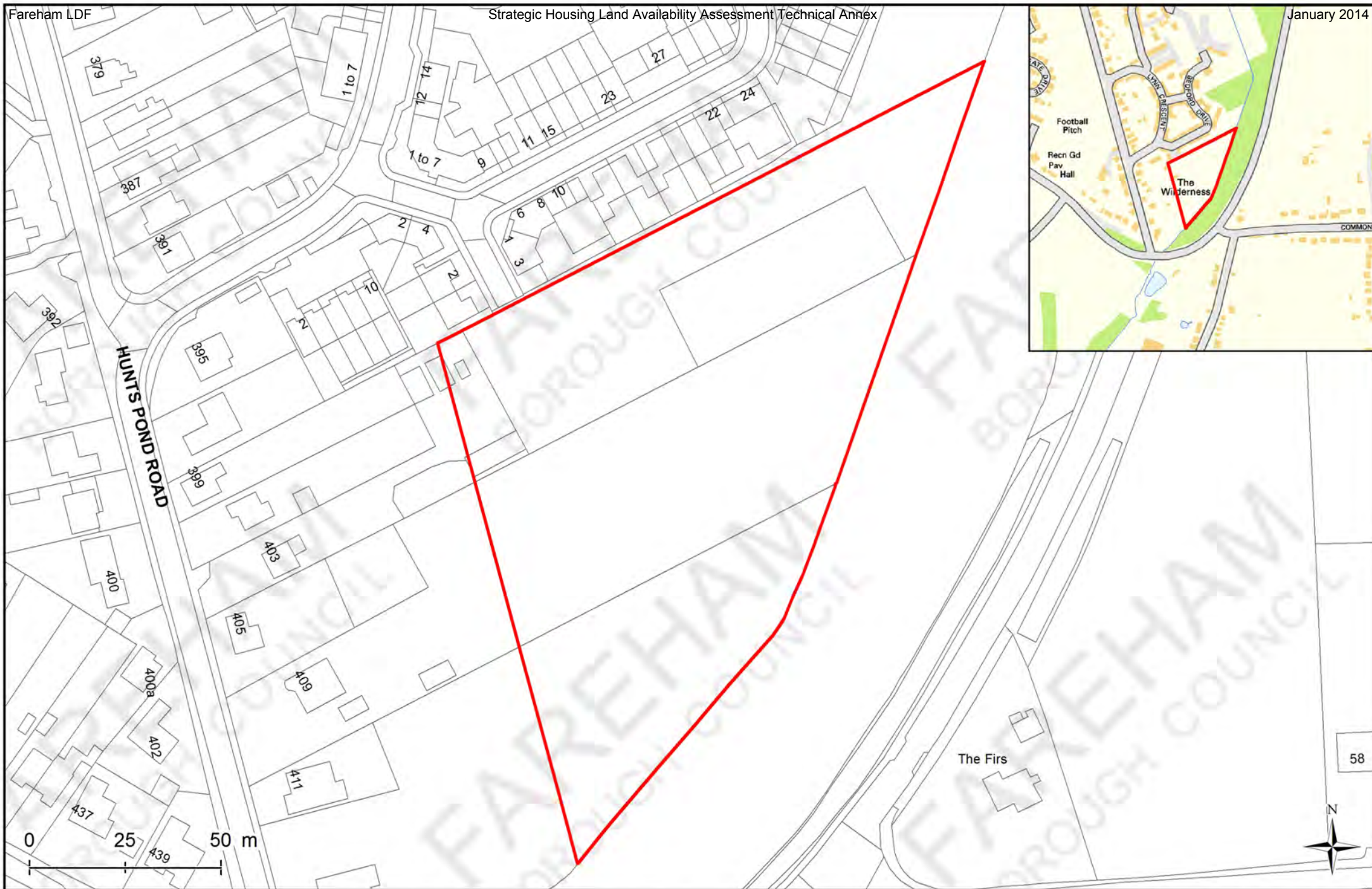
Previous Planning History

P/00/0529 - NOT DETERMINED - Erection of Residential Development and Associated Works Development Brief adopted as Supplementary Planning Document in January 2007

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	60	0	0	
Dwelling Loss	0	0	0	0
Net Gain	60	0	0	

Notes



Site ID:1072 - Land to the rear of 399-417 Hunts Pond Road

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1075	33 Lodge Road	Lodge Road			Locks Heath			Western Wards & Whiteley	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.37	100%	0.37	27	28	10	10		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Residential throughout; generally medium-sized to large private dwelling houses</p>								Allocation	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>Land falls progressively from the north to the south</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Single- and two-storey buildings</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north-south, less east-west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>There are no significant constraints on the site. There are protected and unprotected trees and hedges that should be retained, where possible, but this should not have a significant impact on the suitability or the number of units achievable at the site. Water infrastructure crosses the site. Potential for previously unknown heritage assets.</p> <p>Site development may result in loss of general biodiversity interest, and may have impacts on protected species. Where possible boundary vegetation should be retained and mitigation against biodiversity loss may be required. Bats recorder in locality and maybe roost within derelict building.</p> <p>Site is not currently designated open space, but was previously considered as open space as part of wider development of the area. Opportunities should be explored to complete the east-west Greenway linking Lodge Road to the open space beyond the site to the east. The impact on the landscape will depend on the design and whether existing vegetation is incorporated into redevelopment scheme.</p>	<p>Overall the site is considered to be suitable for residential development and has few constraints. Vegetation and protected trees should be retained, where possible. Ecological interest will require further survey work and may necessitate mitigating action to prevent biodiversity loss. There are no heritage constraints and the site has good access to the majority of required services. Opportunities should be sought to implement the east-west link between the open space at Home Rule Road and Lodge Road.</p> <p>Heritage Statement may be required that addresses archaeological potential. This should be developed in consultation with HCC Heritage Team.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is owned by a private individual, although the site is not being marketed as a development site and we are unaware of any option agreements on the site. The site was previously part of a larger allocation with the Caravan Park, but the issues of multiple-ownership have possibly held back the release of this southern land. Recent Council discussions with the landowner indicate that it is available for development.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>The site is considered available and as this site can be built independently from the adjacent northern site it is considered deliverable. Transport and utilities capacity will need to be determined in consultation with the relevant providers.</p> <p>The existing house is derelict so no current use value is attached to the property. A scheme of 10 three bedroom houses at a policy compliant 30% to start with (two affordable rent units and one shared ownership unit) has been appraised. The private houses are 1,000 sq.ft. each in size for detached dwellings and the affordable houses are 900 sq.ft. for terraced dwellings. The private market values are estimated to be £280,000 for the three bedroom detached houses based on comparable evidence of new and modern re-sale stock in the vicinity. Based on the viability threshold of £500,000 per acre, the site appears viable depending on the build costs incurred by the developer.</p> <p>The site is in one ownership and available for development, so potentially could come forward within the first five years of the Core Strategy.</p>	

Planning Details

Planning Status	Allocation	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

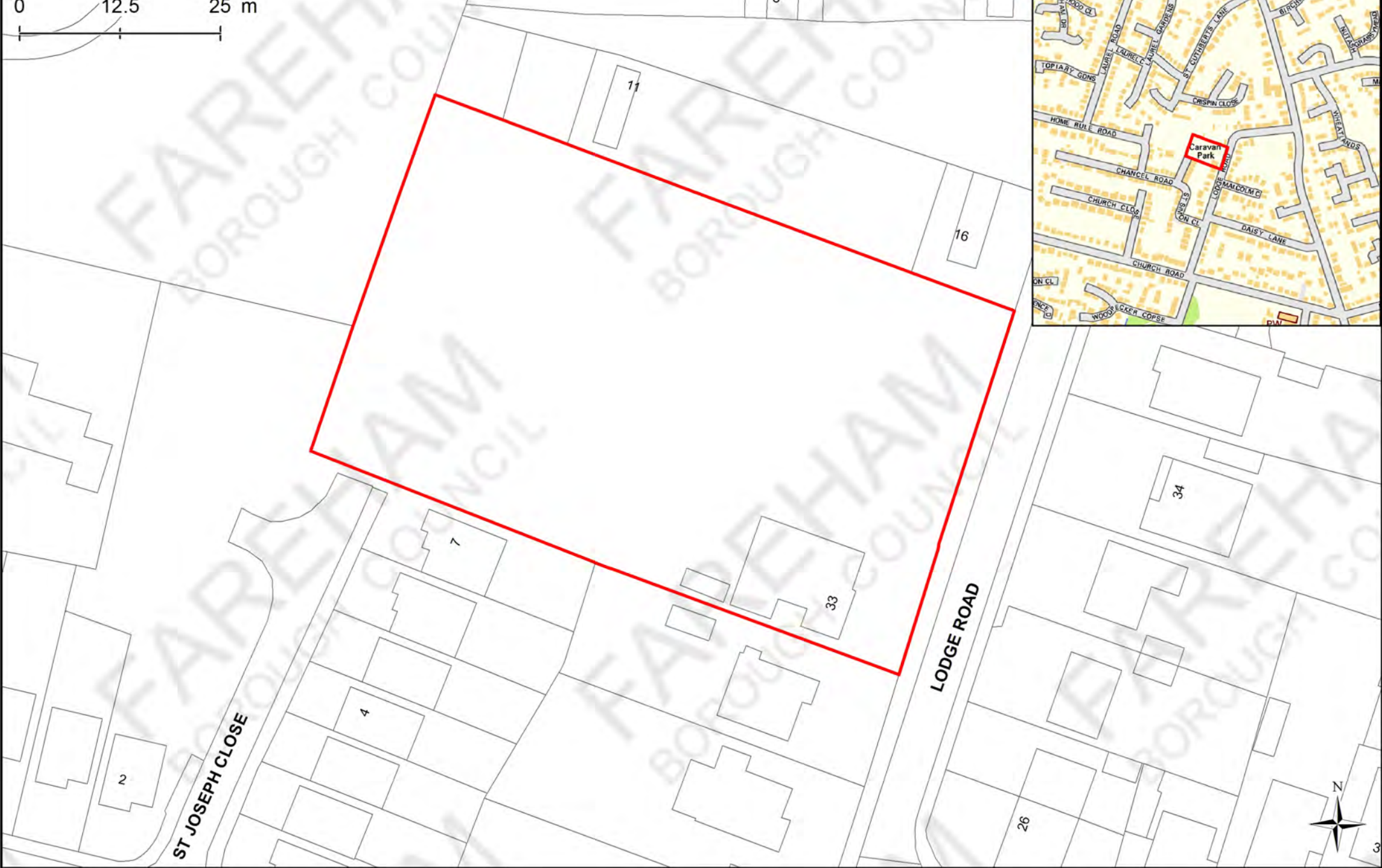
Previous Planning History

P/00/0704/FP 33 Lodge Road Locks Heath SO31 6QY Erection of Six Detached Dwellings with Garages 08/06/00 REFUSED

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	10	0	0	
Dwelling Loss	0	0	0	0
Net Gain	10	0	0	

Notes



Site ID:1075 - 33 Lodge Road, Locks Heath

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1077	East of Northway, Southway and Westwa	Northway	Titchfield	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.86		0.86	27				14	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Housing development from various periods (mostly post-war); detached and semi-detached houses, bungalows and chalet bungalows at a medium to fine grain								Planning Permission	
One- and two-storey, some use of the chalet bungalow with dormers to large sweeping roofs								Current Use	
Residential throughout; private dwelling houses								Open space and play area	
								Surrounding Use	
								C-Class	
Area Character									
<p>Topography is predominantly flat but begins to fall gently to the east</p> <p>Varied plot sizes, from small to very large (long and narrow), usually consistent to roads</p> <p>Building lines are consistent, although slightly staggered to later development</p> <p>Red brick, hanging tile, clay tile and concrete interlocking tiles</p> <p>Very limited open space, mostly concentrated to the east, only limited mature trees to rear gardens, good tree belt to the western boundary</p> <p>Variable widths to roads and some open boundaries give the impression of space, notable absence of grass verges or street trees, mostly off-street parking</p> <p>Good access but poor connectivity because of the close proximity of the inward-facing industrial areas adjacent</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Outline Permission	Application Detail Erection of fourteen dwellings, improvement of footpath link to Segensworth Road, Minor modifications to Westway/Segensworth Road junction.
Application Reference	P/10/0970/OA	
Permission Lapse Date	14/01/2014	
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	14	

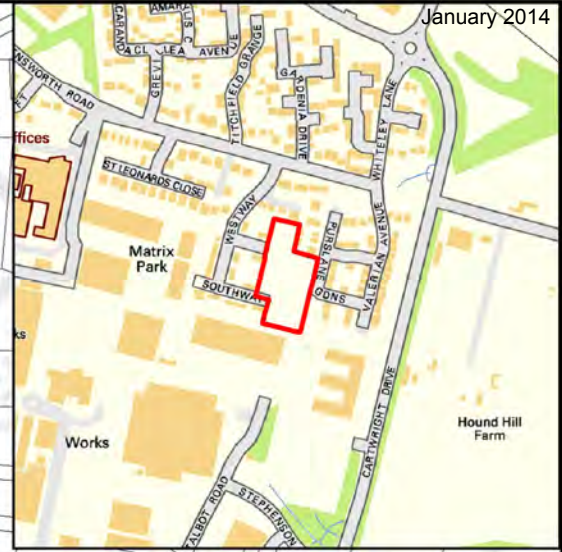
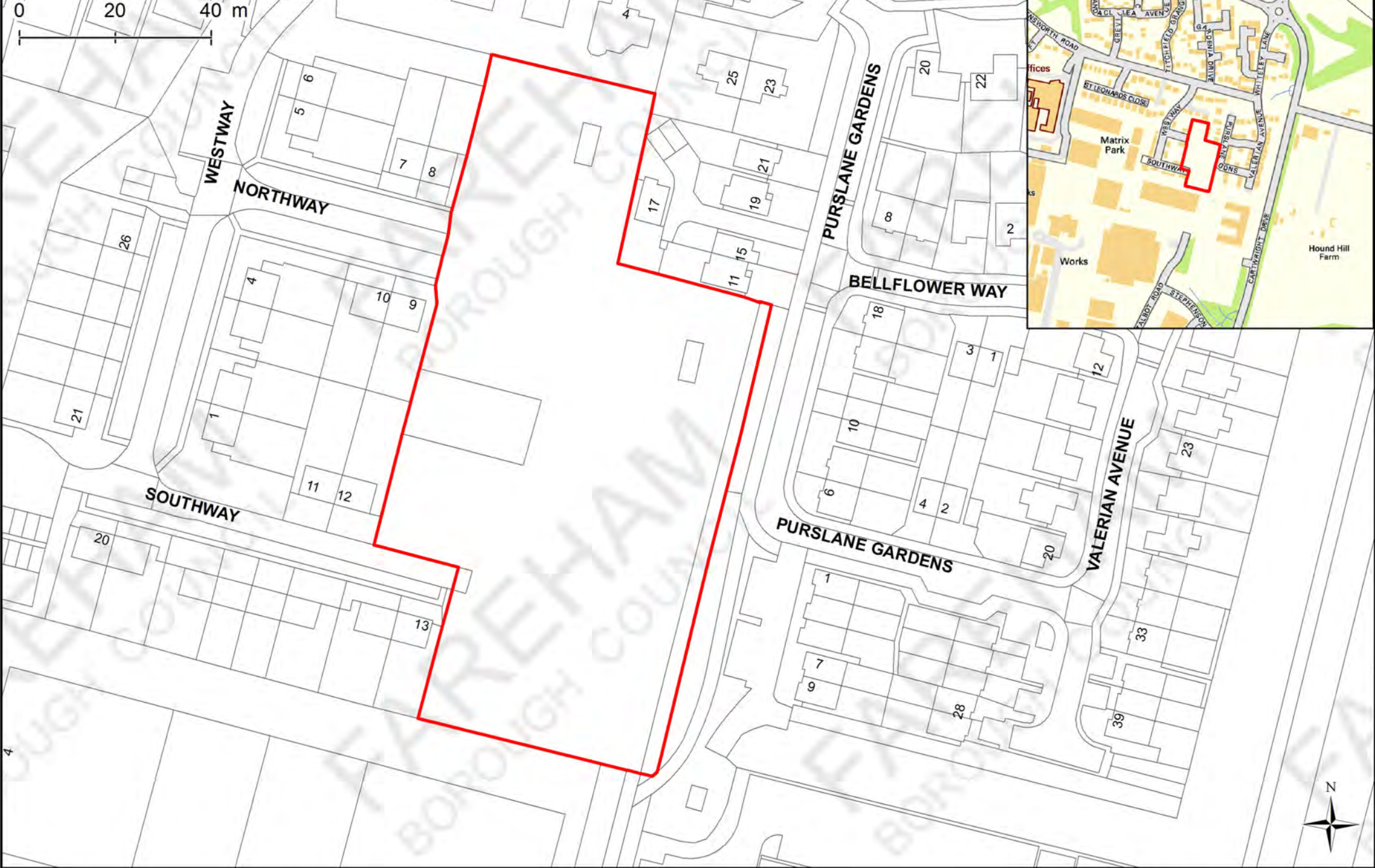
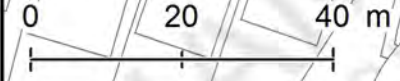
Previous Planning History

P/10/0970/DP/B - OUTLINE APPLICATION); DETAILS PURSUANT - CONDITIONS 17 (LAYOUT AND LANDSCAPING OF PUBLIC OPEN SPACE) AND 18 (OPERATIVES VEHICLE PARKING & TURNING AND IMPLEMENTATION STORAGE) ●●● P/10/0970/DP/A - (OUTLINE APPLICATION): Details Pursuant - Condition 5 (Levels); Condition 8 (Boundary Treatment); Condition 9 (Measures To Prevent Mud); Condition 11 (Hard Surfacing Materials); Condition 12 (Noise Assessment); Condition 16 (Materials); Condition 19 (Drainage); Condition 21 (Contamination) ●●● P/12/0110/RM (RESERVED MATTERS TO OUTLINE APPLICATION P/10/0970/OA)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	14	0	0	
Dwelling Loss	0	0	0	0
Net Gain	14	0	0	

Notes



Site ID:1077 - East of Northway, Southway and Westway

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1121	Coldeast Hospital (LOT 1)	Bridge Road			Park Gate			Western Wards & Whiteley	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
13.54		13.54	15 - 30				251	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Predominantly detached and semi detached properties. Mix of 1930's linear structure and later cul-de-sac forms. New residential scheme of detached, semi and terraces. Building heights 2 storey and 2 1/2 storey at new development.								Planning Permission	
								Current Use	
								Vacant	
								Surrounding Use	
								Mixed Inc C	
Area Character									
Former hospital buildings in woodland setting. Site is surrounded residential to the north and open countryside to south. Sarisbury Junior School is located to the west.									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	Full Permission	Application Detail P/03/1867/RM - Erection of 234 Dwellings & Bat House; (Pursuant to Conditions of P/97/0053/OA Relating to Siting, Design and External Appearance of Buildings and Landscaping)
Application Reference	See App. Detail	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	22	
Completions	104	
Not Started	127	

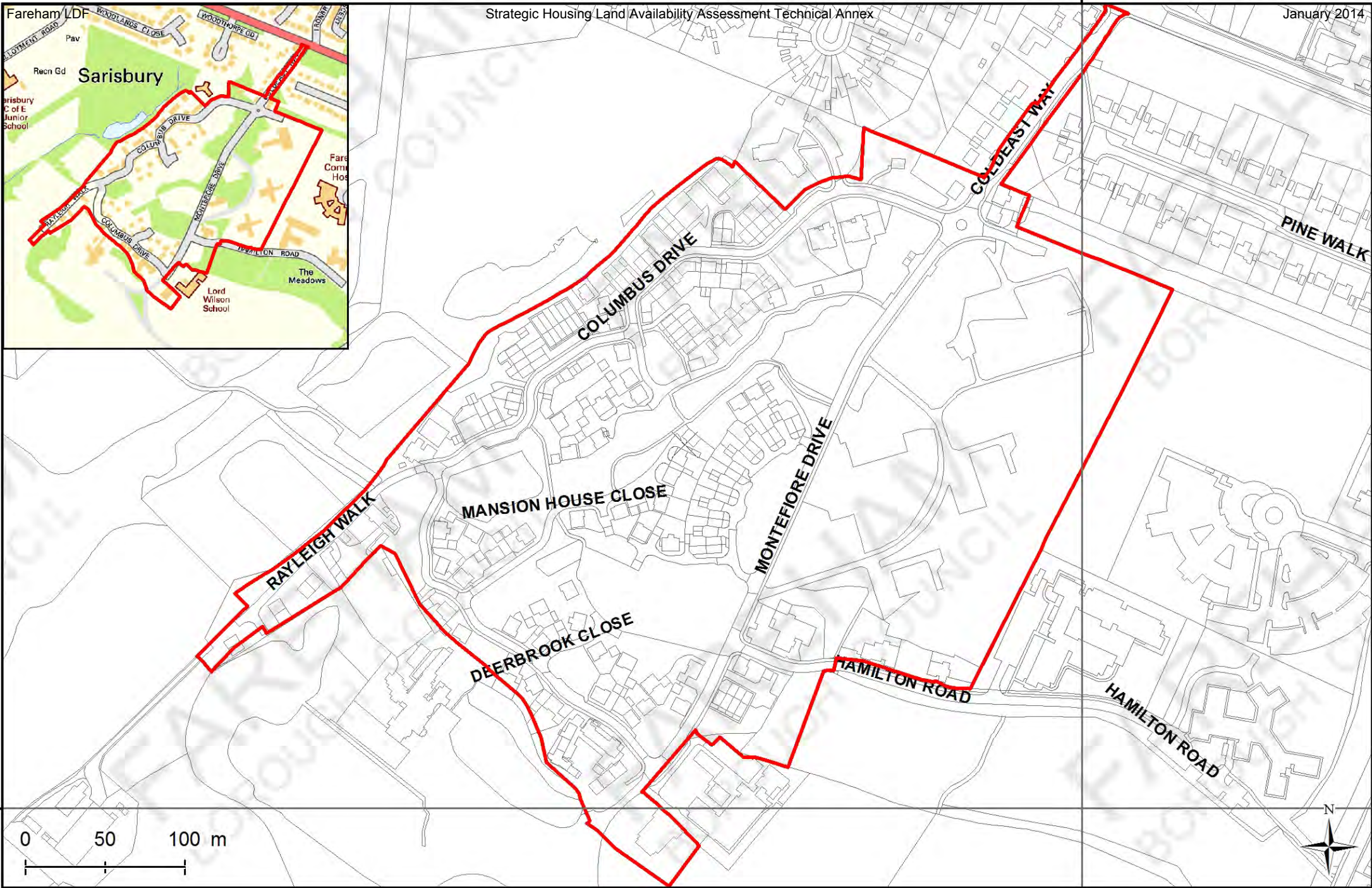
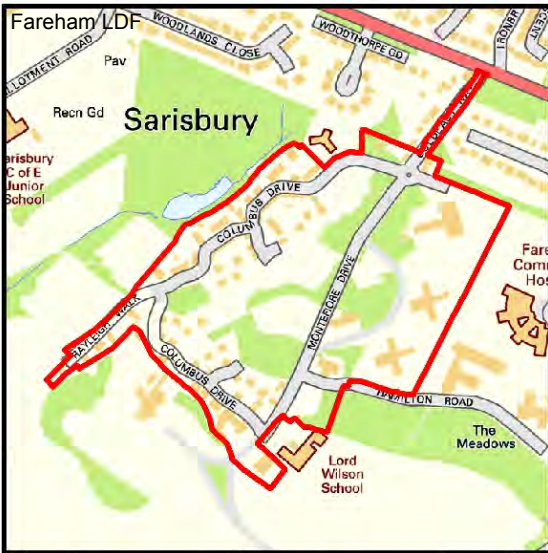
Previous Planning History

P/97/0053/OA - GRANTED ON APPEAL - Residential development at average density of 29.65dph with provision of open space and access from Brook Lane and Bridge Road ●●● P/03/1868/FP - COMPLETE - Erection of Seventeen Dwellings, Car Parking and Associated Roads

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	118	0	0	
Dwelling Loss	0	0	0	0
Net Gain	118	0	0	

Notes



Site ID:1121 - Coldeast Hospital

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Site Details										
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area		
1124	Air Training Corps (ATC) Site	Farm Road			Titchfield			Western Wards & Whiteley		
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>	
0.94		0.94	26				34	Design Solution	<input checked="" type="checkbox"/>	
Residential Form								Site Source		
<p>Mix of older style linear form and modern cul-de-sac layout.</p> <p>Single and two storey</p>								Planning Permission		
								Current Use		
								Sui Generis		
								Surrounding Use		
								A-Class		
Area Character										
<p>High-quality business premises on a very large scale</p> <p>Land is predominantly flat</p> <p>Very-large-footprint buildings generally in large open plots</p> <p>The building line is irregular and informal and off-set to access road in part</p> <p>Modern materials, some brick for plinths and gables but mostly metal cladding for walls and roofs</p> <p>Heights equivalent to single and two-storey domestic buildings (height to eaves)</p> <p>Mixed-use large-scale manufacturing, precision engineering, industrial and storage with associated office uses</p> <p>Limited tree presence internally but some landscaping in places and some recently planted tree belts and some mature hedgerow and woodland on some boundaries</p> <p>Adequate provision for the pedestrian</p> <p>Poor access and connectivity</p>										

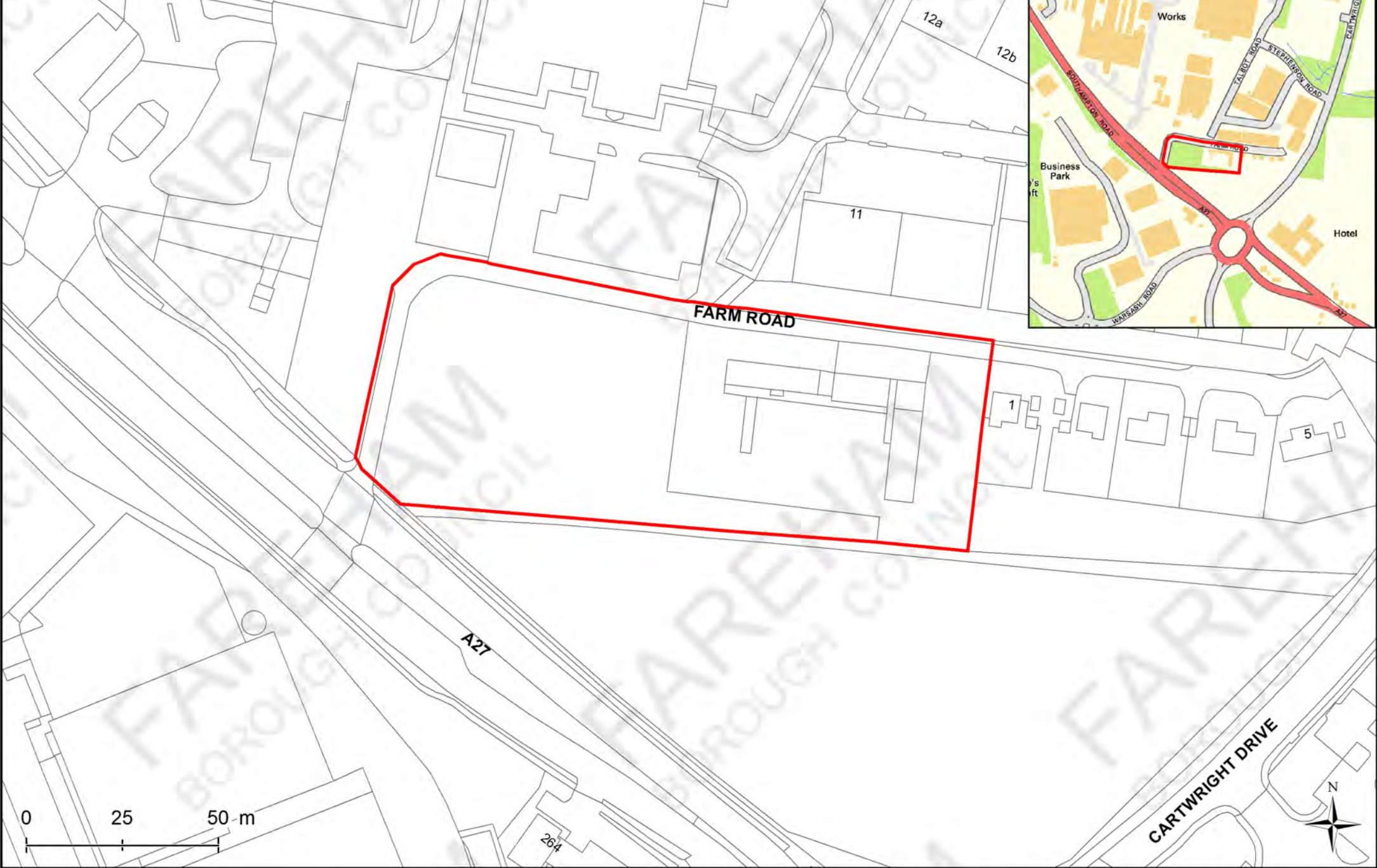
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details		
Planning Status	Full Permission	Application Detail Demolish Buildings & Erect 19 Houses, And 15 Flats Including 14 Affordable Units & Improvement Works To A27
Application Reference	P/11/0386/FR	
Permission Lapse Date	29/07/2014	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	34	

Previous Planning History
P/08/0187/FP - Demolish Buildings & Erect 19 Houses, And 15 Flats Including 14 Affordable Units & Improvement Works To A27 ●●● P/11/0136/FR - FULL RENEWAL of P/08/0187/FP - INVALID ●●● Preapp - Proposed development of houses and apartments.

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	34	0	0	
Dwelling Loss	0	0	0	0
Net Gain	34	0	0	

Notes
Viability study considers the scheme to be unviable. However the scheme is due to be completed in March 2015 as an affordable housing scheme for people on the housing waiting list.



Site ID:1124 - ATC Site Farm Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1141	118 Bridge Road	Bridge Road	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.26		0.26	14 - 30				16	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Predominantly medium-coarse-grain residential suburbs lining former rural lanes	Lapsed Permission
Large irregular plots, often tree lined and sharing historic boundaries with large detached houses within them	Current Use
Chalet-style houses (dormers to upper storeys), some bungalows but mostly large two-storey houses	Sui Generis
	Surrounding Use
	C-Class

Area Character

The area is sloping away to the M27 transport corridor to the north and to the River Hamble to the south and west

Building lines vary but almost all buildings are set back off the roadside, often semi-obscured by mature landscaped boundaries

Varied use of brick (red, orange and buff bricks), clay tile and concrete interlocking tiles, some weatherboarding

Residential throughout

Mature trees to boundaries (particularly to the front of houses at roadside) and as a backdrop to open spaces and extended views

High-quality public realm; almost no on-street parking, inconspicuous lighting (except for Bridge Road) and mature boundaries to pavements (where found)

Good access and connectivity, particularly for the pedestrian, with footpath access to surrounding amenities (river and woodland park)

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Site adjoins A27 (Bridge Road). This route is heavily trafficked; proposals may potentially generate or increase traffic congestion and may therefore require an Air Quality Impact Assessment. Noise impact will also need to be considered, although any issues may be alleviated through considered design, layout and choice of building material.</p> <p>Existing building require demolition and historic records suggest potential for contamination. A desk study and site investigation will be required with possible intrusive survey and remedial works. Contamination and demolition works will not impact on suitability of the site but will impact on development viability (see deliverability section below).</p> <p>Likely negligible ecological interest within site. Minimal impact on surrounding designations.</p> <p>Historical records suggest that there may be potential for Pleistocene deposits. Development would require Heritage Statement that addresses Pleistocene archaeology. Archaeology can be mitigated.</p>	<p>Site is previously developed land within the urban area boundary of Western Wards. The site is considered to be well located in relation to most services and facilities. The site is, however, rated poor in relation its distance to primary school and a rail station. The site is located in close proximity to a frequent bus service which would allow easy travel to Fareham railway station, Bus Station and Swanwick Station allowing for wider travel options. Minor constraints such as, archaeology, noise and air quality, potential contamination, although these issues are not considered to be insurmountable as mitigation option are available. The site is considered to offer a suitable location for development.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Site is still in use as car sales / commercial garage.</p>	<p>As the business is still successfully trading the site cannot be considered to be deliverable in the first five years of the plan. The business leases on the premises will expire in 2016, after which the site will be made available for redevelopment.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	<p>The site is in single ownership and there is a willing vendor, although the current lease due to expire in 2016 will restrict the release of this site. No information on deliverability of utilities provided. Utility providers to be consulted as part of Development Site and Policies consultation in order to determine capacity of existing services. Given the site's location, it is likely that the site will be served by adequate utilities. The capacity of the utilities will need to be determined as part of the consultation exercise. Any transport contributions required to make development acceptable will need to be determined by the transport authority, Hampshire County Council. A detailed site viability assessment will be undertaken following the Development Site and Policies consultation.</p> <p>Notwithstanding the above, the site is considered deliverable. Further work is required to ascertain the intentions of the private landowner.</p>	<p>Alternative use value must exceed the existing use value in order for the scheme to be considered a viable development option. Given depressed land value in the current market this is unlikely. Assuming a return to more buoyant market condition the site could be a viable option. The delivery timeframe for the site reflects this financial position.</p>

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

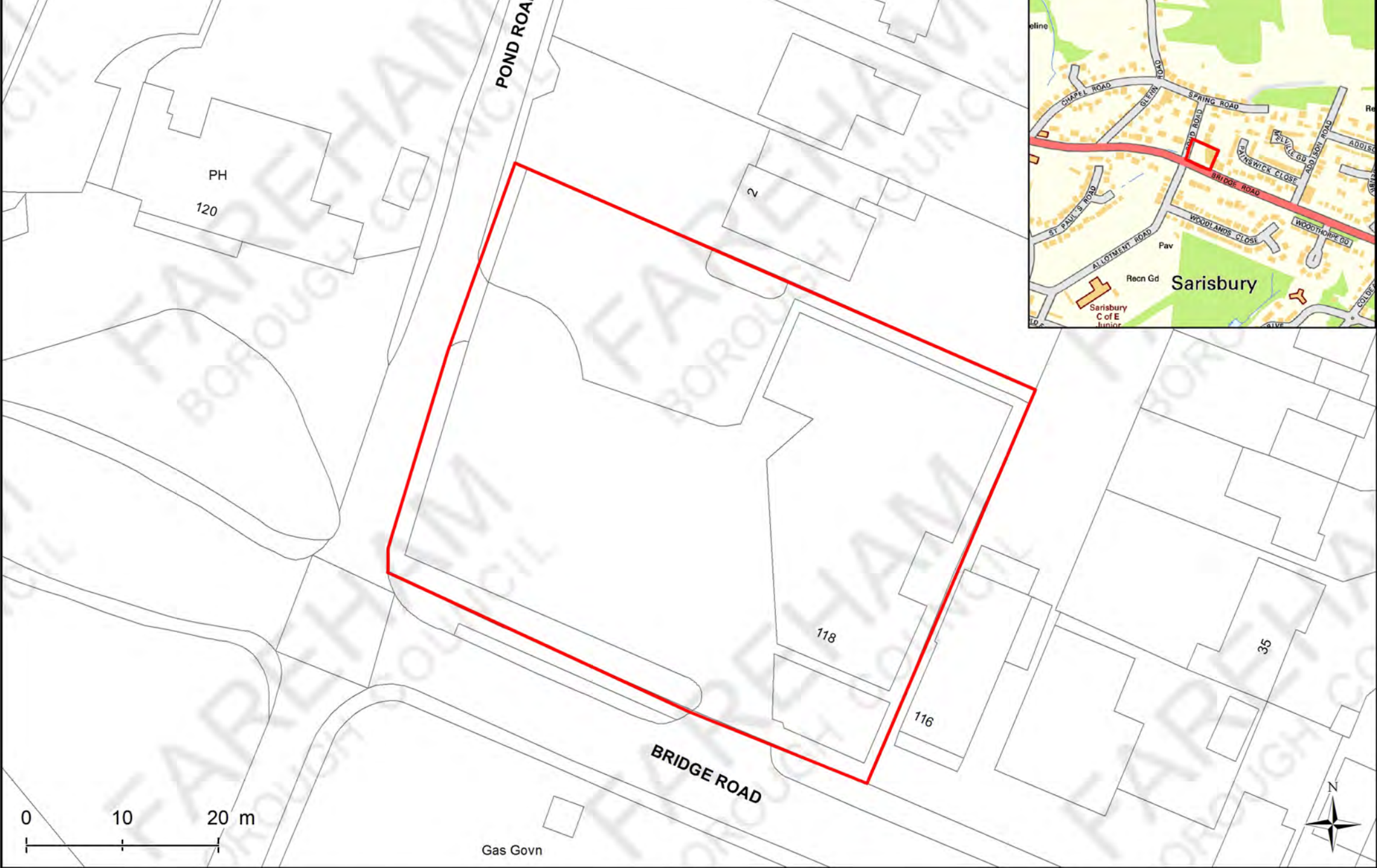
P/07/1486/OA - WITHDRAWN (insufficient info) - Demolish existing building and erect six one bed flats, eight two bed flats and two three bed flats. ●●● P/02/1633/OA - APPROVED SINCE LAPSED - Demolish existing and construct 16 flats ●●● Recent Pre-app for 48 bed care home.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	16
Net Gain	0	0	0	

Notes

The results of the Viability assessment show that the development value is likely to be considerably lower than the current use value at the present time with the Fiat dealership in occupation. It remains to be seen whether the site will become vacant in future years, and whether the site can be sold or leased to another car dealership. On this basis, the site possibly should be treated as a 'windfall' rather than an allocation.



Site ID:1141 - 118 Bridge Road, Sarisbury

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1144	Newpark Garage	Station Road	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.15		0.15	30 - 60				14	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Linear street forms with variable building heights, mass and scale. Some flatted development to south west.	Planning Permission
	Current Use
	Sui Generis
	Surrounding Use
	C-Class

Area Character

A mixed-use area (some on a large scale) at a junction of principal traffic routes

The area is flat throughout, but falls away beyond the northern boundaries

Regular plots

Buildings are set to back of wide pavements or with small forecourts (usually given over in part or fully to car parking)

Red brick, painted brick and render clay tile, some natural slate but many flat roofs

Mix of single-storey and two-storey buildings

Small and large independent shops, church, petrol filling station, restaurant, offices, small-scale industrial premises

Limited tree cover, but some street trees and trees to roadside boundaries, no public green space

Wide pavements, street trees, varied use of materials, heavily trafficked principal routes, on-street parking to bays and forecourts

Good access and connectivity, particularly for the car user

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	At present, the site is not considered to be achievable. Viability and a dip in the marketability of flatted development is restricting the implementation of this planning permission.	The delivery of this site will be dependant on improvements in market conditions. The permission is due to lapse June 2012; the deliverability of this site will be kept under review up to this date.

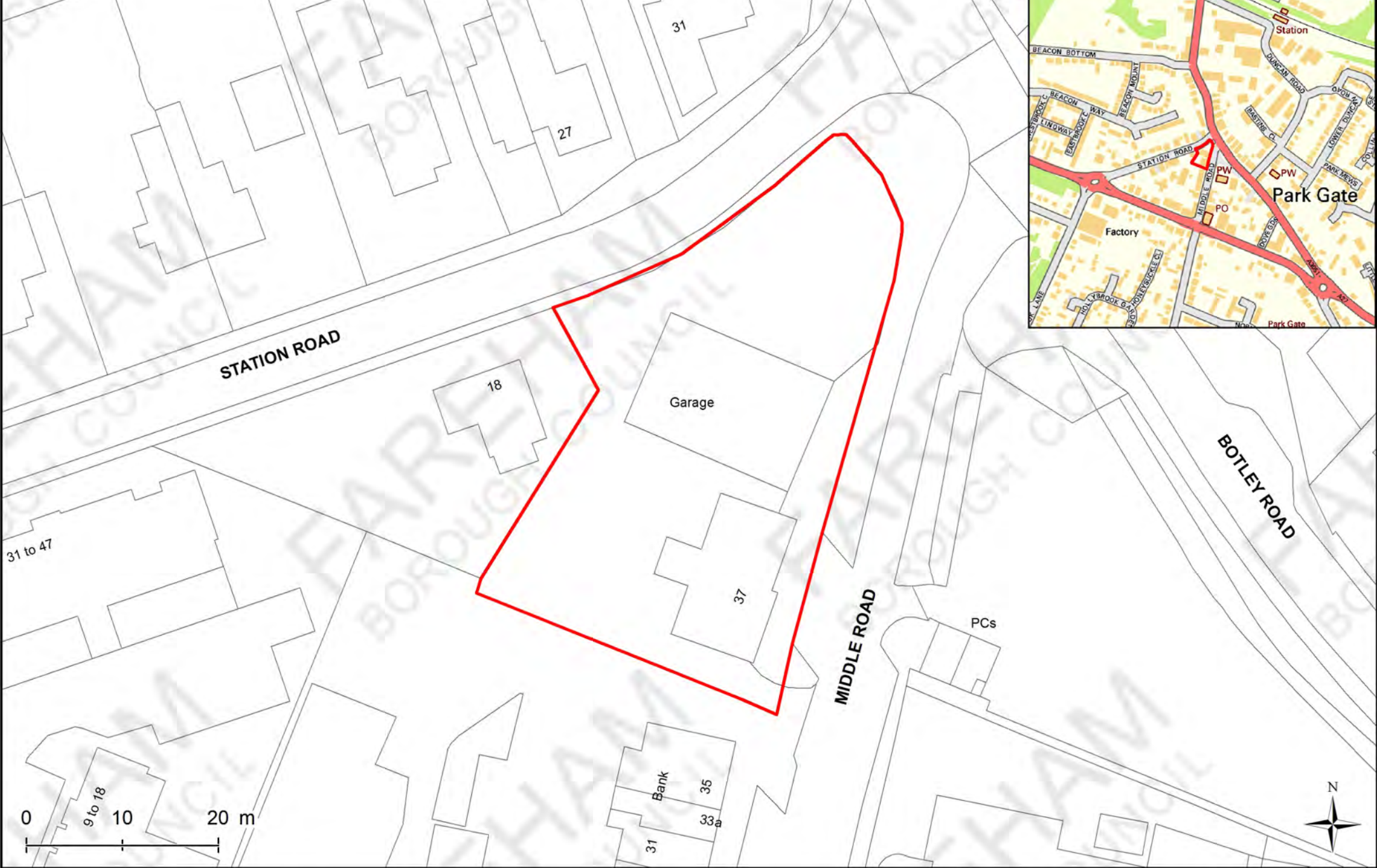
Planning Details		
Planning Status	Full Permission	Application Detail DEMOLITION OF EXISTING GARAGE AND ERECTION OF FOURTEEN APARTMENTS AND COMMERCIAL UNITS TO GROUND FLOOR (CLASS A1/A2/A3) WITH CAR PARKING: DETAILS PURSUANT TO P/09/0672/FP CONDITION 11 (LEVELS), CONDITION 13 (FOUL AND SURFACE WATER DRAINAGE) AND CONDITION 14 (PROTECTION OF PUBLIC SEWERS)
Application Reference	P/09/0672/DP/B	
Permission Lapse Date	19/09/2015	
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	14	

Previous Planning History

P/07/0637/FP - GRANTED - Demolition of existing garage and erection of 10 apartment and 4 commercial units (CLASS A1 AND/OR A2) with car parking ●●● P/04/1402/FP - GRANTED - Erect a Three Storey Block Comprising Thirteen Flats, Three Shops & Three Shop/Office Units with Underground Parking ●●● P/07/0637/FP - GRANTED - DEMOLITION OF EXISTING GARAGE AND ERECTION OF 10 APARTMENTS AND 4 COMMERCIAL UNITS (CLASS A1 AND/OR A2) WITH CAR PARKING ●●● P/05/1668/FP - GRANTED - Erect 13No. Flats, 3No. Shops, 3No. Office Units in a Three Storey Block with Underground Parking & Access Via Middle Rd ●●● P/04/1402/FP - GRANTED - Erect a Three Storey Block Comprising Thirteen Flats, Three Shops & Three Shop/Office Units with Underground Parking ●●● P/04/0674/FP - WITHDRAWN - Erection of Thirteen Flats, Three Shops & Three Offices in a Three Storey Block with Underground Car Parking & Vehicular Access from Middle Road

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	14	0	0	
Dwelling Loss	0	0	0	0
Net Gain	14	0	0	

Notes



Site ID:1144 - Newpark Garage Station Road

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1147	Mellow Mead	The Green	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.49	100%	0.49	14 - 25	14	0	0		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
Predominantly medium-coarse-grain residential suburbs lining former rural lanes								Lapsed Permission	
Large irregular plots, often tree lined and sharing historic boundaries with large detached houses within them								Current Use	
Chalet-style houses (dormers to upper storeys), some bungalows but mostly large two-storey houses								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
The area is sloping away to the M27 transport corridor to the north and to the River Hamble to the south and west									
Building lines vary but almost all buildings are set back off the roadside, often semi-observed by mature landscaped boundaries									
Varied use of brick (red, orange and buff bricks), clay tile and concrete interlocking tiles, some weatherboarding									
Residential throughout									
Mature trees to boundaries (particularly to the front of houses at roadside) and as a backdrop to open spaces and extended views									
High-quality public realm; almost no on-street parking, inconspicuous lighting (except for Bridge Road) and mature boundaries to pavements (where found)									
-Good access and connectivity, particularly for the pedestrian, with footpath access to surrounding amenities (river and woodland park)									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input type="checkbox"/>	Trees on site. Suitable access to the site would be difficult to achieve.	Access to the site is constrained by existing properties. Access difficulties could be overcome through the acquisition of adjacent land and properties. This would give rise to land availability issues.
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	No direct access to the site - associated third party ownership issues.	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

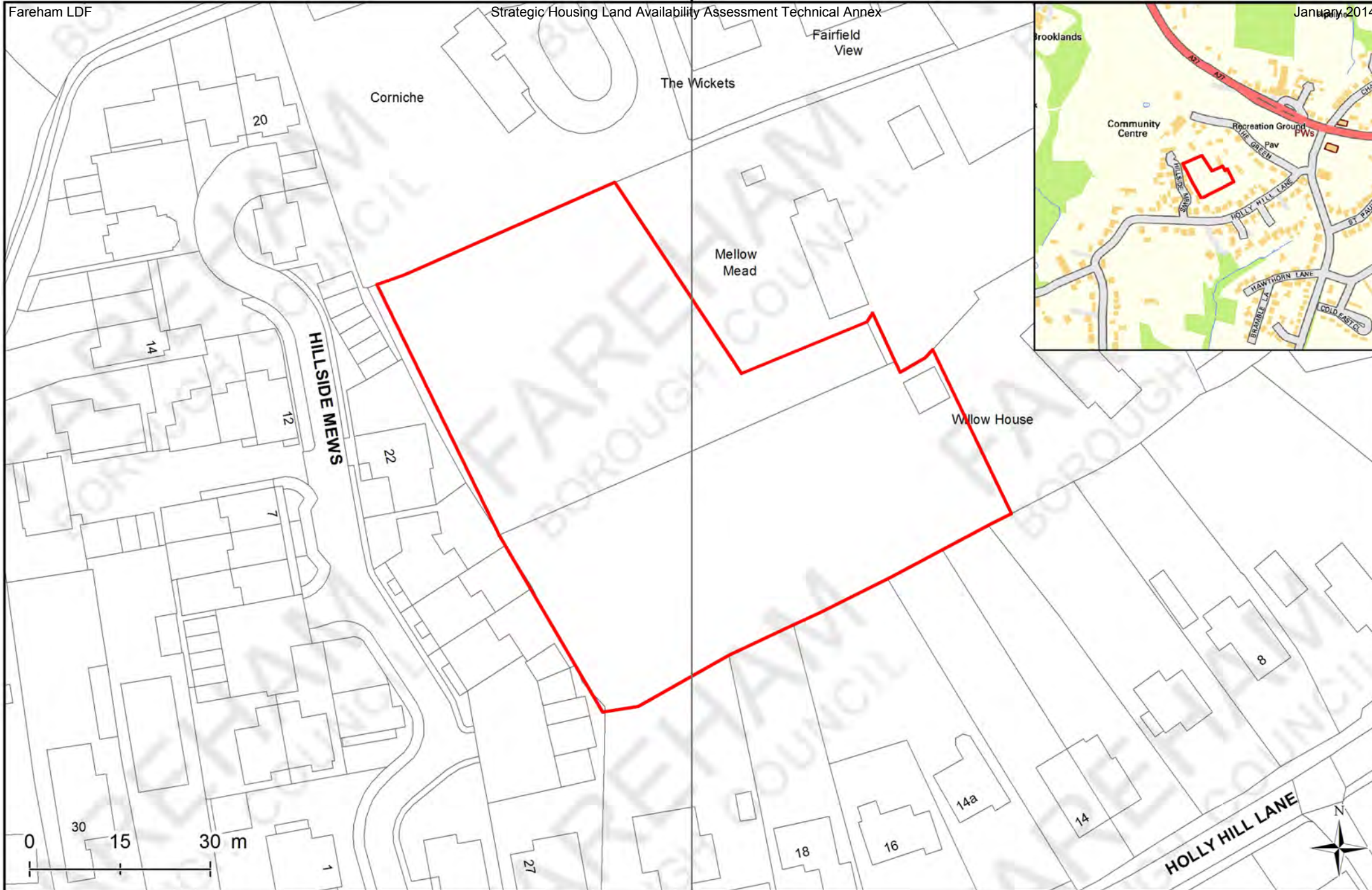
Previous Planning History

P/04/1555/OA - GRANTED SINCE LAPSED - Erection of One Elderly Persons Bungalow (Plot 10) and Associated Modifications to Two Units permitted under P/99/0950/OA & P/03/1363/VC (Plots 8 & 9) ●●●
 P/99/0950/OA - GRANTED - Erection of two elderly persons bungalows ●●● P/03/1363/VC - GRANTED - Variation of Conditions 1 & 2 of P/99/0950/OA (Extend Time Limit for Commencement of Development)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	7
Net Gain	0	0	0	

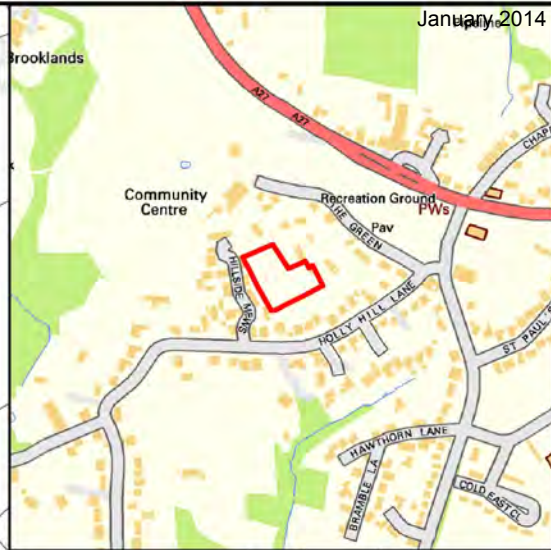
Notes



Fareham LDF

Strategic Housing Land Availability Assessment Technical Annex

January 2014



Site ID:1147 - Mellow Mead, The Green, Sarisbury Green

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1203	Swanwick Marina, Bridge Road	Lower Swanwick	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
4.66		4.66	22-36				49	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Generally regular plots but of varying sizes, some plot division has disrupted the pattern, a mix of terraced, semi-detached and detached houses								Planning Permission	
Two storey houses throughout Residential – private houses Some ornamental trees to front gardens								Current Use	
								Sui Generis	
								Surrounding Use	
								Mixed Inc C	
Area Character									
A variety of employment uses, a garage and car show room, some offices and an area of residential to northeast.									
Formerly the principal route between Swanwick and Lower Swanwick containing groups of older houses									
The land is steadily climbs northwards									
An irregular building line with the exception of cottages to Swanwick Lane									
A mix of red brick and painted -render (various colours), one example of timber-framing, roofs are mostly clay tile, those to Swanwick Lane are natural slate, red brick chimneys									
Narrow lane acts as a shared surface (blocked to one end), well defined by mature hedge boundaries or low brick walls, no trees, grass verges or pavements gives a semi-rural feel									
Good access and connectivity particularly for the pedestrian									

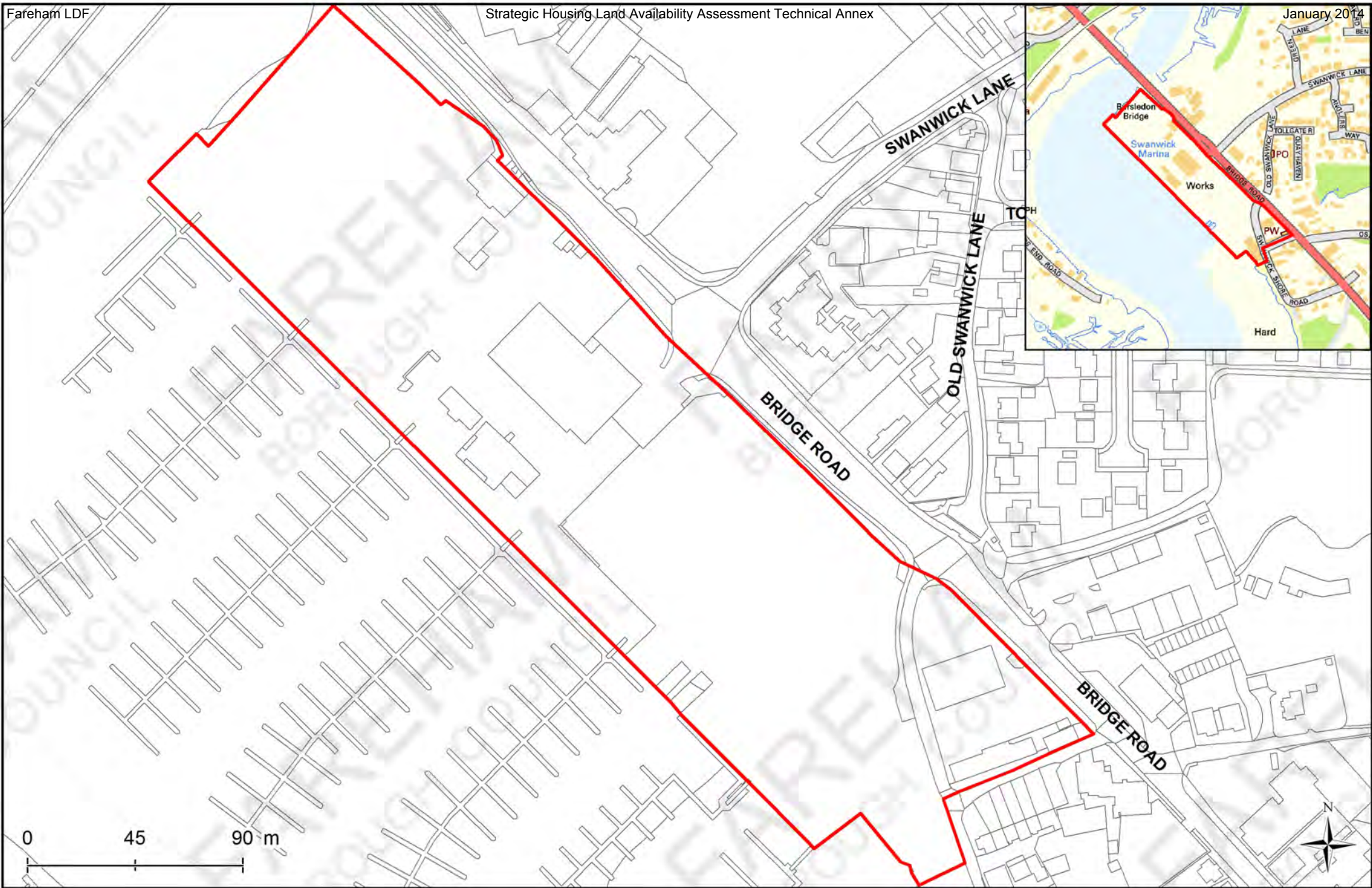
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	Site is not viable under current market conditions.	

Planning Details		
Planning Status	Full Permission	Application Detail Comprehensive Redevelopment Of Marina Comprising Retail, Bar, Restaurant, Offices, Revised Marina Layout & 49 Dwellings
Application Reference	P/07/0764/FP	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	49	

Previous Planning History
P/13/0007/FP - GRANTED - ABLUTIONS/MARINA RECEPTION SWANWICK MARINA SWANWICK REFURBISHMENT OF ABLUTIONS/MARINA OFFICE BUILDING INCLUDING INTERNAL ALTERATIONS CHANGES TO FENESTRATION AT GROUND FLOOR LEVEL AND REPLACEMENT EXTERNAL STAIRCASES & TIMBER TERRACE/LANDING ●●● P/07/0764/DP/B - GRANTED - COMPREHENSIVE REDEVELOPMENT OF MARINA COMPRISING RETAIL, BAR, RESTAURANT, OFFICES, BOAT YARD COMPLEX TO COMPRISE WORKSHOPS, OFFICES AND STORAGE REVISED MARINA LAYOUT & 49 DWELLINGS: DETAILS PURSUANT TO CONDITIONS 4 (PHASING); 5 (CAR PARKING IN RESPECT OF PHASE 1); 7 (PILING IN RESPECT OF PHASE 1); 10 (MATERIALS IN RESPECT OF PHASE 1); 16 (CONSTRUCTION ARRANGEMENTS IN RESPECT OF PHASE 1); 28 (CONSTRUCTION PROGRAMME IN RESPECT OF PHASE 1)

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	49	0	0	
Dwelling Loss	0	0	0	0
Net Gain	49	0	0	

Notes
A number of conditions were discharged in 2011 (P/07/0764/DP/B) to allow erection of dockmaster; material start now made, planning permission will remain extant.



Site ID:1203 - Swanwick Marina, Bridge Road, Swanwick

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1209	35 - 37 Shore Road	Shore Road	Warsash	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.08		0.08	10-40				10	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Mix of large, nineteenth-century, inter-war and post-war houses, mostly detached and at a medium grain but some pockets of very low-grain development	Planning Permission
Good-sized plots, some very large (fronting Newtown Road) with gardens to front and rear	Current Use
Houses set back from roadside but most share a common building line to spine and cross roads. Infill development is more irregular	C-Class
Predominantly residential with generally medium-sized to large private dwelling houses but includes Warsash village with its vibrant mix of commercial uses and low-rise blocks of flats immediately to the south	Surrounding Use
	Mixed Inc C-Class

Area Character

Land is gently undulating from west to east

Predominantly red/orange brick, some buff brick, and some painted render/pebbledash, predominantly with clay tile roofs

Mostly two-storey development

Moderately high proportion of green open space breaks up urban structure

A lot of mature trees to rear gardens and rear boundaries (remnants of historic boundaries). Some good groups of trees to houses in Newtown Road

Relatively wide roads, some on-street parking and street lighting generally a mix of residential and busier-road standards; no grass verges or street trees

Good access and connectivity north–south and east–west

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Site is no longer being pursued by the developer. Multiple ownership likely to constrain the release of this site.	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	Residual valuation model and discussions with planning agent indicate that the site is not currently viable under current market conditions.	The full renewal application is provides an indication of the aspiration to continue with the redevelopment of this site. The implementation of this permission will be reliant on improvements to current market conditions. Increased sales values in the Warsash area will be required before the site is considered a viable development option. These issues will be reviewed in more detail in subsequent SHLAA editions.

Planning Details

Planning Status	Full Permission	Application Detail GRANTED - Demolition of existing dwellings and erection of ten flats in a 2 1/2 storey building (FULL RENEWAL OF P/07/1545/FP).
Application Reference	P/10/1155/FR	
Permission Lapse Date	13/07/2014	
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	10	

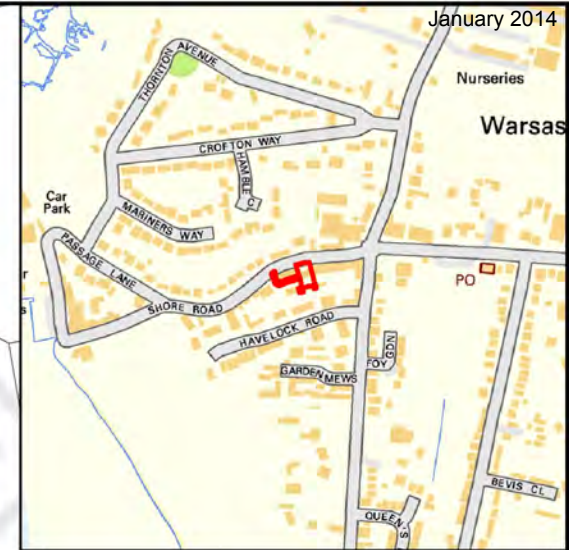
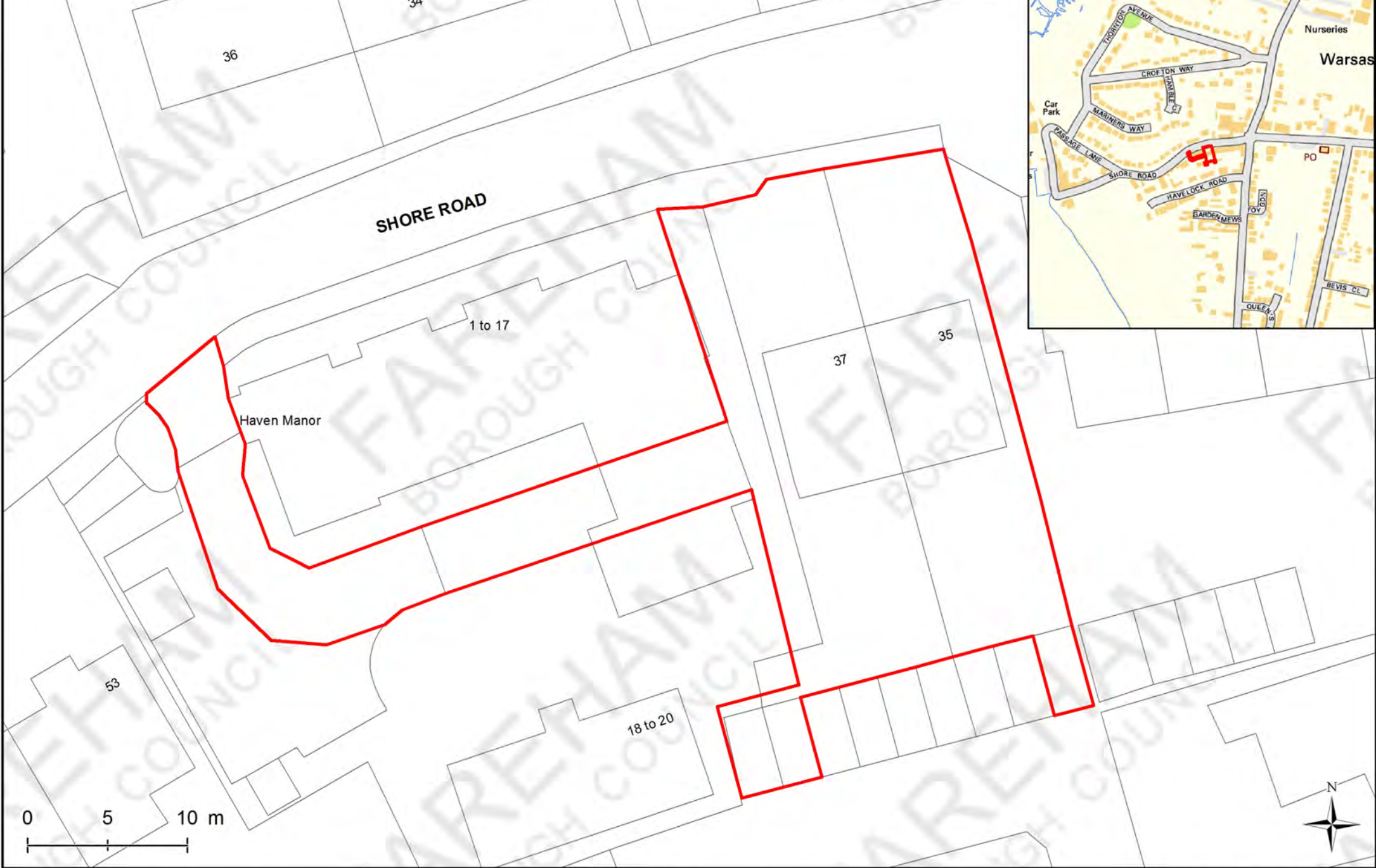
Previous Planning History

P/07/1545/FP - GRANTED - Demolition Of Existing Dwellings And Erection Of Ten Flats In A 2 1/2 Storey Buildings.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes



Site ID:1209 - 35 & 37 Shore Road, Warsash

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1236	88-102 Southampton Road	Southampton Road	Titchfield Common	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.58	80%	0.46	27	35	20	16		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>2 storey, mainly semi-detached units. Smaller plots in cul-de-sac to rear. All properties on Southampton Road set well back from highway.</p> <p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Residential throughout; generally medium-sized to large private dwelling houses</p>								Pre App	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>Residential area with retail to south.</p> <p>Land falls progressively from the north to the south</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Single- and two-storey buildings</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Multiple ownerships and land assemblage issues; current landowners have not indicated that the land is available for development.	Until a clear indication by land owners has been made regarding the disposal of the site for housing it must be assumed that the site is not currently available.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

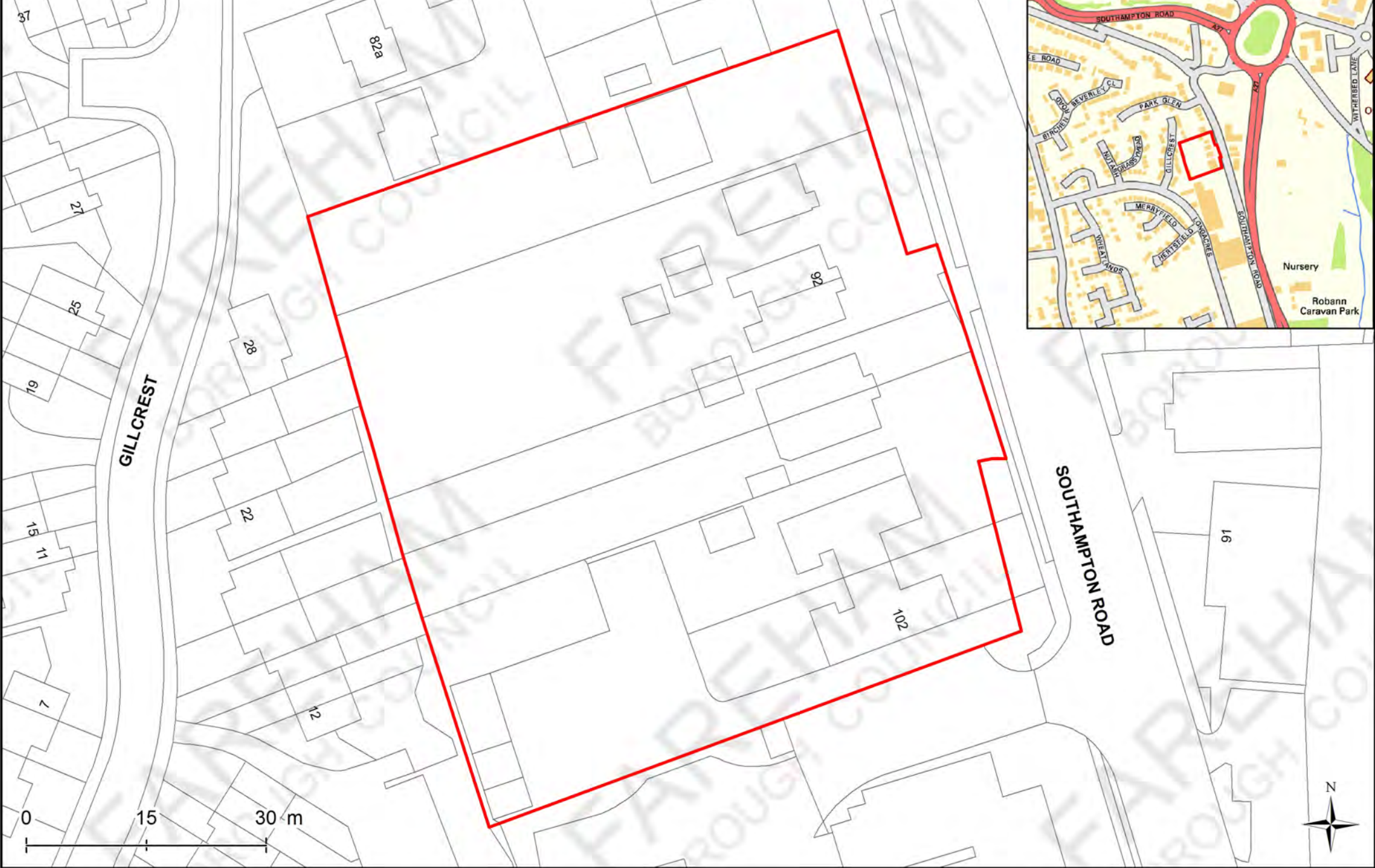
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	16
Net Gain	0	0	0	

Notes



Site ID:1236 - 88-102 Southampton Road

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1249	East of Lower Duncan Road	16 Botley Road	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.23		0.23	30 - 60				18	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Modern mix of housing types mostly 2 or 2 1/2 storey building heights.</p> <p>Housing development mostly of the 1970s at a medium to high grain</p> <p>Two-storey, low-pitched roofs with ridges varying; some parallel to road and others noticeably gable on to the road providing variation</p>								Planning Permission	
								Current Use	
								Mixed Exc C-Class	
								Surrounding Use	
Mixed Inc C									
Area Character									
<p>Topography is predominantly flat but begins to fall sharply to the north at the edge of the sub-area</p> <p>Small to medium-sized plots, laid out mostly in short terraces or semi-detached houses to a loosely defined grid</p> <p>Building lines are consistent (although slightly staggered in places), mostly small, open front gardens (some have been laid over to parking)</p> <p>Red brick, tile hanging, clay tile and concrete interlocking tiles</p> <p>Residential throughout; private dwelling houses</p> <p>Small areas of open space between groups of houses, some mature trees to rear gardens.</p> <p>Most green space is located in the north-east of the area.</p> <p>Wide roads and open boundaries give the impression of space, notable absence of grass verges or street trees, some on-street parking throughout</p> <p>Good access and connectivity north-south, less successful east-west</p> <p>Employment B2, retail A1 and residential area.</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Site development may have impacts on protected species but impacts may be able to be mitigated on site.	
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	The site is currently in use.	The current use will cease when development viability is restored.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	Material start made with delivery of all units expected within 2 years. Site is therefore considered viable.	

Planning Details

Planning Status	Full Permission	Application Detail Erect Five Houses & Thirteen Flats With Associated Parking & Garaging & Demolition Of Existing Commercial
Application Reference	P/03/1439/FP	
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	18	

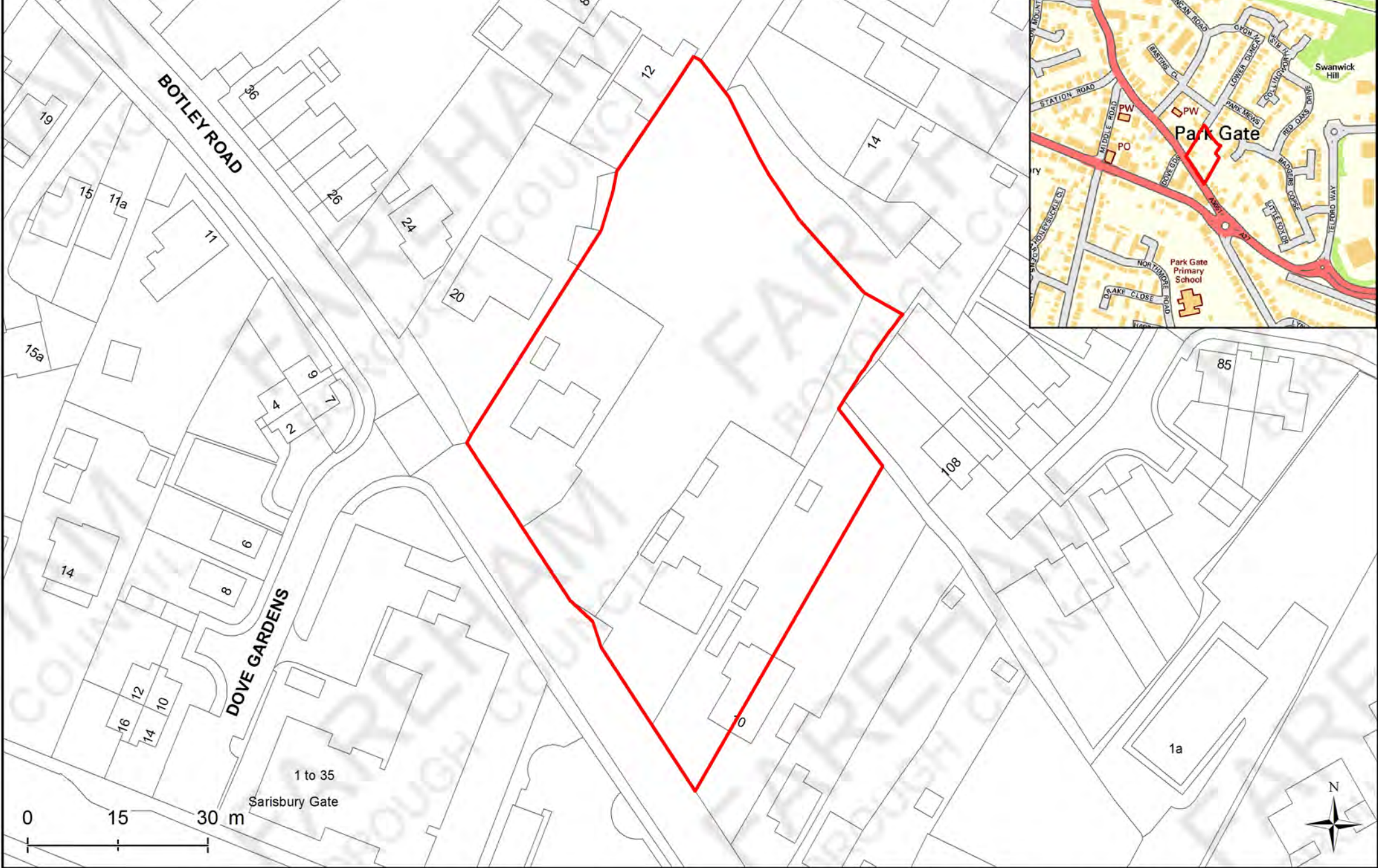
Previous Planning History

Development Brief - Western Wards Area 31 (November 1988)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	5	13	0	
Dwelling Loss	0	0	0	0
Net Gain	5	13	0	

Notes



Site ID:1249 - East of Lower Duncan Road, Park Gate

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1257	Coldeast Allocation (LOT 2)	Land to rear of Brookfield Gardens			Park Gate			Western Wards & Whiteley	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
3.05	60%	1.83	22 - 31				84	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Semi-detached and detached properties. Mostly 2 storey with new development allowing 2 1/2 storey building heights.								Planning Permission	
								Current Use	
								Open Fields / Parkland	
								Surrounding Use	
								Mixed Inc C	
Area Character									
<p>Parkland, open space, wooded areas and former hospital buildings. Residential areas to the south and east.</p> <p>Former country house estate, developed as a hospital and being redeveloped with residential (up to 25% affordable housing) and mixed uses</p> <p>The site is gently falling to the south</p> <p>Coarse open-grain layout of large informal open plots</p> <p>Buildings offset from the access roads, with former groups of older buildings loosely orientated north-south</p> <p>Some red brick but mostly white and buff bricks, and natural slate</p> <p>Up to three storeys (the mansion house) but mostly two storey</p> <p>Former hospital use with associated ancillary buildings (some converted) now having residential and other community uses</p> <p>Good tree cover throughout the site including large belts of woodland</p> <p>Access and connectivity is currently restricted due to the former nature of the site but there is pedestrian connectivity across the site</p>									

Site Constraints

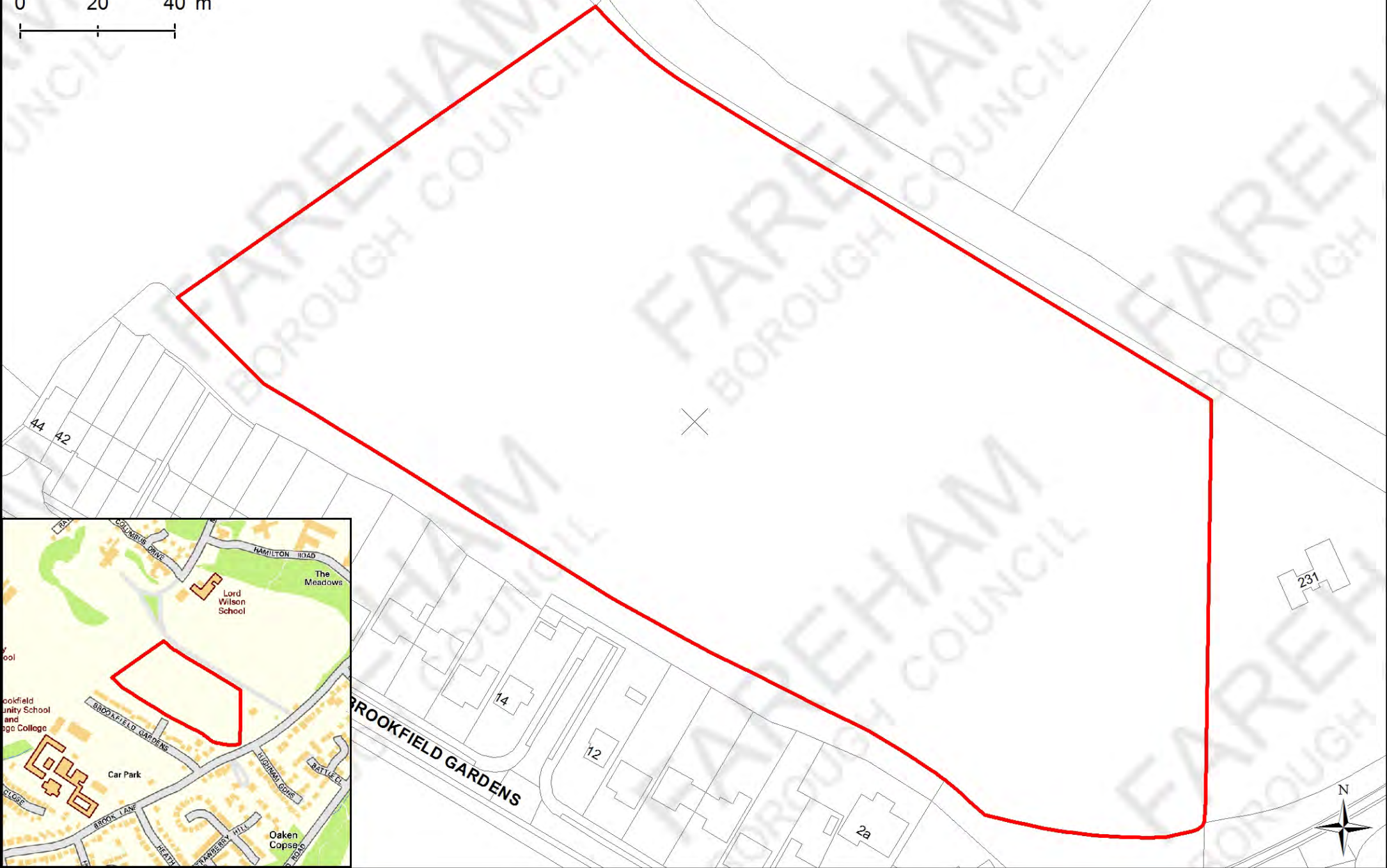
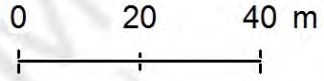
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>TPO's at the site. Potential ecological constraints. Landscape impacts.</p>	<p>Any development proposal for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. The above would be subject to an up-to-date tree survey and assessment as part of the planning application process. A detailed ecological survey will be required to support development proposals at this site and, where appropriate, a mitigation strategy will be required. Landscape issue will be considered as part of the planning application process to limit, as far as practicable, any adverse landscape impacts that may occur.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details		
Planning Status	Hybird	Application Detail HYBRID PLANNING APPLICATION: FULL CONSENT FOR THE ERECTION OF 168 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE; EQUIPPED PLAY SPACE; CHANGE OF USE, EXTENSION & RESTORATION OF THE MANSION HOUSE FOR USE AS A HOTEL WITH FUNCTION ROOMS & FACILITIES, ANCILLARY ACCOMMODATION, ASSOCIATED WORKS, LANDSCAPING, PARKING & ACCESS; RESTORATION & REUSE OF EXISTING BROOK LANE GATE LODGE FOR RESIDENTIAL PURPOSES WITH ERECTION OF NEW GARAGE, CURTILAGE & ACCESS; REINSTATE BRICK PIERS & WING WALLS TO BROOK LANE ENTRANCE; USE OF LAND & WOODLAND FOR OPEN SPACE/RECREATION WITH NEW PATHS. OUTLINE CONSENT FOR THE ERECTION OF SHELTERED ACCOMMODATION AND THE PROVISION OF COMMUNITY FACILITIES TO INCLUDE SPORTS PITCHES, COMMUNITY BUILDING/PAVILION WITH CHANGING FACILITIES & COMMUNITY MEETING ROOM, ALLOTMENTS, CEMETERY, PUBLIC SWIMMING POOL WITH FACILITIES, PUBLIC CAR PARK & NEW ACCESS FROM BARNES LANE, WITH DEMOLITION OF FORMER FARM BUILDINGS
Application Reference	P/12/0299/FP	
Permission Lapse Date	30/04/2016	
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	84	

Previous Planning History
P/12/0299/MA/A - HYBRID PLANNING APPLICATION: FULL CONSENT FOR THE ERECTION OF 168 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE; EQUIPPED PLAY SPACE; CHANGE OF USE, EXTENSION & RESTORATION OF THE MANSION HOUSE FOR USE AS A HOTEL WITH FUNCTION ROOMS & FACILITIES, ANCILLARY ACCOMMODATION, ASSOCIATED WORKS, LANDSCAPING, PARKING & ACCESS; RESTORATION & REUSE OF EXISTING BROOK LANE GATE LODGE FOR RESIDENTIAL PURPOSES WITH ERECTION OF NEW GARAGE, CURTILAGE & ACCESS; REINSTATE BRICK PIERS & WING WALLS TO BROOK LANE ENTRANCE; USE OF LAND & WOODLAND FOR OPEN SPACE/RECREATION WITH NEW PATHS. OUTLINE CONSENT FOR THE ERECTION OF SHELTERED ACCOMMODATION AND THE PROVISION OF COMMUNITY FACILITIES TO INCLUDE SPORTS PITCHES, COMMUNITY BUILDING/PAVILION WITH CHANGING FACILITIES & COMMUNITY MEETING ROOM, ALLOTMENTS, CEMETERY, PUBLIC SWIMMING POOL WITH FACILITIES, PUBLIC CAR PARK & NEW ACCESS FROM BARNES LANE, WITH DEMOLITION OF FORMER FARM BUILDINGS: MINOR AMENDMENTS TO HOUSE TYPES ON AREA R5 TO INCLUDE REPOSITIONING/ADDITION/OMISSION OF WINDOWS, ENCLOSURE OF PORCHES AND INTERNAL AMENDMENTS ●●● P/12/0299/DP/B - HYBRID PLANNING APPLICATION: DETAIL PURSUANT CONDITION 6 (TRAFFIC MANAGEMENT), CONDITION 13 (MUD ON ROAD) AND CONDITION 21 (AFFORDABLE HOUSING) ●●● P/12/0299/DP/A - DISCHARGE CONDITION 3 (MATERIALS), 4 (HARD SURFACING), 5 (ROAD DETAILS), 7 (SUDS), 8 (SITE INVESTIGATION), 16 (TREE PIT DETAILS), 23 (LEVELS), 24 (BOUNDARY TREATMENT)

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	85	0	
Dwelling Loss	0	0	0	0
Net Gain	0	85	0	

Notes
2011 - This site is identified as part of the Coldeast strategic allocation in the Core Strategy (Policy CS10). Policy CS10 refers to approximately 150 - 170 units being provided between SHLAA sites 1257 and 1258. The precise number of dwellings and split between these two site will be subject to detailed site analyses and design work to be supported by the Coldeast SPD. For simplicity, the yield at each of these sites described in the SHLAA is 85 dwellings. Policy CS10 also makes reference to provide a sheltered housing scheme comprising private and affordable dwellings of up to 60 units. It is unclear at this stage whether the sheltered housing will be considered as use class C3 or C2. This figure has therefore not been included as part of the overall SHLAA supply. The site area is a gross value and does not take into consideration land that maybe required to be safeguarded from development in order to address the suitability constraints identified above.



Site ID:1257 - Coldeast Allocation, South West of Coldeast Way

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1258	Coldeast Allocation (LOT2) & Sheltered Sc	Land opposite Parklands	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
3.69	60%	2.19	22 - 31				84	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
Semi-detached and detached properties. Mostly 2 storey with new development allowing 2 1/2 storey building heights.									
								Current Use	
								Open Fields / Parkland	
								Surrounding Use	
								Mixed Inc C-Class	
Area Character									
<p>Parkland, open space, wooded areas and former hospital buildings. Residential areas to the south and east.</p> <p>Former country house estate, developed as a hospital and being redeveloped with residential (up to 25% affordable housing) and mixed uses</p> <p>The site is gently falling to the south</p> <p>Coarse open-grain layout of large informal open plots</p> <p>Buildings offset from the access roads, with former groups of older buildings loosely orientated north-south</p> <p>Some red brick but mostly white and buff bricks, and natural slate</p> <p>Up to three storeys (the mansion house) but mostly two storey</p> <p>Former hospital use with associated ancillary buildings (some converted) now having residential and other community uses</p> <p>Good tree cover throughout the site including large belts of woodland</p> <p>Access and connectivity is currently restricted due to the former nature of the site but there is pedestrian connectivity across the site</p>									

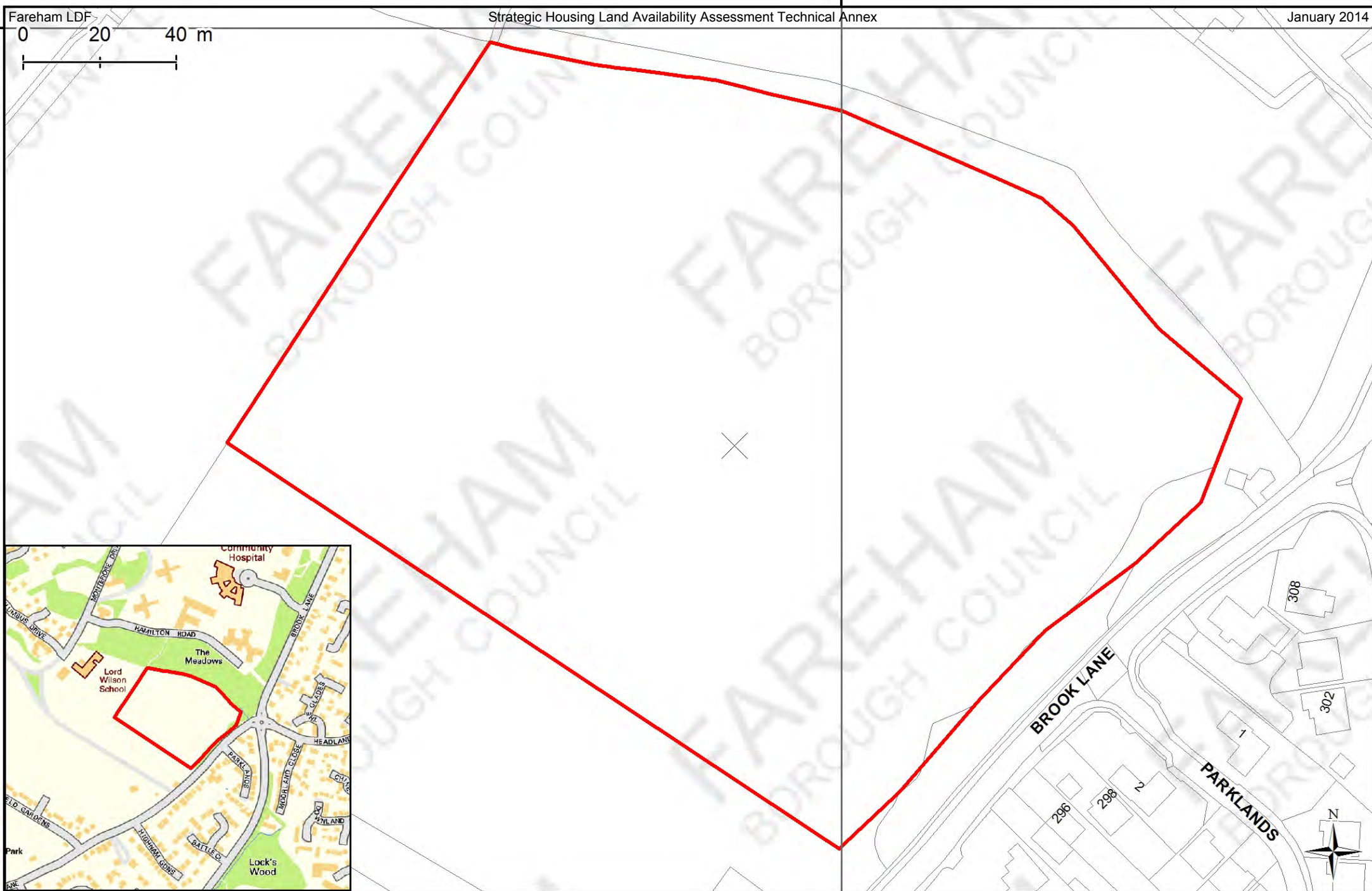
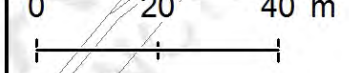
Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	TPO's at the site. Potential ecological constraints. Landscape impacts.	Any development proposal for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. The above would be subject to an up-to-date tree survey and assessment as part of the planning application process. A detailed ecological survey will be required to support development proposals at this site and, where appropriate, a mitigation strategy will be required. Landscape issue will be considered as part of the planning application process to limit, as far as practicable, any adverse landscape impacts that may occur.
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details		
Planning Status	Hybrid	Application Detail HYBRID PLANNING APPLICATION: FULL CONSENT FOR THE ERECTION OF 168 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE; EQUIPPED PLAY SPACE; CHANGE OF USE, EXTENSION & RESTORATION OF THE MANSION HOUSE FOR USE AS A HOTEL WITH FUNCTION ROOMS & FACILITIES, ANCILLARY ACCOMMODATION, ASSOCIATED WORKS, LANDSCAPING, PARKING & ACCESS; RESTORATION & REUSE OF EXISTING BROOK LANE GATE LODGE FOR RESIDENTIAL PURPOSES WITH ERECTION OF NEW GARAGE, CURTILAGE & ACCESS; REINSTATE BRICK PIERS & WING WALLS TO BROOK LANE ENTRANCE; USE OF LAND & WOODLAND FOR OPEN SPACE/RECREATION WITH NEW PATHS. OUTLINE CONSENT FOR THE ERECTION OF SHELTERED ACCOMMODATION AND THE PROVISION OF COMMUNITY FACILITIES TO INCLUDE SPORTS PITCHES, COMMUNITY BUILDING/PAVILION WITH CHANGING FACILITIES & COMMUNITY MEETING ROOM, ALLOTMENTS, CEMETERY, PUBLIC SWIMMING POOL WITH FACILITIES, PUBLIC CAR PARK & NEW ACCESS FROM BARNES LANE, WITH DEMOLITION OF FORMER FARM BUILDINGS
Application Reference	P/12/0299/FP	
Permission Lapse Date	30/04/2016	
Land Type	Greenfield	
Garden Site	<input type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	120	

Previous Planning History
P/12/0299/MA/A - HYBRID PLANNING APPLICATION: FULL CONSENT FOR THE ERECTION OF 168 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE; EQUIPPED PLAY SPACE; CHANGE OF USE, EXTENSION & RESTORATION OF THE MANSION HOUSE FOR USE AS A HOTEL WITH FUNCTION ROOMS & FACILITIES, ANCILLARY ACCOMMODATION, ASSOCIATED WORKS, LANDSCAPING, PARKING & ACCESS; RESTORATION & REUSE OF EXISTING BROOK LANE GATE LODGE FOR RESIDENTIAL PURPOSES WITH ERECTION OF NEW GARAGE, CURTILAGE & ACCESS; REINSTATE BRICK PIERS & WING WALLS TO BROOK LANE ENTRANCE; USE OF LAND & WOODLAND FOR OPEN SPACE/RECREATION WITH NEW PATHS. OUTLINE CONSENT FOR THE ERECTION OF SHELTERED ACCOMMODATION AND THE PROVISION OF COMMUNITY FACILITIES TO INCLUDE SPORTS PITCHES, COMMUNITY BUILDING/PAVILION WITH CHANGING FACILITIES & COMMUNITY MEETING ROOM, ALLOTMENTS, CEMETERY, PUBLIC SWIMMING POOL WITH FACILITIES, PUBLIC CAR PARK & NEW ACCESS FROM BARNES LANE, WITH DEMOLITION OF FORMER FARM BUILDINGS: MINOR AMENDMENTS TO HOUSE TYPES ON AREA R5 TO INCLUDE REPOSITIONING/ADDITION/OMISSION OF WINDOWS, ENCLOSURE OF PORCHES AND INTERNAL AMENDMENTS ●●● P/12/0299/DP/B - HYBRID PLANNING APPLICATION: DETAIL PURSUANT CONDITION 6 (TRAFFIC MANAGEMENT), CONDITION 13 (MUD ON ROAD) AND CONDITION 21 (AFFORDABLE HOUSING) ●●● P/12/0299/DP/A - DISCHARGE CONDITION 3 (MATERIALS), 4 (HARD SURFACING), 5 (ROAD DETAILS), 7 (SUDS), 8 (SITE INVESTIGATION), 16 (TREE PIT DETAILS), 23 (LEVELS), 24 (BOUNDARY TREATMENT)

Delivery Timeframe				
	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	125	0	0	
Dwelling Loss	0	0	0	0
Net Gain	125	0	0	

Notes
2011 - This site is identified as part of the Coldeast strategic allocation in the Core Strategy (Policy CS10). Policy CS10 refers to approximately 150 - 170 units being provided between SHLAA sites 1257 and 1258. The precise number of dwellings and split between these two site will be subject to detailed site analyses and design work to be supported by the Coldeast SPD. For simplicity, the yield at each of these sites described in the SHLAA is 85 dwellings. Policy CS10 also makes reference to provide a sheltered housing scheme comprising private and affordable dwellings of up to 60 units. It is unclear at this stage whether the sheltered housing will be considered as use class C3 or C2. This figure has therefore not been included as part of the overall SHLAA supply. The site area is a gross value and does not take into consideration land that maybe required to be safeguarded from development in order to address the suitability constraints identified above.



Site ID:1258 - Coldeast Allocation, North East of Coldeast Way

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1288	324-326 Brook Lane	Sarisbury Green	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.36		0.36	27 - 30				4	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Post-war houses, laid out to a medium grain but with areas of finer grain Residential throughout; generally medium-sized and some large private dwelling houses	Planning Permission
	Current Use
	C-Class
	Surrounding Use
	Mixed Inc C-Class

Area Character

Land falls progressively from the north to the south

Good-sized regular plots to streets and roads

Mostly irregular building lines, often staggered to roadsides, with buildings set back in small gardens; varied boundary treatment but often open

Brick and tile, some render and some tile hanging in places; consistency of materials to sub-estates of contemporary construction

Two-storey houses throughout, mix of shallow and steeply pitched roofs mostly with ridge parallel to the road

A moderate amount of green space breaks up the urban structure

Mostly ornamental trees to rear gardens. Some survival of older tree groups but limited. No street trees but some trees to front boundaries

Some grass verges but limited. Very limited on-street parking and minimal street lighting

Good access and connectivity for the pedestrian, poor linkage for the car user

Site Constraints		
Suitable <input checked="" type="checkbox"/>	Suitability Constraints	Overcoming Suitability Constraints
Available <input checked="" type="checkbox"/>	Availability Constraints	Overcoming Availability Constraints
Achievable <input checked="" type="checkbox"/>	Achievability Constraints	Overcoming Achievability Constraints

Planning Details

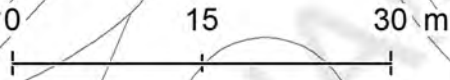
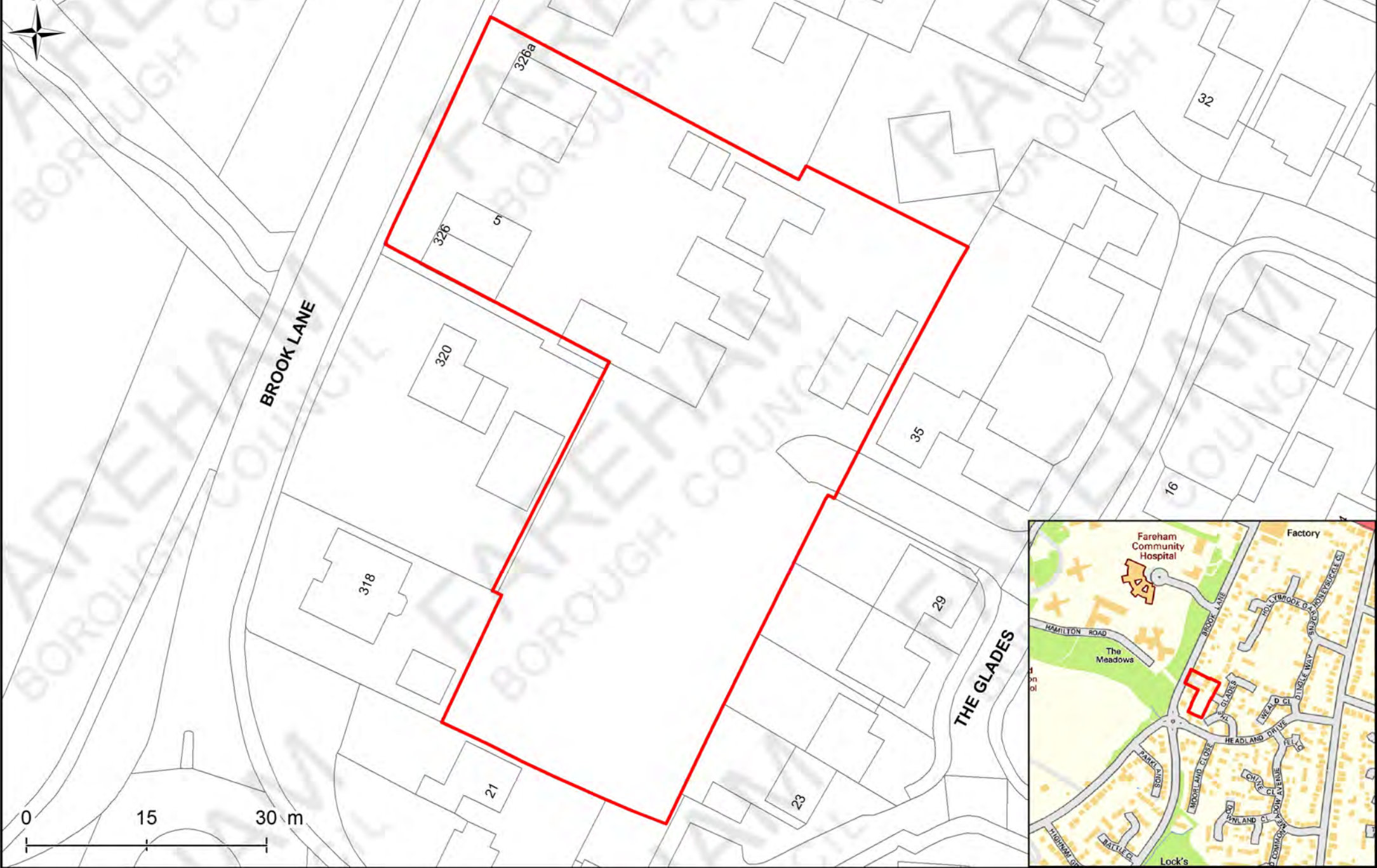
Planning Status	Full Permission	Application Detail Erection Of 12 Dwellings With Associated Access Arrangements And Landscaping
Application Reference	P/09/1001/FP	
Permission Lapse Date		
Land Type	Mix	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	8	
Not Started	4	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	4	0	0	
Dwelling Loss	0	0	0	0
Net Gain	4	0	0	

Notes



Site ID:1288 - 324-326 Brook Lane

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1302	Land to rear of 2 Botley Road	Botley Road	Parkgate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.13		0.13	27 - 30				6	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Housing development mostly of the 1970s at a medium to high grain . Small to medium-sized plots, laid out mostly in short terraces or semi-detached houses to a loosely defined grid Residential throughout; private dwelling houses	Refused Permission
	Current Use
	C-Class
	Surrounding Use
	Mixed Inc C-Class

Area Character

Topography is predominantly flat but begins to fall sharply to the north at the edge of the sub-area

Building lines are consistent (although slightly staggered in places), mostly small, open front gardens (some have been laid over to parking)

Red brick, tile hanging, clay tile and concrete interlocking tiles

Two-storey, low-pitched roofs with ridges varying; some parallel to road and others noticeably gable on to the road providing variation

Small areas of open space between groups of houses, some mature trees to rear gardens. Most green space is located in the north-east of the area.
Wide roads and open boundaries give the impression of space, notable absence of grass verges or street trees, some on-street parking throughout

Good access and connectivity north–south, less successful east–west

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input type="checkbox"/>	Access is unsuitable.	Alternative access arrangements required in order to ensure highways safety and preserve amenity for adjacent property.
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

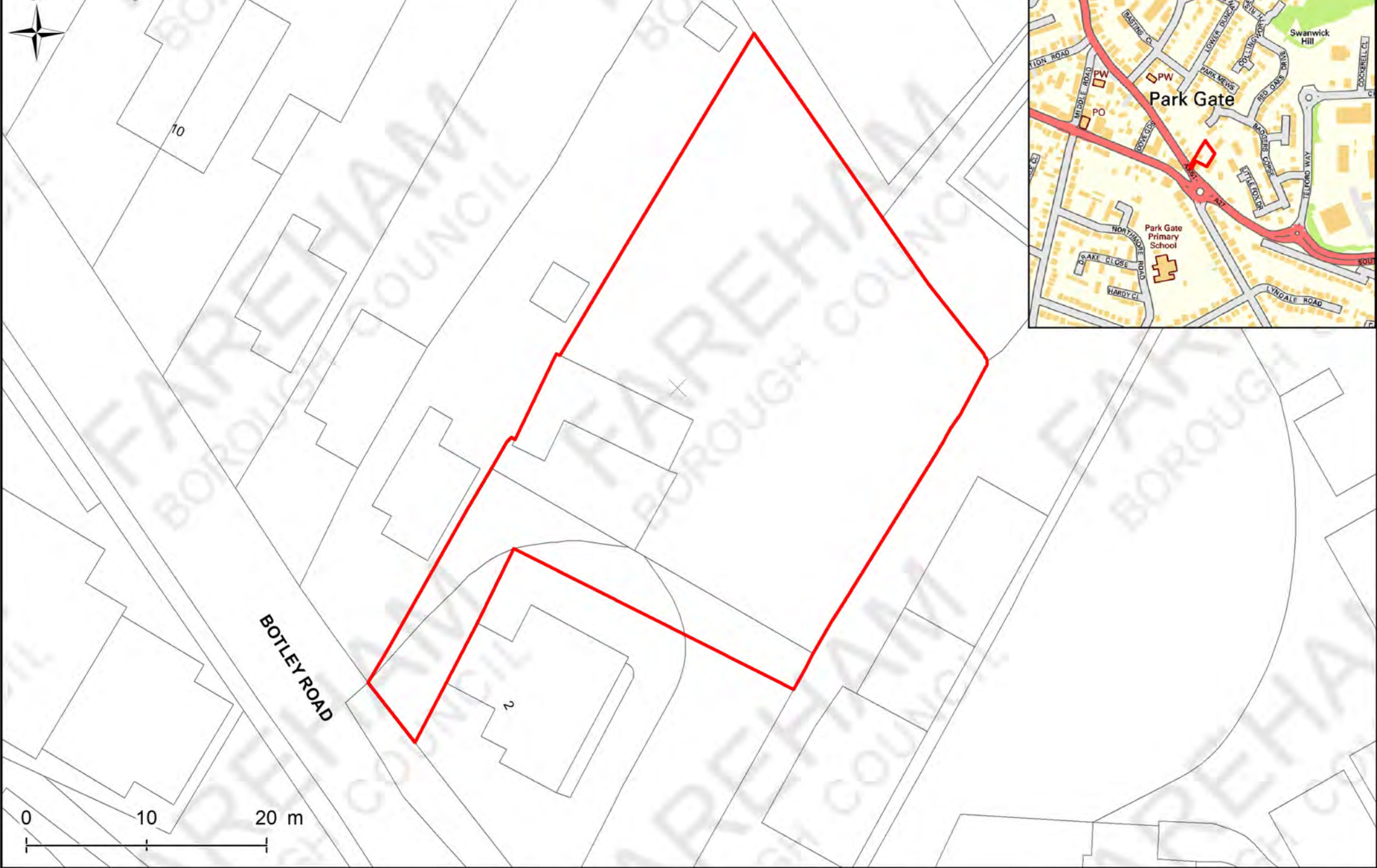
Previous Planning History

P/06/0109/OA - REFUSED - Demolition of Existing Buildings and Erection of Six Flats

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	5
Net Gain	0	0	0	

Notes



Site ID:1302 - Land to rear of 2 Botley Road

Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1305	69 Botley Road	Botley Road	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.1		0.1	28 - 30				5	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Two-storey, low-pitched roofs with ridges varying; some parallel to road and others noticeably gable on to the road providing variation</p> <p>Residential throughout; private dwelling houses</p> <p>Housing development mostly of the 1970s at a medium to high grain</p> <p>Two storey detached dwellings.</p>								Refused Permission	
								Current Use	
								C-Class	
								Surrounding Use	
A-Class / C-Class									
Area Character									
<p>Topography is predominantly flat but begins to fall sharply to the north at the edge of the sub-area</p> <p>Small to medium-sized plots, laid out mostly in short terraces or semi-detached houses to a loosely defined grid</p> <p>Building lines are consistent (although slightly staggered in places), mostly small, open front gardens (some have been laid over to parking)</p> <p>Red brick, tile hanging, clay tile and concrete interlocking tiles</p> <p>Small areas of open space between groups of houses, some mature trees to rear gardens Most green space is located in the north-east of the area.</p> <p>Wide roads and open boundaries give the impression of space, notable absence of grass verges or street trees, some on-street parking throughout</p> <p>Good access and connectivity north–south, less successful east–west</p>									

Site Constraints		
Suitable <input checked="" type="checkbox"/>	Suitability Constraints	Overcoming Suitability Constraints
Available <input checked="" type="checkbox"/>	Availability Constraints	Overcoming Availability Constraints
Achievable <input checked="" type="checkbox"/>	Achievability Constraints	Overcoming Achievability Constraints

Planning Details

Planning Status	Full Permission	Application Detail Erection Of 5 Dwellings With Associated Car Parking & Landscaping And Alterations To Existing Dwelling
Application Reference	P/09/1024/FP	
Permission Lapse Date	17/02/2013	
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	5	

Previous Planning History

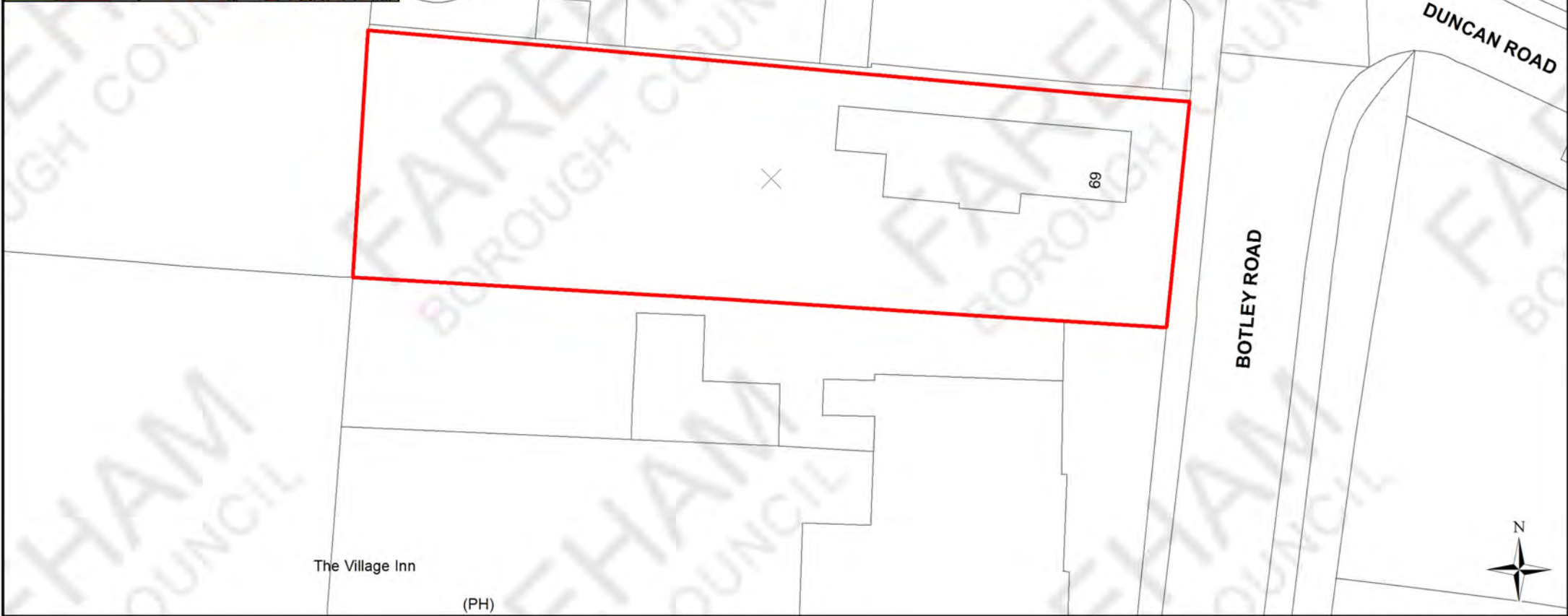
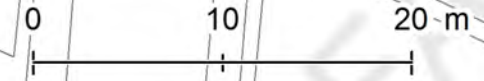
P/09/0538/FP - REFUSED - Erection Of 5 Dwellings With Associated Car Parking And Landscaping. Alterations To Existing Dwelling.

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	5	0	0	
Dwelling Loss	0	0	0	0
Net Gain	5	0	0	

Notes

Permission has been implemented, however there is a current undecided planning application for a Day Nursery on existing site.



Site ID:1305 - 69 Botley Road

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Site Details										
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area		
1311	PCT Land Coldeast	Coldeast Way			Park Gate			Western Wards & Whiteley		
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>	
0.75	80%	0.6	13-57				30	Design Solution	<input type="checkbox"/>	
Residential Form								Site Source		
Semi-detached and detached properties. Mostly 2 storey with new development allowing 2 1/2 storey building heights.								SHLAA Call for Sites		
								Current Use		
								Vacant/Derelict		
								Surrounding Use		
								C-Class		
Area Character										
<p>Parkland, open space, wooded areas and former hospital buildings. Residential areas to the south and east.</p> <p>Former country house estate, developed as a hospital and being redeveloped with residential (up to 25% affordable housing) and mixed uses</p> <p>The site is gently falling to the south</p> <p>Coarse open-grain layout of large informal open plots</p> <p>Buildings offset from the access roads, with former groups of older buildings loosely orientated north-south</p> <p>Some red brick but mostly white and buff bricks, and natural slate</p> <p>Up to three storeys (the mansion house) but mostly two storey</p> <p>Former hospital use with associated ancillary buildings (some converted) now having residential and other community uses</p> <p>Good tree cover throughout the site including large belts of woodland</p> <p>Access and connectivity is currently restricted due to the former nature of the site but there is pedestrian connectivity across the site</p>										

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	TPO's at the site. Potential ecological constraints.	Any development proposal for the site should include a full assessment of the potential constraints posed by existing trees in terms of their current and future growth requirements, their relationship with new structures and overall landscape value. Where appropriate existing trees should be exploited in terms of their potential to have a positive influence on the quality, design and layout of new development; and their contribution to green infrastructure. The above would be subject to an up-to-date tree survey and assessment as part of the planning application process. Detailed ecological survey will be required at the planning application stage and where possible mitigation and compensation measures may be required.
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	The availability of this site is dependant on the future requirements of the Primary Care Trust (PCT).	Providing the land is not required by the PCT for future health or associated residential institution uses (use Class C2) it may be considered for residential development. Representations made by the PCT suggest that the site may be more suitable for residential development instead of the other suggested uses. A dialogue will be maintained between the Council and the PCT regarding the future use of this site and any changes in circumstance will be reported through future editions of the SHLAA.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

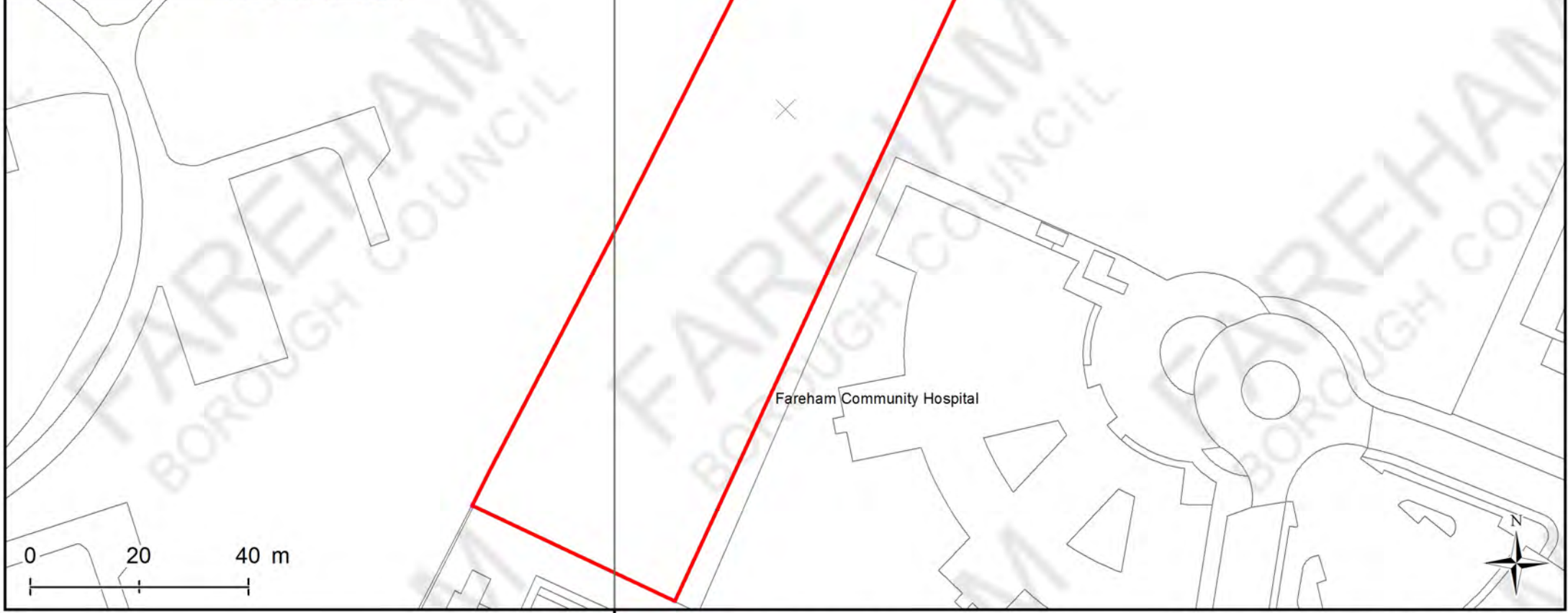
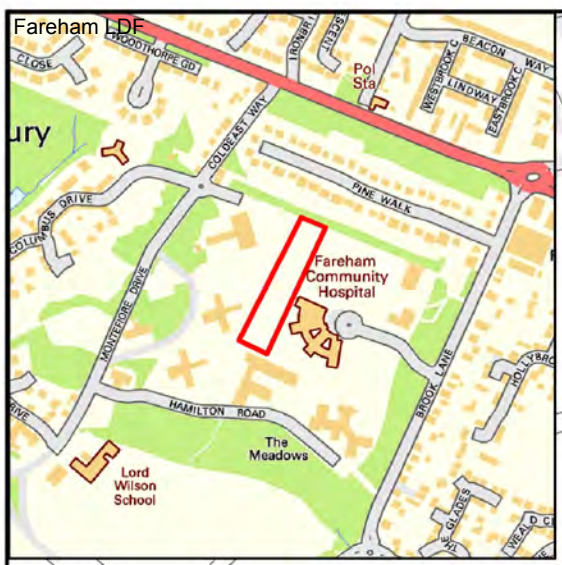
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Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	30	
Dwelling Loss	0	0	0	0
Net Gain	0	0	30	

Notes

This site is identified as part of the Cold East strategic allocation in the Core Strategy Pre-submission document (Policy CS10). Policy CS10 refers to the safeguarding of an additional approximately 0.75 ha of land immediately west of the community hospital for residential development in the event it is declared surplus to foreseeable NHS requirements. The delivery of the site is expected to follow the completion of the emerging housing allocations to the south (SHLAA sites 1257 and 1258). As such the delivery of the site is anticipated to occur within the 6-10 year phase.



Site ID:1311 - PCT Housing Land Coldeast

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1317	Land to the R/O 47-61 Osborne Road	Warsash	Warsash	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.22	100%	0.22	30-40	35	8	8		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of large, nineteenth-century, inter-war and post-war houses, mostly detached and at a medium grain but some pockets of very low-grain development</p> <p>Predominantly residential with generally medium-sized to large private dwelling houses but includes Warsash village with its vibrant mix of commercial uses and low-rise blocks of flats immediately to the south</p>								Pre App	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
<p>Land is gently undulating from west to east</p> <p>Good-sized plots, some very large (fronting Newtown Road) with gardens to front and rear</p> <p>Houses set back from roadside but most share a common building line to spine and cross roads. Infill development is more irregular</p> <p>Predominantly red/orange brick, some buff brick, and some painted render/pebbledash, predominantly with clay tile roofs</p> <p>Mostly two-storey development</p> <p>Moderately high proportion of green open space breaks up urban structure</p> <p>A lot of mature trees to rear gardens and rear boundaries (remnants of historic boundaries). Some good groups of trees to houses in Newtown Road</p> <p>Relatively wide roads, some on-street parking and street lighting generally a mix of residential and busier-road standards; no grass verges or street trees</p> <p>Good access and connectivity north-south and east-west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Land ownership issues constraining site formation.	The site is a speculative development option. There is no indication from the property owners that they would be willing to dispose of their land for residential development. The site cannot, therefore, be considered available.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

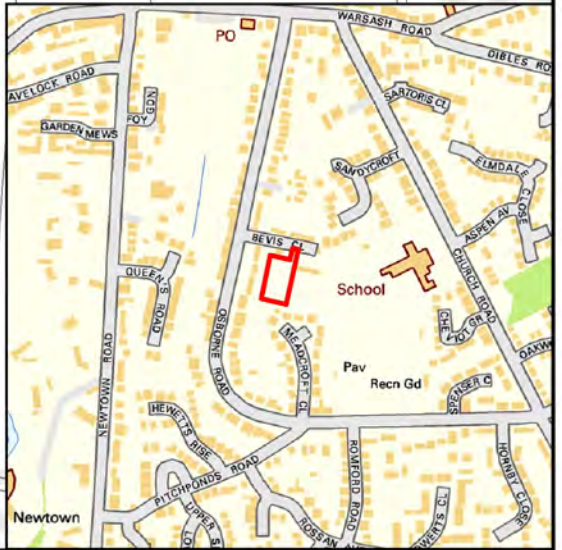
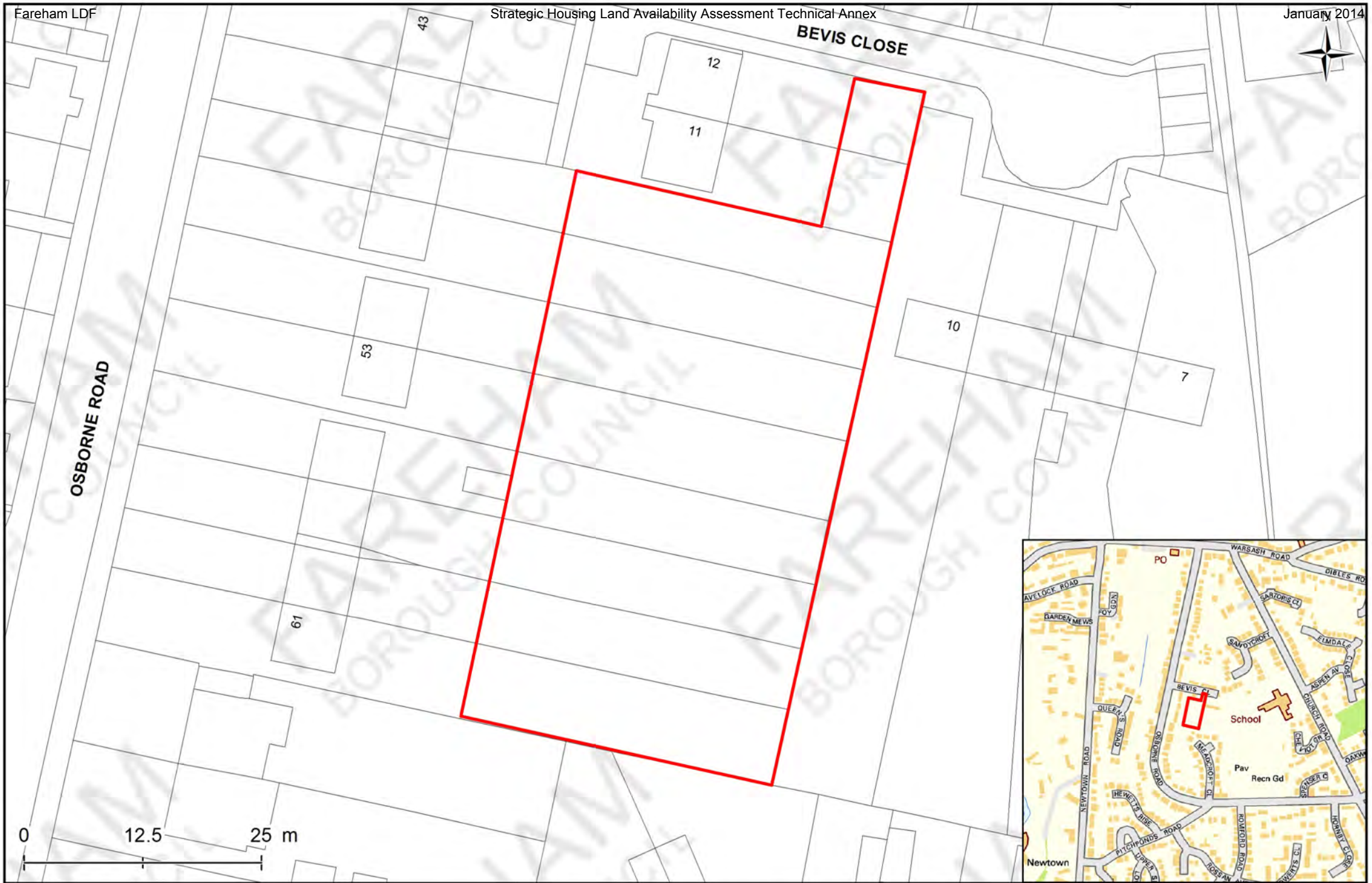
Planning Status		Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Garden	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	8
Net Gain	0	0	0	

Notes



Site ID:1317 - Land to the rear of 47- 61 Osborne Road

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Site Details									
SHLAA Ref	Site Name	Site Address			Ward			Settlement Area	
1423	23-35 Bridge Road	Bridge Road			Park Gate			Western Wards & Whiteley	
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.36	100%	0.36	24	28	10	10		Design Solution	<input type="checkbox"/>
Residential Form								Site Source	
<p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Residential throughout; generally medium-sized to large private dwelling houses</p>								Pre App / Refused Permission	
								Current Use	
								C-Class	
								Surrounding Use	
C-Class									
Area Character									
<p>Land falls progressively from the north to the south</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Single- and two-storey buildings</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north–south, less east–west</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	Site is considered to be suitable	
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	Site is not available - no indication from all constituent landowners that the site is available for residential development.	Site owners ambitions need to be determined and aligned.
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>	Viability testing required.	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Greenfield	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

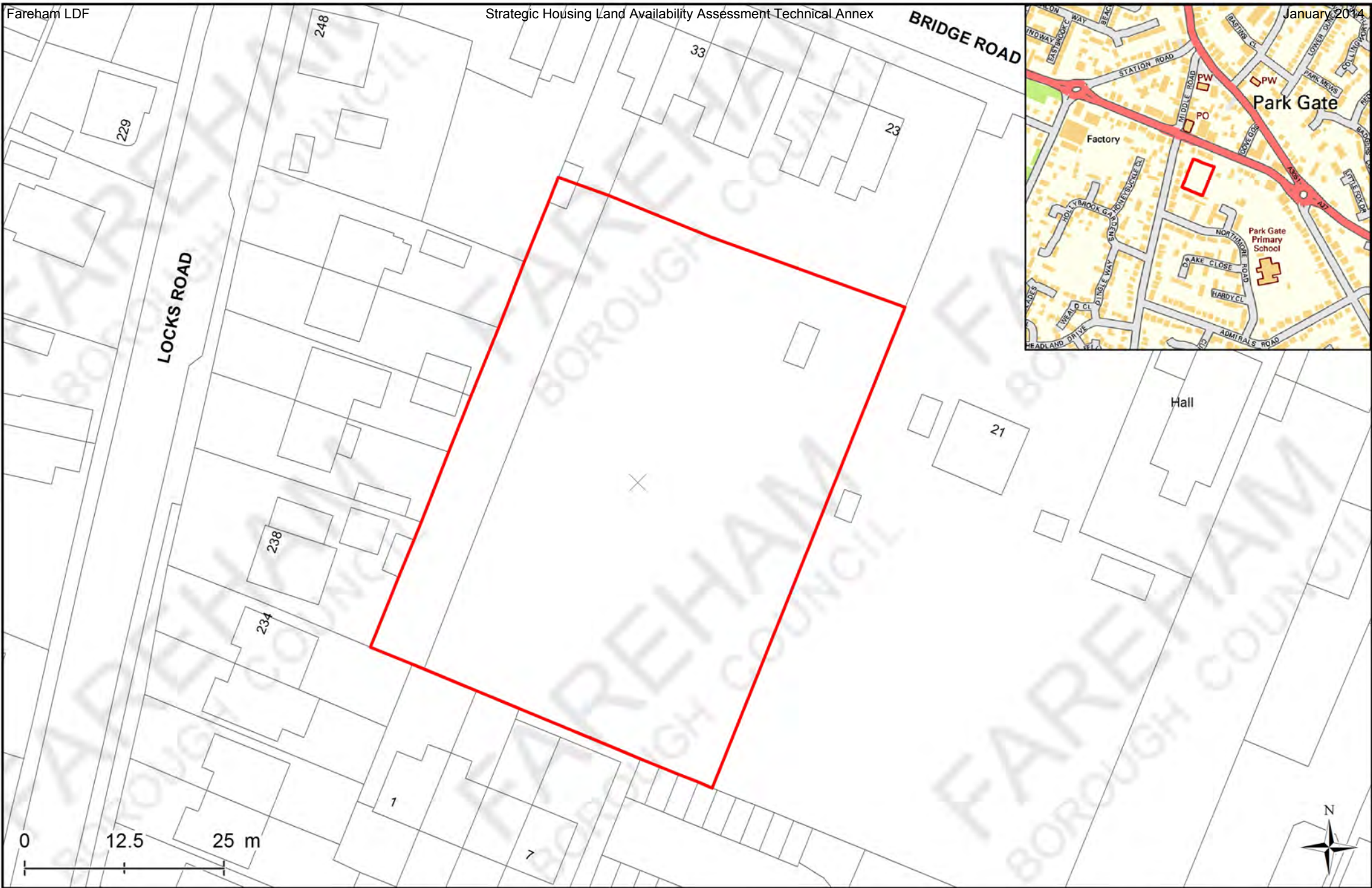
Previous Planning History

P/10/0277/FP - ERECTION OF FIVE DWELLINGS - Appeal Decision - DISMISSED on 21/01/2011 ●●● P/05/0090/FP Demolition of Existing Property and Erection of 12No. Apartments in a 2 1/2 Storey Block with Car Parking and Vehicular Access from Bridge Road - Appeal Decision - DISMISSED on 18/04/2006 ●●● P/03/1879/OA - Proposed Residential Development (Outline Application) - Decision - REFUSE on 10/02/2004 ●●● P/03/0833/OA Erection of Ten Two Bed Flats (Outline Application) Decision - REFUSE on 22/07/2003

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	8
Net Gain	0	0	0	

Notes



Site ID:1423 - Land to rear of 23-35 Bridge Road, Park Gate

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1953	Nook Caravan Park (Northern Portion)	South of Laurel Close	Locks Heath	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input checked="" type="checkbox"/>
0.307	100%	0.31	27	35	20	20			<input type="checkbox"/>
Residential Form								Design Solution	<input type="checkbox"/>
<p>Mix of medium-sized to large inter-war and post-war houses and bungalows, mostly detached but some semi-detached, at a mostly medium grain</p> <p>Single- and two-storey buildings</p> <p>Residential throughout; generally medium-sized to large private dwelling houses</p> <p>Houses set well back from roadside but sharing common building line to spine and cross roads. Infill development is far more irregular. Small area of inter-war ribbon development in long plots survives in the south-east off Hunts Pond Road</p>								Site Source	Housing Allocation
								Current Use	C-Class / Caravan Park
								Surrounding Use	C-Class
								Area Character	<p>Land falls progressively from the north to the south</p> <p>Good-sized plots, some very large (fronting Locks Road), with gardens to front and rear</p> <p>Predominantly red/orange brick, some render/pebbledash. Clay tile roofs</p> <p>Moderately high proportion of green spaces, including woodland, breaks up the urban structure</p> <p>A lot of mature trees to front gardens and forming front boundaries (remnants of historic boundaries), adding to the tranquil character of most roads. Some good groups of trees to rear gardens and between housing estates. Allotments and recreation ground in the south-east of the character area</p> <p>Wide roads, very limited on-street parking and minimal street lighting. No grass verges or street trees</p> <p>Good access and connectivity north–south, less east–west</p>

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>Site development may result in loss of general biodiversity interest, and may have impacts on protected species. This can however be mitigated.</p>	
Available	Availability Constraints	Overcoming Availability Constraints
<input type="checkbox"/>	<p>Development is constrained by the existing occupied caravans and multiple ownership.</p>	<p>No timeframe has been provided for the expiration of the current leases on occupied caravans. The ownership constraints, demonstrated through unsuccessful past planning applications, suggest that the site is not considered to be currently developable. There is scope to develop the southern part of the site independently of the northern section. Although comprehensive development of the site would be the preferred approach. This site is considered to be a long-term development opportunity.</p>
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input type="checkbox"/>		

Planning Details

Planning Status	Housing Allocation	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

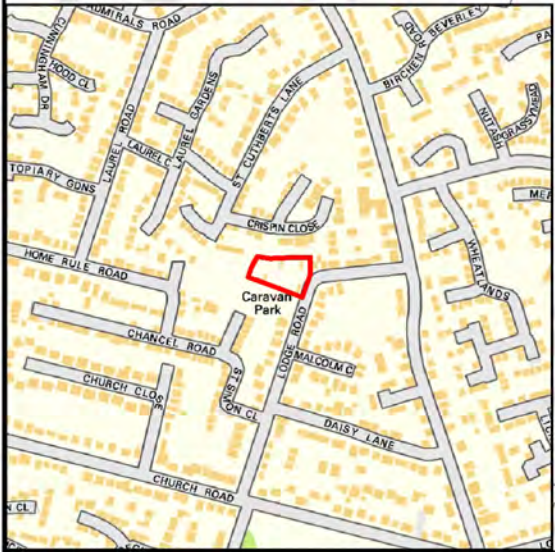
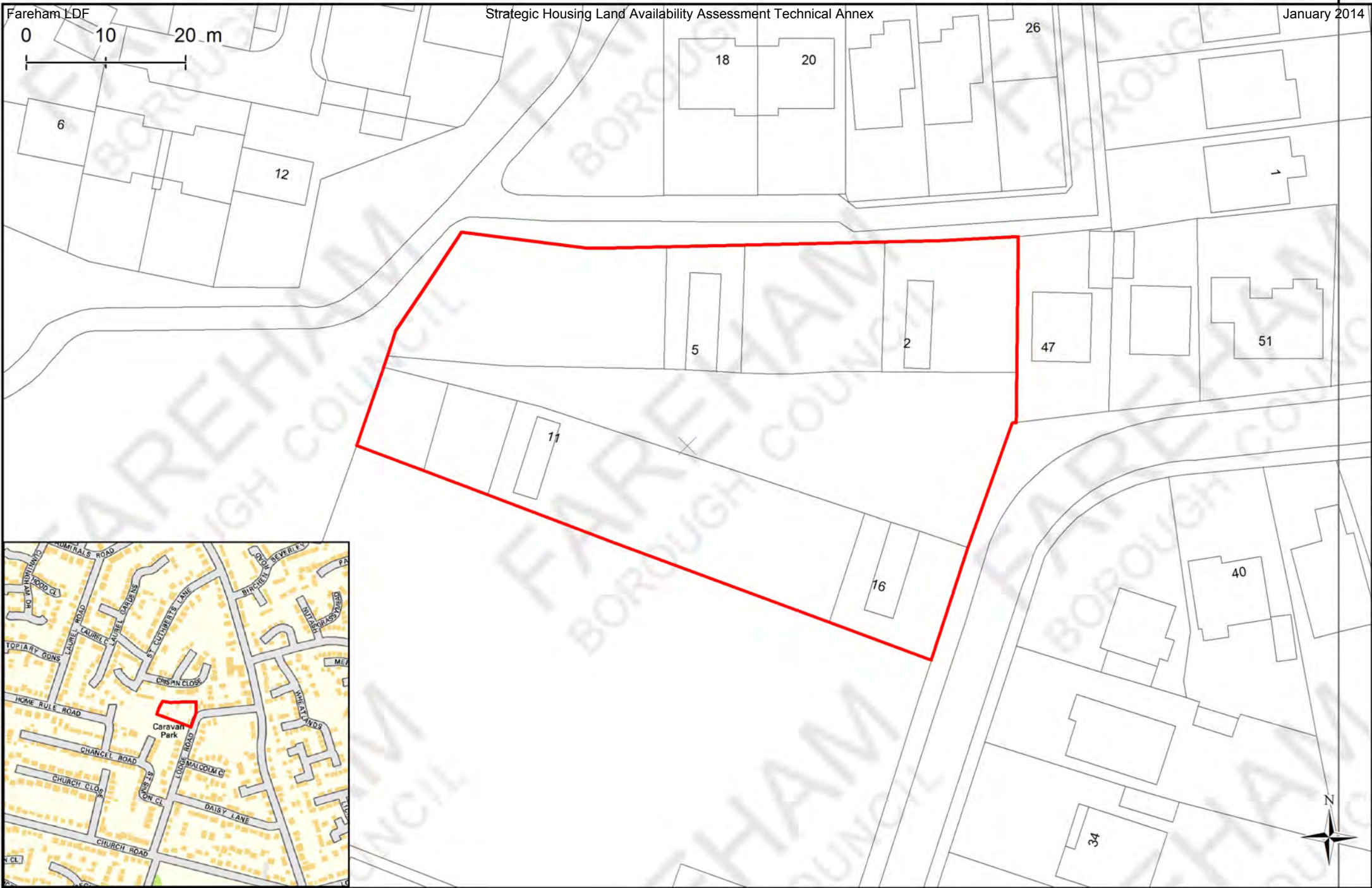
P/00/0829/FP (part of site north) - WITHDRAWN - Erection of 8 dwellings (no legal agreement submitted) ●●● P/00/0704/FP (part of site south) - REFUSED - Erection of 6 dwellings (failure to secure legal agreement due to land ownership issues)

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	0	0	0	
Dwelling Loss	0	0	0	10
Net Gain	0	0	0	

Notes

Due to the issues surrounding the multiple landowners, consideration has been given to developing the north and south sections independently of one another. The southern section is expected to be delivered earlier (6-10 years) than the northern section (11+ years), although an accurate commencement date is unclear. could potentially be developed independently of the site.



Site ID:1953 - Nook Caravan Park (Northern Portion), South of Laurel Close

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1993	38 Columbus Drive, Rivendale	Sarisbury Green	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.34		0.34	15 - 30				12	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
Semi-detached and detached properties. Mostly 2 storey with new development allowing 2 1/2 storey building heights.	Planning Permission
	Current Use
	C-Class
	Surrounding Use
	C-Class

Area Character

Parkland, open space, wooded areas and former hospital buildings. Residential areas to the south and east.

Former country house estate, developed as a hospital and being redeveloped with residential (up to 25% affordable housing) and mixed uses

The site is gently falling to the south

Coarse open-grain layout of large informal open plots

Buildings offset from the access roads, with former groups of older buildings loosely orientated north-south

Some red brick but mostly white and buff bricks, and natural slate

Up to three storeys (the mansion house) but mostly two storey

Former hospital use with associated ancillary buildings (some converted) now having residential and other community uses

Good tree cover throughout the site including large belts of woodland

Access and connectivity is currently restricted due to the former nature of the site but there is pedestrian connectivity across the site

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>		
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>		
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	Based on the viability threshold of £500,000 per acre, the site appears viable depending on level of build costs incurred by the developer.	

Planning Details

Planning Status	Full Permission	Application Detail DEMOLITION OF EXISTING CARE HOME AND CONSTRUCTION OF 12 DWELLINGS INCLUDING 10 THREE BEDS AND 2 FOUR BEDS WITH ASSOCIATED LANDSCAPING AND PARKING (ALTERNATIVE TO P/12/0885/FP ●●● DEMOLITION OF EXISTING CARE HOME AND CONSTRUCTION OF 12 DWELLINGS INCLUDING 10 THREE BEDS AND 2 FOUR BEDS WITH ASSOCIATED LANDSCAPING AND PARKING (ALTERNATIVE TO P/12/0885/FP): DETAILS PURSUANT:-CONDITION 3 (MATERIALS), CONDITION 4 (HARD SURFACE AREAS), CONDITION 7 (BOUNDARY TREATMENT), CONDITION 11 (QUALIFIED ARBORICULTURE), CONDITION 14 (CYCLE STORE), CONDITION 16 (CONTAMINATION), CONDITION 18 (AFFORDABLE HOUSING), CONDITION 20 (MUD ON ROAD) AND CONDITION 22 (PARKING AND TURNING).
Application Reference	P/13/0477/FP	
Permission Lapse Date	19/08/2015	
Land Type	Greenfield	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	0	
Completions	0	
Not Started	12	

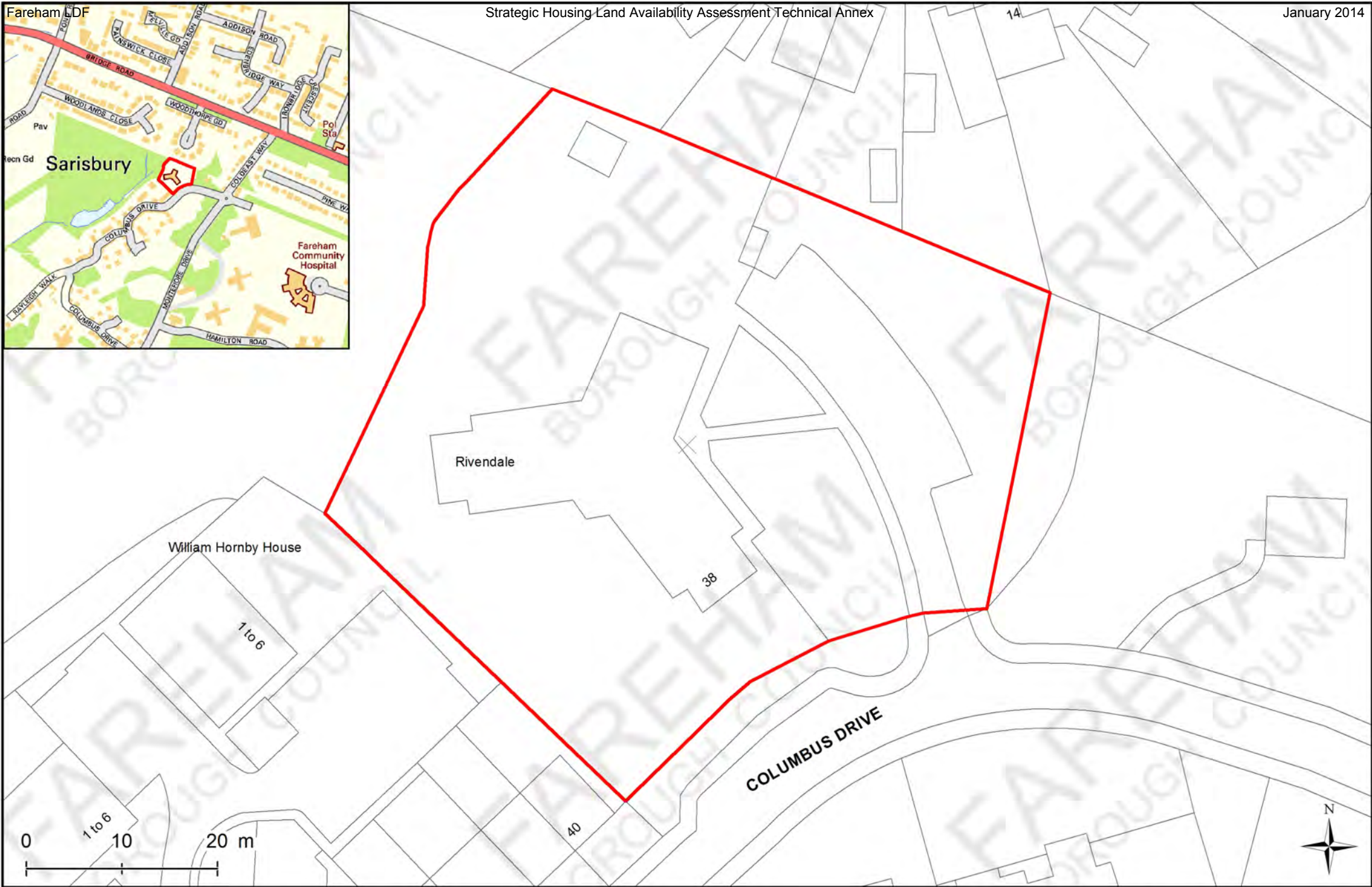
Previous Planning History

P/12/0885/FP DEMOLITION OF EXISTING CARE HOME AND CONSTRUCTION OF 12 DWELLINGS INCLUDING 10 THREE BEDS AND 2 FOUR BEDS WITH ASSOCIATED LANDSCAPING AND PARKING

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	12	0	0	
Dwelling Loss	0	0	0	0
Net Gain	12	0	0	

Notes



Site ID:1993 - 38 Columbus Drive

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
1996	Land R/O 123 Bridge Road	123-125 Bridge Road, Sarisbury Green	Park Gate	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.496		0.5	15 - 30				5		<input checked="" type="checkbox"/>
Residential Form								Site Source	
Post-war detached houses, and chalet bungalows (mostly 1970s), laid out in a low to medium grain One- and two-storey houses throughout, much use of the chalet bungalow with dormers to large sweeping roofs Medium-sized to large private dwelling houses								Urban Capacity Site	
								Current Use	
								C-Class	
								Surrounding Use	
								C-Class	
Area Character									
Flat topography Residential throughout Good-sized regular plots to streets and roads Building lines are consistent within streets and roads, with buildings set back in own grounds Brick and tile, some tile hanging, clay tile or concrete interlocking tiles for roofs A lot of mature trees to rear gardens forming significant groups, some ornamental trees to front gardens adding to the tranquil character of the roads Wide roads with grass verges and street trees, very limited on-street parking, street lighting softened by prevalence of street trees Good access but very limited connectivity (due to the cul-de-sac layout of houses)									

Site Constraints

Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>There is a number of significant trees across the site that are part of a wider TPO.</p> <p>Access will need to be provided via Bridge Road to the north and a suitable route through the more densely treed area of the site.</p> <p>The new properties on the Coldeast Development Site (Lot 1) included gas protection measures due to localised elevated concentrations of carbon dioxide across the site. This will need to be considered for any new development.</p> <p>Historic land-use records show evidence of a mortuary. Embalming chemicals may have been disposed off in drainage which could have leached into soil.</p>	<p>The layout of the proposal should be designed to ensure that trees are retained where possible. A full tree survey should be conducted to understand the value of all the trees on the site.</p> <p>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</p> <p>Ground investigation should be carried out and any contamination mitigated.</p> <p>A suitable access will need to be demonstrated taking into account the tree survey report and the requirement to serve the proposed dwellings.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>Land currently in HCA ownership but verbal agreement is in place for the purchase of the site by FBC. Purchase is expected to take place early summer 2014 after scheme proposal has been prepared/approved while completion is planned for July 2015.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>		

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input checked="" type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

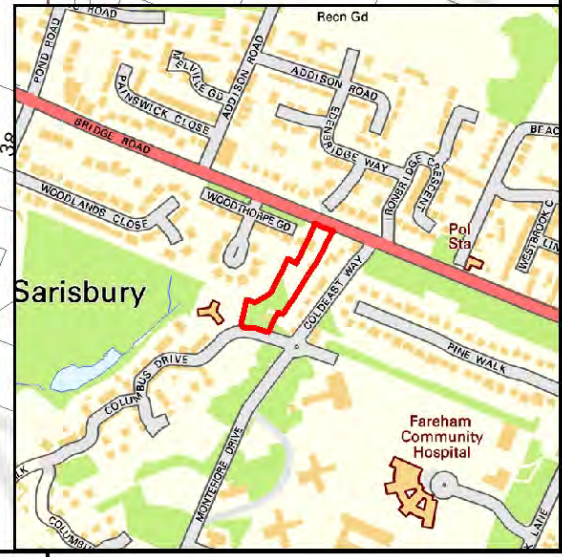
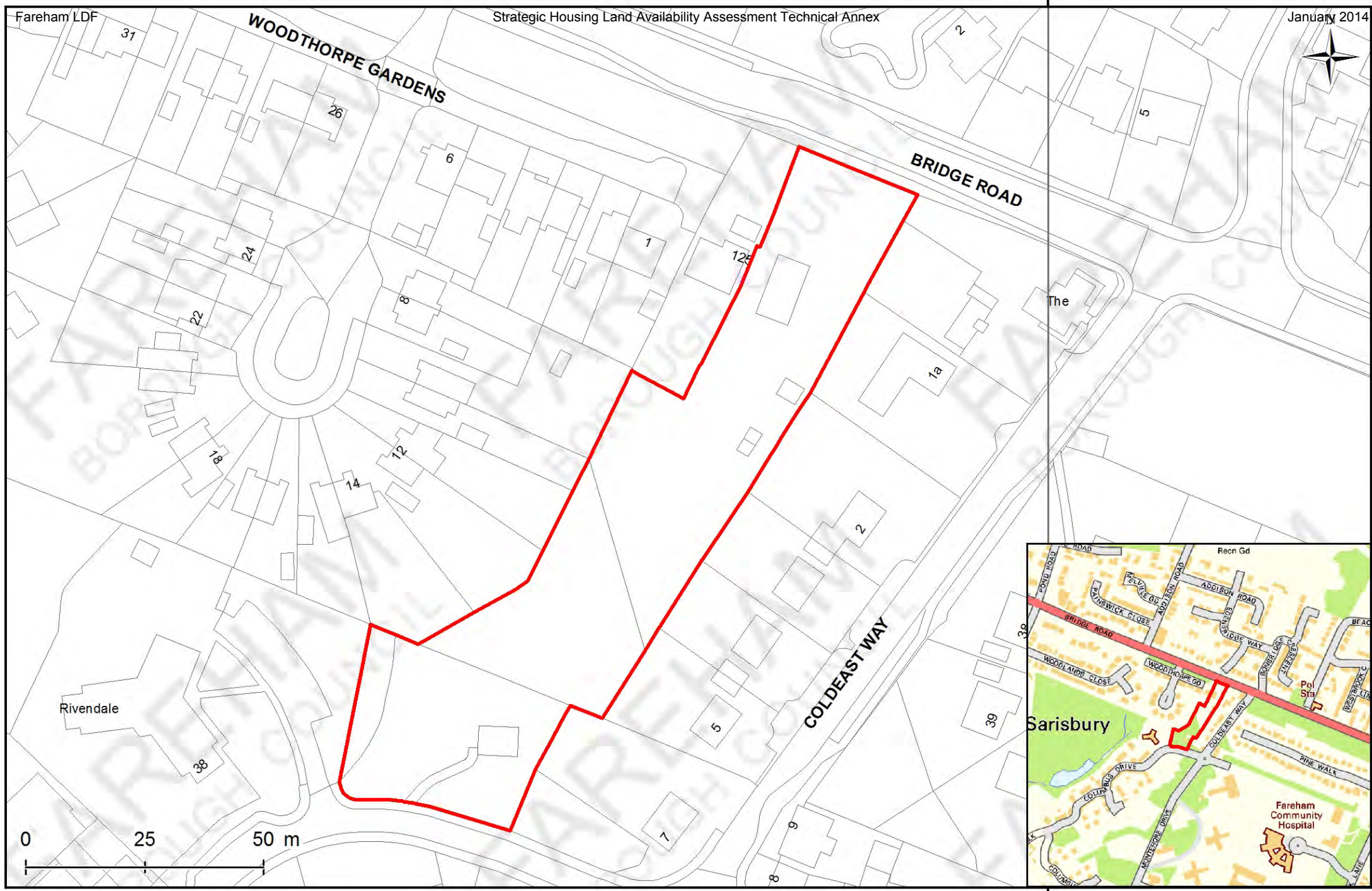
Previous Planning History

None

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	5	0	0	
Dwelling Loss	0	0	0	0
Net Gain	5	0	0	

Notes



Site ID:1996 - Land to rear of 123 Bridge Road

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Site Details

SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
2851	The Genesis Centre	Locks Heath Centre	Locks Heath	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.67		0.536	27 - 29				35	Design Solution	<input checked="" type="checkbox"/>

Residential Form	Site Source
	Map Search
	Current Use
	C-Class
	Surrounding Use
	Mixed Inc C-Class

Area Character

1980s purpose-built district shopping centre

The area is flat

Regular plots throughout

Buildings are inward-facing and open directly to a part-enclosed pedestrian space

Red brick and clay tile

Two-storey buildings throughout

Shops, supermarket, library, post office and GP surgery

There are some young street trees and good tree belts to surrounding open spaces and to the edges of the car parks

Good pedestrian spaces which have been carefully designed. However, building generally does not relate well to the public realm (due to its predominantly inward-facing plan)

Good access for pedestrians and car users

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	<p>The site has clusters of tree preservation orders that limit the developable area. The site is likely to have local ecological value and require mitigation measures. Contamination maybe an issue in the south western corner of the site, due former coal yard and vehicle repair uses.</p> <p>The significant hedgerow on the eastern boundary and significant trees within the site should be retained to protect the amenity of neighboring residents.</p> <p>Site provides important youth service facility.</p>	<p>Prior to the redevelopment of the site, suitable alternative youth provision within the local area should be arranged.</p> <p>A full tree survey will need to be done to understand the value of all trees on site. This survey will demonstrate which trees should be retained and which can be lost.</p>
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	<p>The site is owned by Fareham Borough Council, and it is reviewing options for the site.</p> <p>The site could come forward in the medium term 6-10 years, following its release and relocation of youth services.</p>	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	<p>We have appraised a scheme of 30 two bedroom flats that maintains the mature trees in the centre of the site. Based on the viability threshold of £500,000 per acre, the site appears to be marginal/viable depending on the level of build costs adopted.</p>	

Planning Details

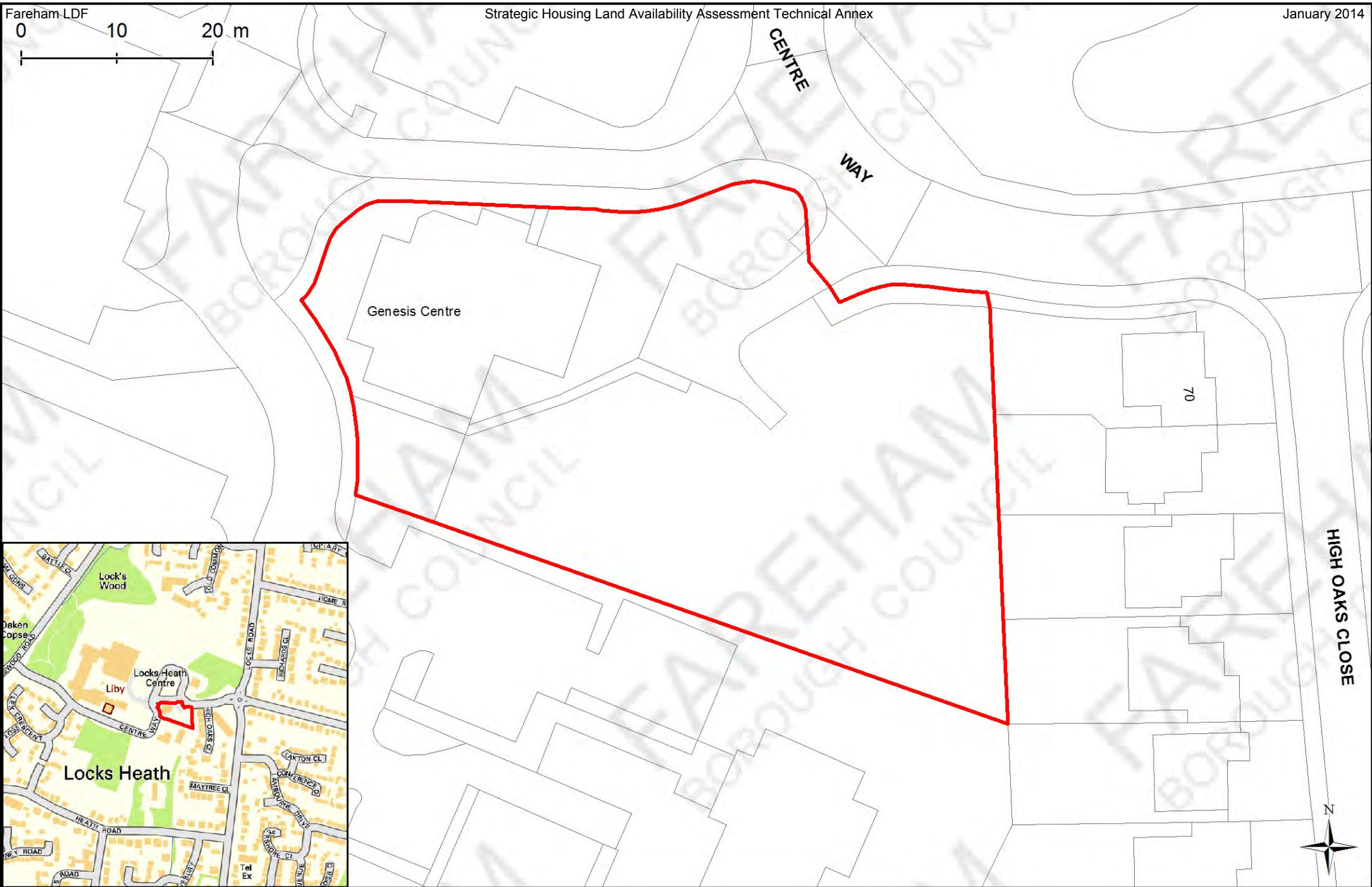
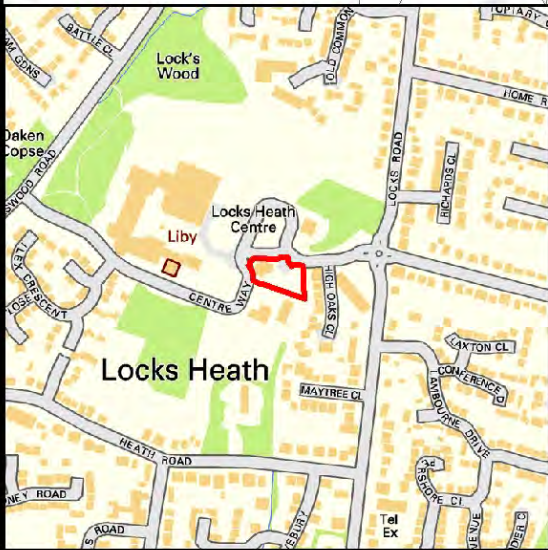
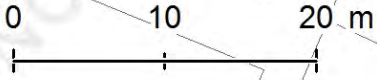
Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type	Brownfield	
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	35	0	0	
Dwelling Loss	0	0	0	0
Net Gain	35	0	0	

Notes



Site ID:2851 - The Genesis Centre, Locks Heath Centre

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Site Details									
SHLAA Ref	Site Name	Site Address	Ward	Settlement Area					
2855	Land R/O Coldeast Close	Sarisbury Green	Sarisbury	Western Wards & Whiteley					
Gross Area (Ha)	% Developable Area	Net Area (Ha)	Density of Surrounding Area	Applied Density	Gross Yield	Net Yield	Developer Yield	Density Multiplier	<input type="checkbox"/>
0.13		0.13	14				5	Design Solution	<input checked="" type="checkbox"/>
Residential Form								Site Source	
<p>Predominantly medium-coarse-grain residential suburbs lining former rural lanes</p> <p>Chalet-style houses (dormers to upper storeys), some bungalows but mostly large two-storey houses</p>								Allocation	
								Current Use	
								Vacant/Derelict	
								Surrounding Use	
								C-Class	
Area Character									
<p>The area climbs steadily to the north beyond the railway</p> <p>Continuous building lines throughout strongly define the area</p> <p>Brick and render walls (often combined) and mostly concrete interlocking tiles, some clay tile roofs</p> <p>Residential throughout; single family dwelling houses, small and large schools with playing fields, small railway station, public houses and some community facilities</p> <p>Mature, mostly ornamental trees to front and back gardens, small parks and playing fields associated with schools</p> <p>Some grass verges and semi-mature broadleaved tree planting to some boundaries particularly Hill Road and West Street, general lack of street trees</p> <p>Good access and connectivity, favouring the car user, but the grid of streets with footpaths adds to the general permeability of this area</p>									

Site Constraints		
Suitable	Suitability Constraints	Overcoming Suitability Constraints
<input checked="" type="checkbox"/>	The proximity to the Junior School requires an appropriate design solution. There may also be rights of way over the land connecting to the areas of open space behind the Junior School.	
Available	Availability Constraints	Overcoming Availability Constraints
<input checked="" type="checkbox"/>	The owners of the site are the HCA and Fareham Borough Council, and Fareham Council is seeking to acquire the whole site to deliver social housing.	
Achievable	Achievability Constraints	Overcoming Achievability Constraints
<input checked="" type="checkbox"/>	The housing capacity of the site is five houses. The site is being promoted for social housing and will depend on the Council's capital investment programme for social housing delivery.	

Planning Details

Planning Status	None	Application Detail
Application Reference		
Permission Lapse Date		
Land Type		
Garden Site	<input type="checkbox"/>	
Under Construction	<input type="checkbox"/>	
Completions	<input type="checkbox"/>	
Not Started	<input type="checkbox"/>	

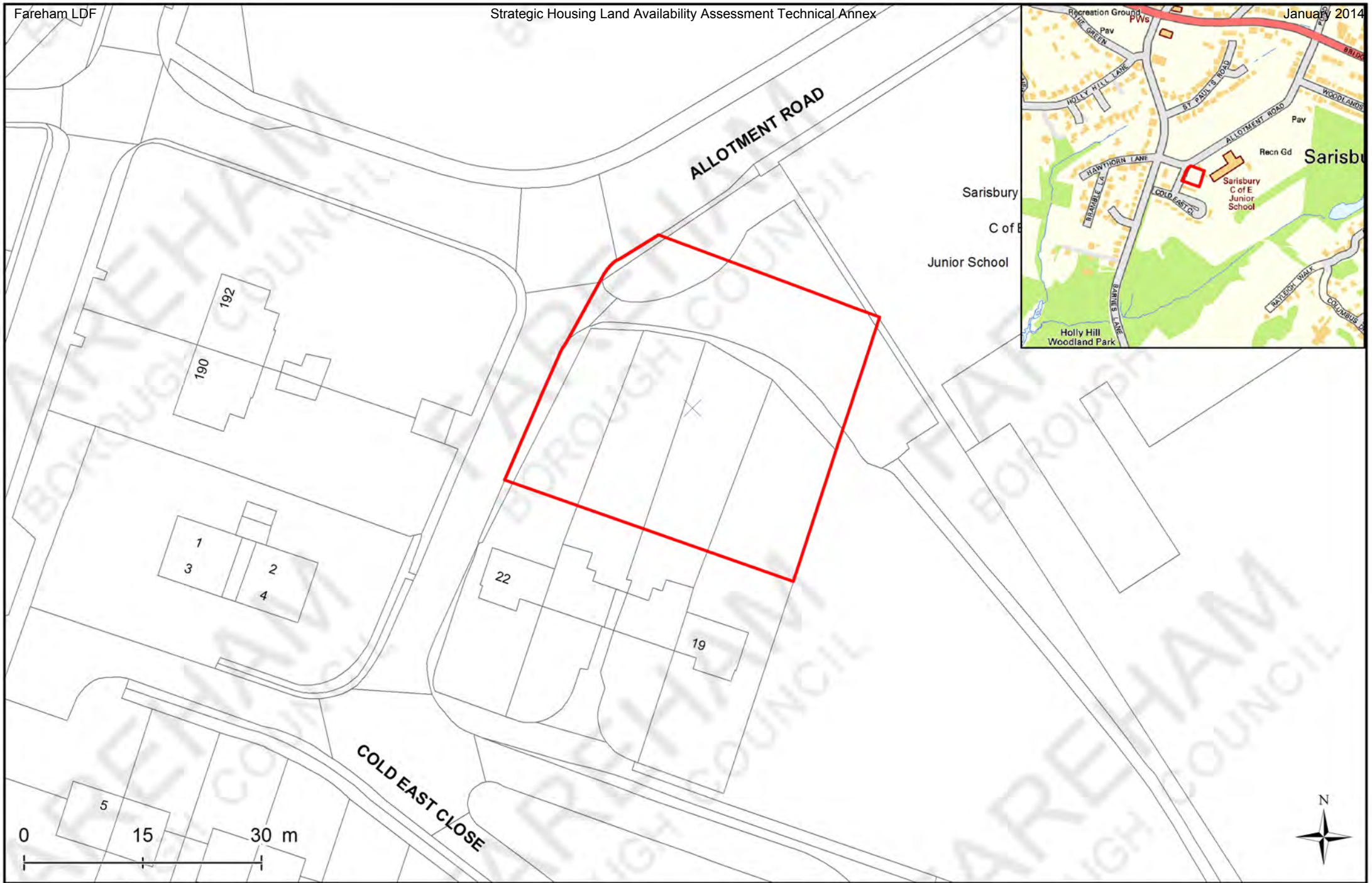
Previous Planning History

Delivery Timeframe

	1-5 Years	6-10 Years	11+ Years	Not Currently Developable
Gross Capacity	5	0	0	
Dwelling Loss	0	0	0	0
Net Gain	5	0	0	

Notes

23/12/2013 - Strategic Housing - Planning application expected to be in by February 2014 and material start by August 2014 with a delivery date of July 2015.



Site ID:2855 - Land to the Rear of Coldeast Close

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