

Employment Land Review
Technical Appendix
December 2013

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Suitability Scoring Methodology

Each existing and potential site was given "suitability" grades based on how they measured up to pre-set factors. All the factors, and their scoring criteria are listed in the table below.

Factor	Score	Definition
A1(i) Character of Area and potential to expand (B1)	1	Residential or rural area with little or no existing commercial uses and no potential to expand
	2	Predominantly residential or rural area, limited site presence or other commercial uses. Little potential to expand
	3	Established area for general employment generating or town centre uses OR established site for B1 within an area of differing character. Limited expansion potential
	4	Established site and general location for offices with little space for expansion OR a less defined office area with some potential for expansion
	5	Well established site and general location for offices. Space available for expansion including potential for multi-storey development
A1(ii) Character of Area and potential to Expand (B2/B8)	1	Residential or rural area. Site not in employment use, with little or no existing commercial uses. No potential to expand
	2	Residential or rural area, limited presence of other commercial uses. Little potential to expand
	3	Established area for general employment generating uses OR established site for B2/B8 uses within an area of differing character. Limited expansion potential
	4	Established site and general location for B2/B8 uses with no space for outward expansion OR a site with some B2/B8 uses but expansion potential
	5	Well established site and general location for B2/B8 uses, with space available for outward expansion
A2 Neighbour Issues	1	Serious neighbour issues. Residential and/or town centre uses on all sides close to the site boundary. Potential for serious noise, dust and other pollution
	2	High risk of neighbour issues. Residential units or town centre uses on most sides and overly close proximity
	3	An average risk of neighbour issues. Some potential neighbour problems from housing and/or town centre uses on some sides
	4	Little risk of neighbour issues. Few residential units, or town centre uses that are not in the immediate vicinity
	5	No neighbour issues. No residential uses or adjacent town centre areas are likely to be affected by noise, dust or other pollution
A3 Local Amenities	1	No employment related services in close proximity
	2	Close to one or two employment related services
	3	Close to a limited range of employment related services
	4	Close to a reasonable range of employment related services
	5	Close to a wide range of employment related services
B1 Strategic Location (Sequential test)	1	Outside urban area
	2	Other urban area more than 1,000m from key public transport node
	3	Edge of smaller centre or urban area under 1000m from key public transport node
	4	Edge of town centre, within smaller centre or within 500m of key public transport node
	5	Within town centre boundary
B2 Environmental Constraints	1	Serious impact upon environment (eg; within SPA, SSSI, Ramsar, AONB etc)
	2	Major impact upon environment (eg; within SINC, Coastal Zone, or area of landscape character) or at risk of flooding
	3	Within gap or countryside, or impacts upon area of landscape character or on fringes of area at risk from flooding
	4	Potential minor impact upon countryside, strategic gap or natural areas not formally recognised
	5	Urban site with no environmental constraints
B3 Cultural & Heritage Constraints	1	Scheduled ancient monument on site, archaeology issues
	2	Wholly within conservation area/Historic park or garden
	3	Overlap with conservation area, locally listed building on site
	4	Impact upon adjacent cultural /heritage constraint
	5	No cultural/heritage constraints
B4 Brownfield or Greenfield	1	Greenfield
	2	Predominantly greenfield
	3	Mixture of brownfield and greenfield
	4	Predominantly brownfield
	5	Brownfield
C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	Not suitable for B1. Large scale units designed for B2/B8 with no potential for conversion or refurbishment
	2	Not ideally suited for B1, but with some potential for conversion and refurbishment. Restricted eaves height

	3	Either buildings designed for B1 but in dilapidated state, OR buildings designed for other uses with good potential for conversion or refurbishment
	4	Fair quality development designed for B1. Reasonable facilities and reasonably flexible accommodation
	5	High quality development in excellent condition suitable for B1. Excellent facilities and flexible accommodation
C1(i) Building Age/Condition/Quality/Adaptability (B2/B8)	1	Not suitable for B2/B8 uses. Multi-storey development designed for B1
	2	Not ideally suited to B2/B8 with limited potential for conversion and refurbishment. Restricted eaves height
	3	Either buildings designed for B2/B8 uses but in dilapidated state, OR buildings designed for other uses with good potential for conversion and refurbishment
	4	Fair quality development for B2/B8 uses. Reasonable facilities and reasonably flexible accommodation
	5	High quality, modern development in excellent condition and particularly suited to B2/B8 uses. Excellent facilities and flexible accommodation
C2 Site Environmental Quality, landscaping, parking and amenity	1	Scruffy looking, no landscaping, limited services and inadequate levels of parking. Very poor quality surfacing of roads and footways
	2	Slightly scruffy looking, little landscaping and limited parking and services. Poor quality surfacing of roads and footways
	3	Unremarkable site with adequate parking and limited landscaping and services. Reasonable quality surfacing of roads and footways
	4	Reasonably visually attractive, good levels of parking, good landscaping and services. Good quality surfacing of roads and footways
	5	Visually attractive, ample parking, excellent landscaping and services. Excellent quality surfacing of roads and footways
C3 Site Layout	1	Low - ad-hoc, poorly planned development, irregular shaped plot, fragmented
	2	Below average
	3	Average
	4	Above average
	5	High - Part of a well planned site. Regular shaped plot all in one place
C4 Site Prominence	1	On a minor road or estate, tucked away from view
	2	Visible from a minor road or estate
	3	On a main road or prominent estate but slightly tucked away from view. Visible from railway line
	4	Visible site, on a main road or prominent estate or visible from a smaller train station or bus station
	5	Gateway to a prominent estate, visible from major road network, or visible from main train station
D1 Road Access	1	Severely restricted access to major road network. Difficult on site access for cars
	2	Restricted or indirect access to major road network
	3	Close to major road network, but further from M27 junctions. Average on site access
	4	Close to major road network and not too far from M27 junction
	5	Adjoining main road or M27 junction. Easy on-site access
D2 On site road access for HGV's	1	No access for HGV's
	2	Severely limited access for HGV's
	3	HGV's can manoeuvre access to some of site
	4	Straightforward access for HGV's to most of site
	5	HGV's can access all site easily and quickly
D3 Congestion	1	Suffers from severe delays and traffic jams at any time of day
	2	Bad delays and traffic jams at peak times, moderate delays rest of the day
	3	Moderate peak hour delays and risk of traffic jams at peak hours, although rarely occurring the rest of the day
	4	Slight delays and risk of traffic jams at peak hours
	5	Very low risk of delays or traffic jams
D4 Public Transport	1	Poor access to all modes of public transport
	2	Limited access to all modes of public transport
	3	Good access to some modes of public transport, but limited access to others
	4	Good access to most modes of public transport
	5	Excellent access and close proximity to all modes of public transport
E1 Planning Status	1	Site submission/identified in Issues & Options stage of Site Allocations
	2	Local Plan Allocation or development brief being prepared
	3	Published development brief
	4	Outline planning permission
	5	Detailed planning permission
E2 Economic Constraints	1	Major obstacles to development; extremely difficult, expensive and time consuming to resolve
	2	Major obstacles to development; difficult, expensive and time consuming to resolve
	3	Obstacles to development; either expensive, difficult or time consuming to resolve
	4	Minor obstacles to development; relatively easy, quick and cheap to resolve
	5	No obstacles to development

Different factors were applied to score B1 suitability than to B2/B8 suitability as these uses have differing requirements and different impacts on their surroundings. For example, a B1 site must conform to the sequential test as set out in PPS4, and therefore a centrally located site should score more highly than one in a rural location, however, this is not true for B2/B8 uses so strategic location becomes unimportant. The reverse is true for HGV access, as this may be a key concern for B2/B8 sites but of no concern to B1 sites. Factors were also weighted differently in the final scoring; this is to reflect the importance of some factors over others.

The factors and weighting used to assess the suitability of existing and proposed sites also differed. This was done to take account of a potential sites planning status and any economic constraints which could influence its overall suitability. The weighting differs between existing and potential sites to reflect how factors such as neighbour issues and environmental constraints need to be more carefully considered in new or potential sites than in existing ones.

The matrix below shows which factors apply to the B1 suitability score and the B8 suitability score, as well as which factors are considered for existing sites and proposed sites and their respective weightings.





Factor	B1	B2/B8	Existing Sites	Existing Site Weighting	Proposed Sites	Proposed Sites Weighting
A1(i) Character of Area and potential to expand (B1)	√		√	2	√	2
A1(ii) Character of Area and potential to expand (B2/B8)		√	√	2	√	2
A2 Neighbour Issues		√	√	3	√	4
A3 Local Amenities	√	√	√	1	√	1
B1 Strategic Location (the sequential test)	√		√	5	√	5
B2 Environmental Constraints	√	√	√	2	√	3
B3 Cultural and heritage constraints		√	√	2	√	3
B4 Brownfield or Greenfield	√	√		n/a	√	5
C1(i) Building Age/Con./Quality/Adaptability (B1)	√		√	3	√	3
C1(ii) Building Age/Con./Quality/Adaptability (B2/B8)		√	√	3	√	3
C2 Site Environmental Quality	√	√	√	2		n/a
C3 Site Layout	√	√	√	1		n/a
C4 Site Prominence	√		√	2	√	2
D1 Road Access	√	√	√	2	√	2
D2 On site road access for HGV's		√	√	1	√	1
D3 Congestion	√	√	√	1	√	1
D4 Public Transport	√	√	√	2	√	2
E1 Planning Status	√	√		n/a	√	2
E2 Economic Constraints	√	√		n/a	√	5

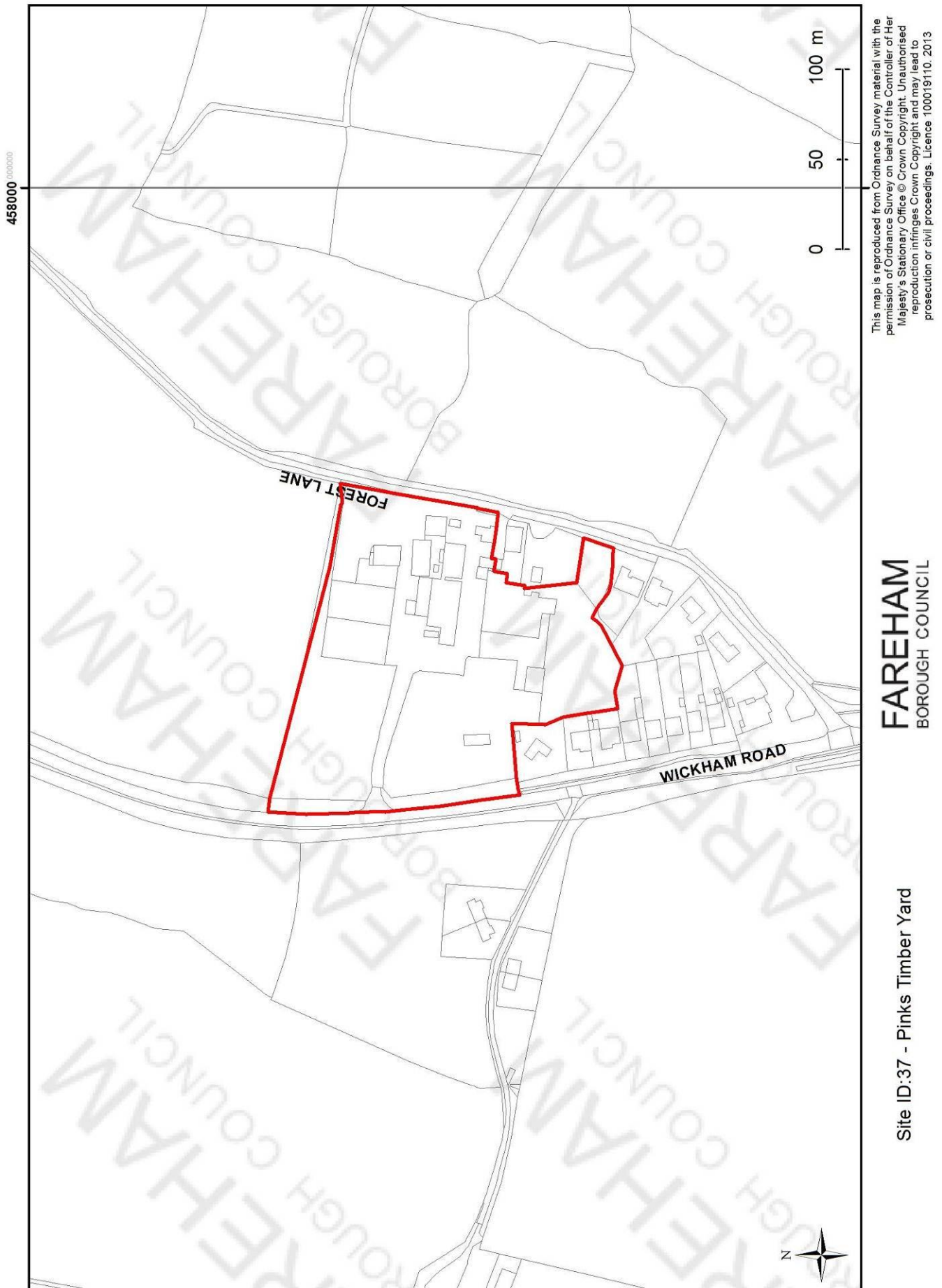
The overall suitability scores were calculated as a percentage with the grades A-E attributed to different ranges. The B2/B8 sites, on average, scored higher than B1 sites for a number of reasons which is why the ranges levels are slightly higher. The table below shows the percentage range for the different grades for both B1 and B2/B8 sites.

Grade	A	B	C	D	E
B1 percentage	70% +	60% - 70%	50% - 60%	40% - 50%	40% -
B2/B8 percentage	72.5% +	65% - 72.5%	57.5% - 65%	50% - 57.5%	50% -



Existing sites to be retained

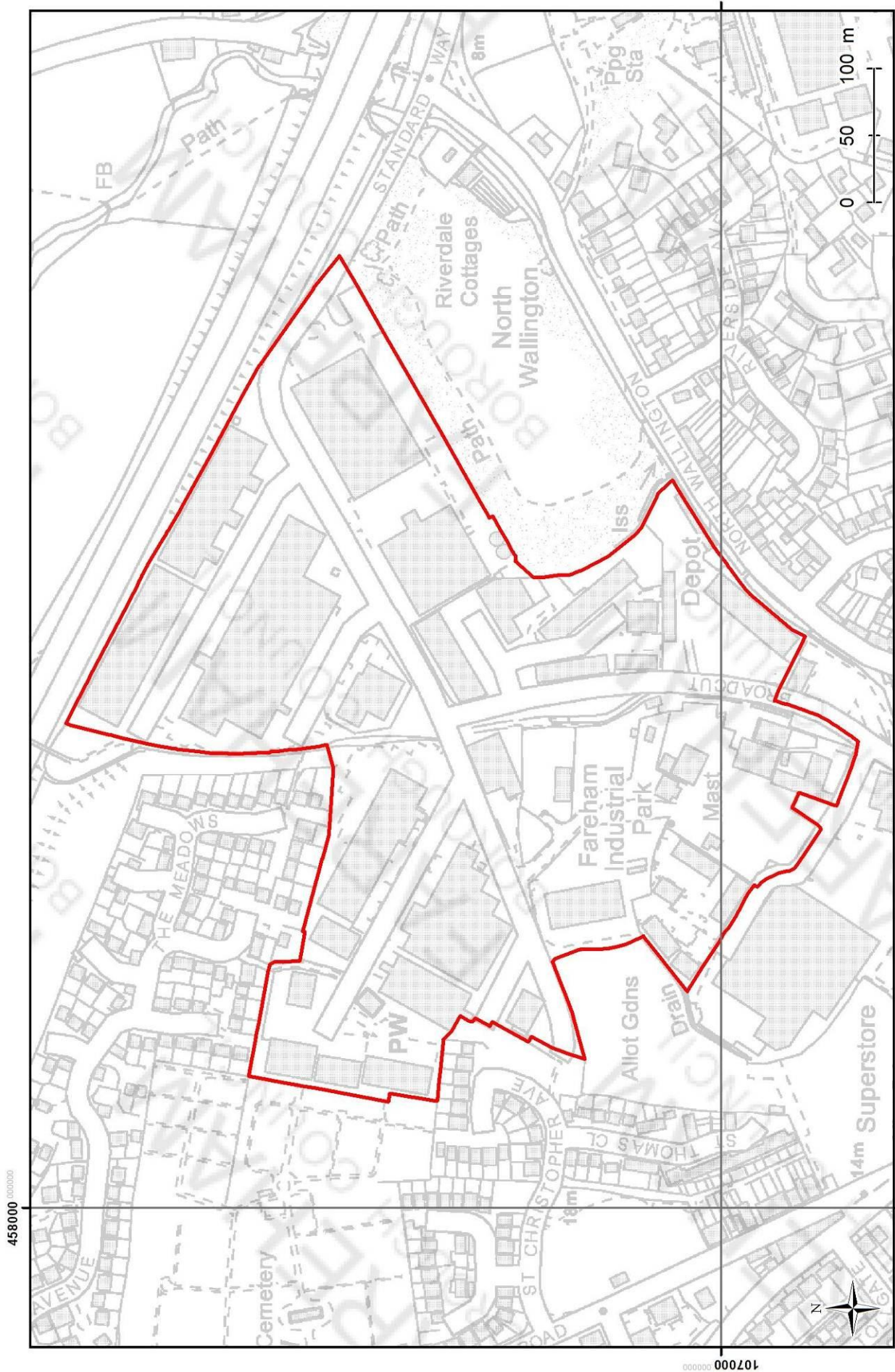
Site 37 Pinks Timber Yard

Address:	Wickham Road (A27)																																											
Ward:	Fareham East																																											
Area:	2.43 hectares																																											
Floorspace:	4,434sq.m of buildings																																											
Includes:	Former working saw mill.																																											
Use Classes:	B2, B8																																											
Local Plan Status:	Countryside, adjacent to area of special landscape character. Within boundary covered in the Welborne plan.																																											
Site Description:	Former saw mill converted to individual B2, B8 units although many are currently vacant. Open plan layout with single road access road running into site from A27. Located adjacent to some existing residential properties.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>4</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	3	A2 Neighbour Issues	3	C4 Site Prominence	4	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	4	B2 Environmental Constraints	3	D3 Congestion	4	B3 Cultural & Heritage Constraints	4	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The sites Countryside location means that it scores poorly in terms of local amenities, strategic location and public transport. However this will change significantly in the future following development at Welborne and so the site must be considered in its future context as well as its current state. Any intensification would need to be sensitive neighbouring residential development.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table>				(B1) SUITABILITY	E		(B2/B8) SUITABILITY	D																																			
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Site 39 Fareham Industrial Estate & Broadcut

Address:	Broadcut, Standard Way			
Ward:	Fareham East			
Area:	18.64 hectares			
Floorspace:	117,837sq.m of buildings			
Includes:	Broadcut, Fareham Industrial Park, Pennant Park, Bridge Industries, The Gardens, Clapgate			
Use Classes:	B1, B2, B8, sui generis, retail and open storage			
Local Plan Status:	A combination of class A employment areas within the urban area on the edge of Fareham Town Centre. The site is also adjacent to the Wallington conservation area to the south and a site of importance to nature conservation to the east.			
Site Description:	The site is a mainly comprised of general industrial uses, with a number of large units on the eastern end of the site, with smaller units in the north western area. The central area of the site provides a mix of B2 and open storage businesses in a less coherent layout. The south western part of the site includes a small, relatively modern B1 office area (the Gardens) with three large retail units, including a Sainsbury's superstore, adjacent. The site benefits from good access to the M27 via Wallington Way.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	4
	A2 Neighbour Issues	4	C4 Site Prominence	3
	A3 Local Amenities	3	D1 Road Access	5
	B1 Strategic Location	3	D2 Road Access for HGVs	3
	B2 Environmental Constraints	2	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	The site is a large established employment area, benefitting from a strong location close to the strategic road network as well as Fareham Town Centre. The existing buildings are mainly in good condition and of high quality, which is emphasised by the low vacancy level (at time of writing). The area is relatively spaced out, which positively influences the layout and environmental quality of the site. The combination of uses ensures a mix of tenants and adds to the vitality of the site as a whole.			
Suitability Grades				
	(B1) SUITABILITY	B		
	(B2/B8) SUITABILITY	B		
				





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FAREHAM
BOROUGH COUNCIL

Site ID:39 - Fareham Industrial Estate and Broadcut

Site 63 Castle Trading Estate & Murrills Estate

Address:	North and South of East Street, Portchester																																										
Ward:	Portchester East																																										
Area:	7.45 hectares																																										
Floorspace:	50,783sq.m of buildings																																										
																																											
Includes:	Murrills Estate to the north of East Street and Castle Trading Estate and Portchester Park to the south.																																										
Use Classes:	B1(c), B2 and some retail units																																										
Local Plan Status:	Two category A employment areas adjacent to Borough boundary with Portsmouth. Residential areas to north and west, with Portchester Castle Street conservation area, coastal zone and site of importance for nature conservation to south.																																										
Site Description:	Murrills estate is an industrial estate with three rows of mainly B2 units with direct access off of A27 to the south. Buildings are relatively modern and flexible. The area to the south is a more organic industrial estate, built either side of access road with units of varying age, scale and quality including some sui-generis and retail uses.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>3</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>3</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>3</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	4	A2 Neighbour Issues	3	C4 Site Prominence	4	A3 Local Amenities	3	D1 Road Access	4	B1 Strategic Location	3	D2 Road Access for HGVs	4	B2 Environmental Constraints	5	D3 Congestion	4	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
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Comments:	The Castle Trading Estate and Murrills Estate combine to form the largest area of employment east of Fareham. The site is in relatively close proximity to Portchester District Centre which benefits the public transport links and local amenities. The site is also either side of the main, non-motorway, route from Portsmouth to Fareham making it prominent and easily accessible.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>B</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>A</td></tr></table>			(B1) SUITABILITY	B	(B2/B8) SUITABILITY	A																																				
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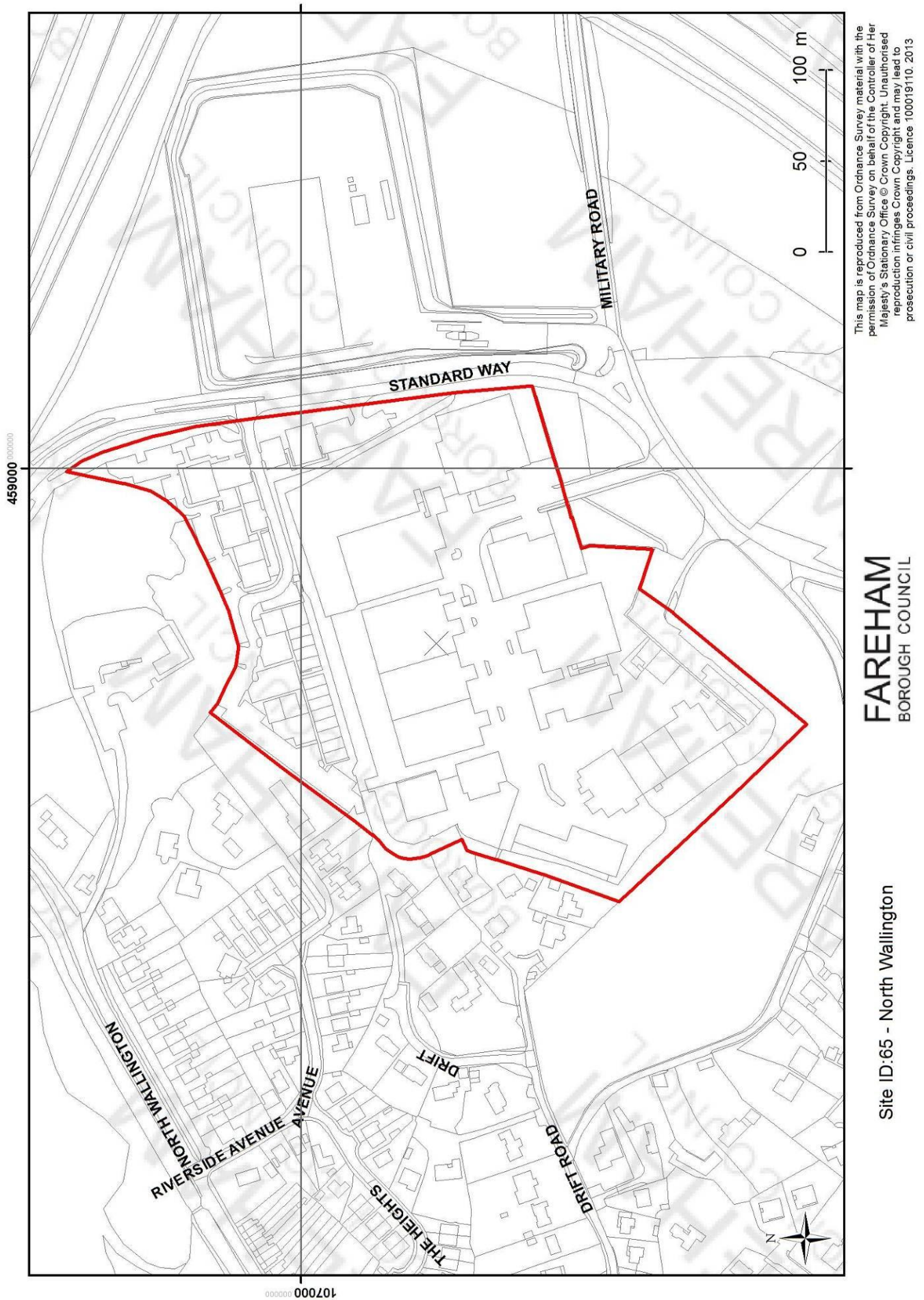
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FAREHAM
BOROUGH COUNCIL


Site ID:63 - Castle Trading Estate & Murrills Estate

Site 65 North Wallington

Address:	Military Road, Pinks Hill & Standard Way			
Ward:	Fareham East			
Area:	6.23 hectares			
Floorspace:	39, 524 sq.m of buildings			
Includes:	Industrial Estate in and around Fort Wallington and Fareham Heights Office Park			
Use Classes:	B1, B2, B8 and sui generis			
Local Plan Status:	Category A employment area just within the urban area boundary on the eastern edge of Wallington. Surrounded by countryside and local gap to north and east, with residential to south and west.			
Site Description:	The site has two clear areas. Fareham Height is a relatively modern B1 office park, laid out off of a single access road coming off of Standard Way. The area has ample designated parking areas set out with well-kept landscaping between. The Fort Wallington area is a less regular, general industrial area, hosting units of varying size and age. The single vehicle access into this part of the site is often congested with parking, hinting to inadequate parking provision.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	4
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Whilst large, the site is relatively isolated on the edge of the urban area. It is some distance from any local amenities or public transport provision, and it suffers from the regular congestion off of M27 junction 11, which negatively influences the ease of access to the site. The existing units are fairly flexible and in good condition, although expansion possibilities are likely to be limited due to the countryside boundary.			
Suitability Grades	(B1) SUITABILITY			C
	(B2/B8) SUITABILITY			B
				



Site 74 Newgate Lane & Speedfields

Address:	Newgate Lane, Sharlands Road, Hackett Way, Fielder Drive, Davis Way			
Ward:	Fareham South & Stubbington			
Area:	27.04 hectares			
Floorspace:	125,234 sq.m of buildings			
Includes:	Newgate Lane Industrial Estate, Speedfields Park, Apex Centre, Collingwood Retail Park			
Use Classes:	B2, B8, retail with some B1 and sui generis			
Local Plan Status:	Two category A employment area, with surrounding area included. Forms the most south westerly tip of Fareham urban area, adjacent to HMS Collingwood to the west, countryside and strategic gap to the south and Gosport Borough boundary to the east.			
Site Description:	Large general employment area with large retail units mixed in, including an ASDA superstore. Units vary in size and scale, ranging from small industrial, storage units to large retail or sui-generis units. The area includes a concentration of car sales units, which front onto Newgate Lane, to the south of which is Collingwood Retail Park, which is home to a number of large leisure/retail units. The Apex Centre, located within the larger Speedfields Park retail area, is a B2/B8 business area made up of small, but relatively modern units.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3
	A2 Neighbour Issues	5	C4 Site Prominence	4
	A3 Local Amenities	2	D1 Road Access	4
	B1 Strategic Location	2	D2 Road Access for HGVs	5
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	Site suffers due to reliance of access from Newgate Lane which is severely congested at peak times. Location away from any centres influences the strategic location, public transport and local amenities scores. The layout and single storey nature of the area lends itself to B2/B8 type businesses and any further expansion or intensification of the site, would most likely be for these uses.			
Suitability Grades	<div>(B1) SUITABILITY C</div> <div>(B2/B8) SUITABILITY A</div> 			







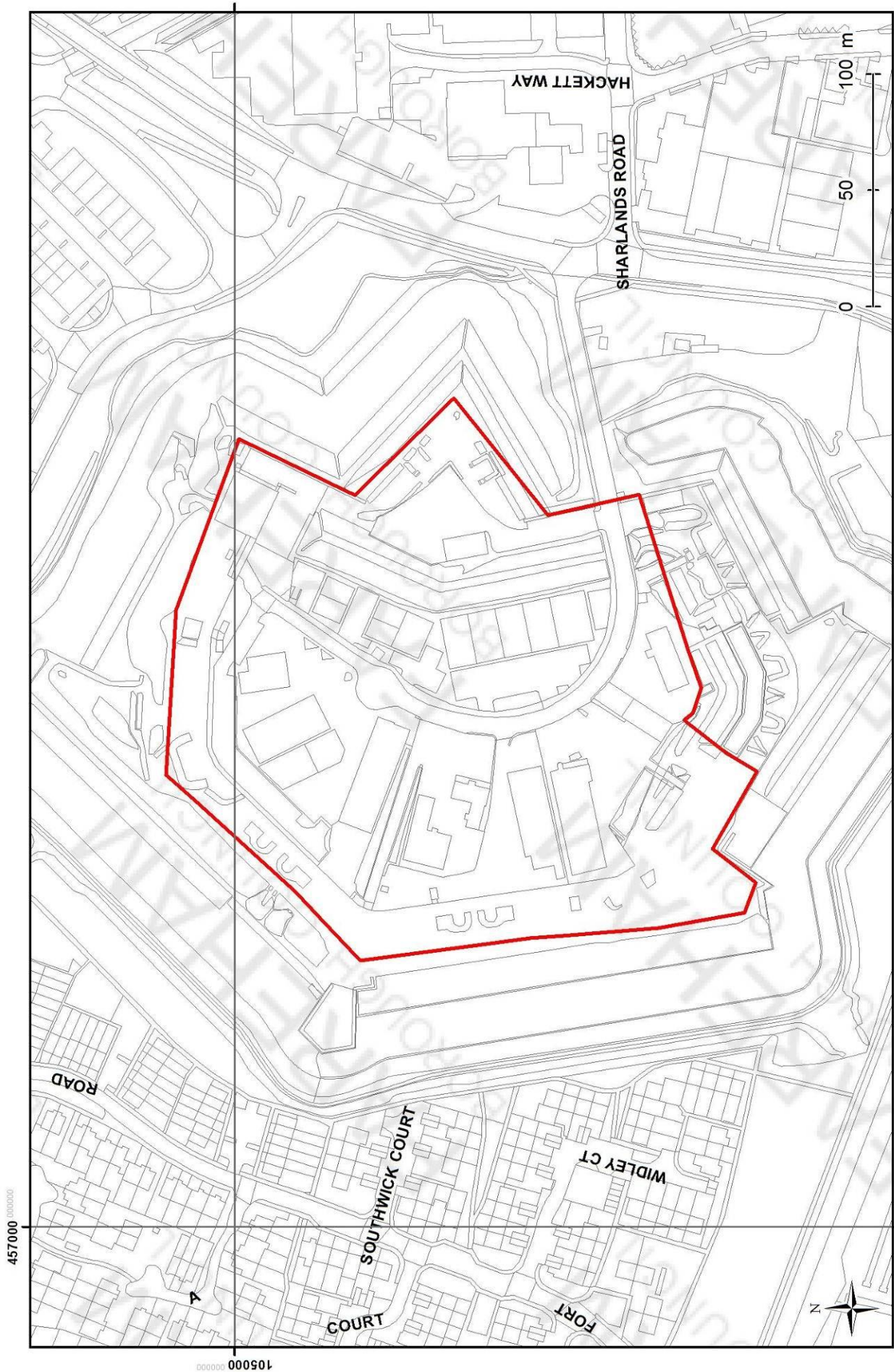
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FAREHAM
BOROUGH COUNCIL

Site ID:74 - Newgate Lane & Speedfields Park

Site 76 Fort Fareham

Address:	Newgate Lane																																									
Ward:	Fareham South																																									
Area:	4.26 hectares																																									
Floorspace:	14,228sq.m of buildings																																									
Includes:	All buildings within the walls of Fort Fareham																																									
Use Classes:	Mostly B2, with some B1, B8 and sui generis																																									
Local Plan Status:	Category A employment area set within the walls of a scheduled ancient monument. Surrounded on all sides by site of nature conservation value.																																									
Site Description:	General industrial area with a mixture of building types, styles with a variety of ages. Some units set within the walls of the fort itself, with interior units a mix of brick built blocks and purpose built industrial sheds. Most units located off of single access road that links the site with Newgate Lane.																																									
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>3</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>1</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>1</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>5</td><td></td><td></td></tr></table>		A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	4	A2 Neighbour Issues	5	C4 Site Prominence	3	A3 Local Amenities	2	D1 Road Access	4	B1 Strategic Location	2	D2 Road Access for HGVs	4	B2 Environmental Constraints	4	D3 Congestion	1	B3 Cultural & Heritage Constraints	1	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	5		
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Comments:	Location off of congested Newgate Lane and away from any centres adversely influences the overall suitability score, as does the potential conflict with conservation interests in the fort buildings. However, the site has a good layout and existing buildings are of a reasonable quality. Further expansion unlikely given the limited amount of space that exists within the walls.																																									
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>B</td></tr></table>		(B1) SUITABILITY	C		(B2/B8) SUITABILITY	B																																			
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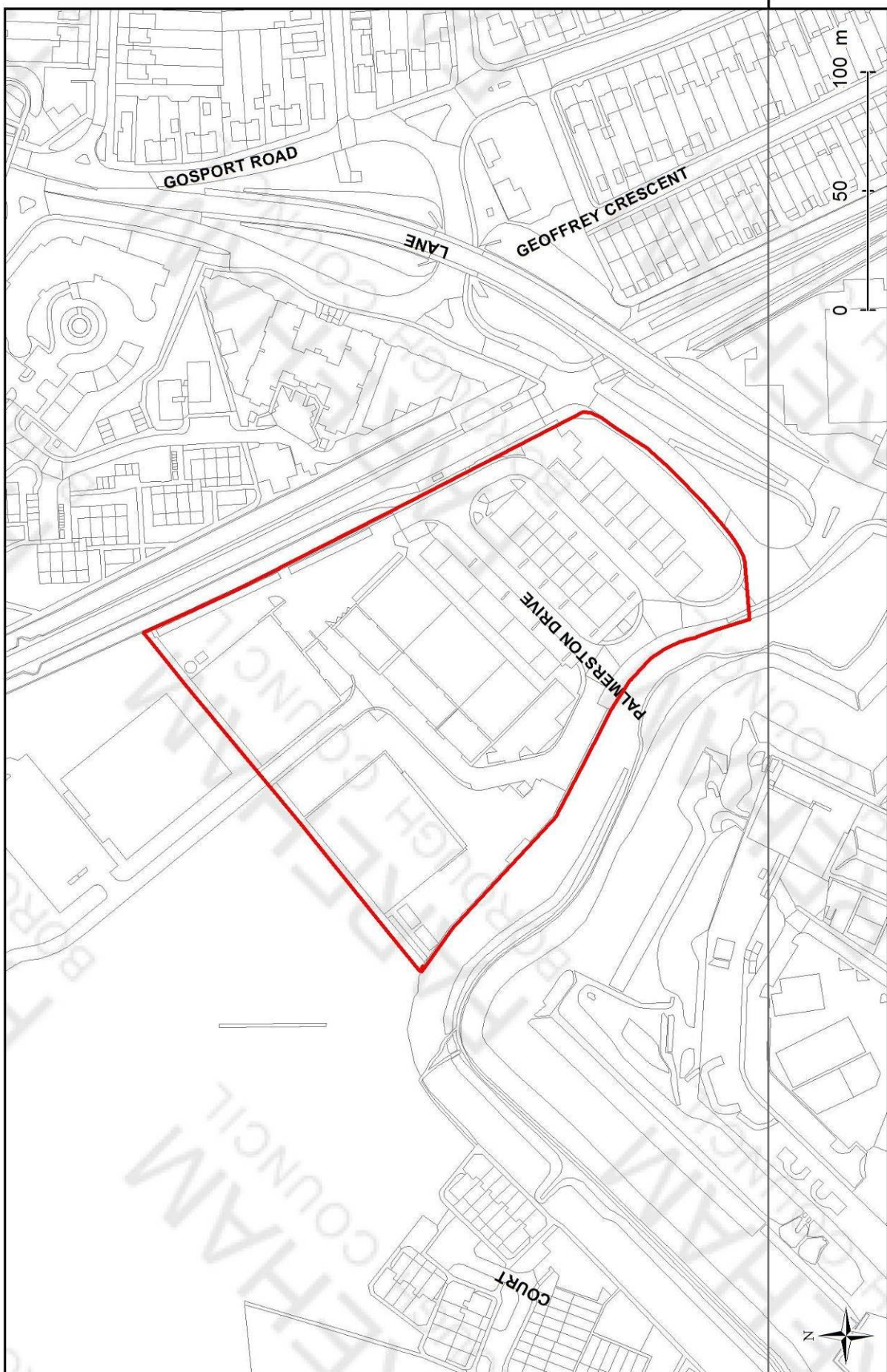
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FAREHAM
BOROUGH COUNCIL

Site ID:76 - Fort Fareham

Site 77 Palmerston Business Park

Address:	Newgate Lane, Palmerston Drive																																										
Ward:	Fareham South																																										
Area:	2.84 hectares																																										
Floorspace:	16,816sq.m of buildings																																										
																																											
Includes:	6 rows of industrial units of increasing size to the west of Newgate Lane																																										
Use Classes:	Predominantly B2 with some B1 and B8																																										
Local Plan Status:	Existing Category A employment area. Adjacent to site of nature conservation value that surrounds Fort Fareham as well as the Bus Rapid Transport route and Cams Alders sports ground.																																										
Site Description:	Medium sized modern business park accessed via Newgate Lane or Palmerston Drive. Units vary in size, with smaller units being closer to Palmerston Drive and larger ones further to the north west. Units are set out in regular row formation, served by linked access roads.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>5</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>5</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>1</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>4</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>5</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	5	A2 Neighbour Issues	5	C4 Site Prominence	4	A3 Local Amenities	2	D1 Road Access	4	B1 Strategic Location	2	D2 Road Access for HGVs	5	B2 Environmental Constraints	4	D3 Congestion	1	B3 Cultural & Heritage Constraints	4	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	5		
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Comments:	Site is more suitable for B2/B8, given the current nature of the buildings and the existing concentration of this type of use on site. The site is in an out of centre location which adversely influences its local amenities, strategic location and public transport scores. The site scores well in terms of road access and benefits from a simple layout and reasonably prominent location. Intensification of uses unlikely to be possible given that units are terraced, but some units could be made two-storey.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>A</td></tr></table>			(B1) SUITABILITY	C	(B2/B8) SUITABILITY	A																																				
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FAREHAM
BOROUGH COUNCIL

Site ID:77 - Palmerston Business Park

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Site 78 Segensworth South & Kites Croft



Address:	Southampton Road, Cartwright Drive, Stephenson Road, Talbot Road, Warsash Road, Segensworth Road			
Ward:	Titchfield and Titchfield Common			
Area:	40.40 hectares			
Floorspace:	283,223sq.m of buildings			
Includes:	Office for National Statistics buildings, Kites Croft Business Park and all other buildings in employment use between Southampton Road and Segensworth Road.			
Use Classes:	B1, B2 and sui generis			
Local Plan Status:	Part of site is an existing Category A employment area, with rest of site being made up of two previous employment allocations. Kites Croft is bordered to the west and north by a site of importance for nature conservation, whilst the whole site forms the eastern edge of Western Wards urban boundary.			
Site Description:	Large general employment area including a number of medium sized industrial estates and cul-de-sacs of general business buildings. Kites Croft to the south of the A27 is a modern business park consisting of mostly large units off of a single access road. The larger area to the north of the A27 provides a wide range of B1 and B2 units, with modern B2 units in cul-de-sac layouts off of Cartwright Drive to the east, the large B1 Office of National Statistics building to the north west and a number of smaller, modern B2 units to the south.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	5	C2 Site Environmental Quality	5
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	5
	A2 Neighbour Issues	5	C4 Site Prominence	4
	A3 Local Amenities	1	D1 Road Access	4
	B1 Strategic Location	2	D2 Road Access for HGVs	5
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	Site forms one of the largest areas of employment uses in the Borough and has an established mix of B use classes. The general feel of the area is low level B2/B8, although there are a number of large B1 buildings. The site is located away from local amenities and suffers from congestion, but has a good layout and, in parts, very high quality buildings. There are some spaces across the area that have yet to be built out (the most prominent are considered as sites 2001, 2004 & 2005). Other areas could be more intensively used as some of the units are relatively spread out.			
Suitability Grades	<div>(B1) SUITABILITY B</div> <div>(B2/B8) SUITABILITY A</div>			
				



FAREHAM
BOROUGH COUNCIL



Site ID:78 - Segensworth South Industrial Estate

Site 79 Segensworth East

Address:	Barnes Wallis Road, Brunel Way, Smeaton Close, Drummond Road, Mitchell Close, Kingdom Close, Whitbread Lane			
Ward:	Titchfield			
Area:	35.20 hectares			
Floorspace:	195,492sq.m of buildings			
Includes:	All buildings in employment use between Segensworth Road and M27 to the east of junction 9.			
Use Classes:	B1, B2 and B8			
Local Plan Status:	Existing category A employment area located to south of M27 which forms the border between Fareham Borough and Winchester District.			
Site Description:	Large business park of generally low intensity uses with a range of building styles of mostly 2 storey. Set along two main access roads (Barnes Wallis Road and Brunel Way) with decent levels of landscaping and on site parking. Most buildings are relatively modern in nature, and sizes of units are ranging, but most are relatively large in scale. Multiple access points to site, including easy access to Segensworth roundabout and Junction 9 of the M27.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	5
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	5
	A2 Neighbour Issues	4	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	5
	B2 Environmental Constraints	5	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	5	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Site scores well due to the existing employment/general industrial nature of the area, and the reasonable quality of the existing buildings. Site suffers from peak time congestion and a lack of local amenities and public transport services, but has good environmental quality due to landscaping and low density and has a good layout. The low density does allow for some room for expansion and/or intensification.			
Suitability Grades				
	(B1) SUITABILITY	B		
	(B2/B8) SUITABILITY	A		
				





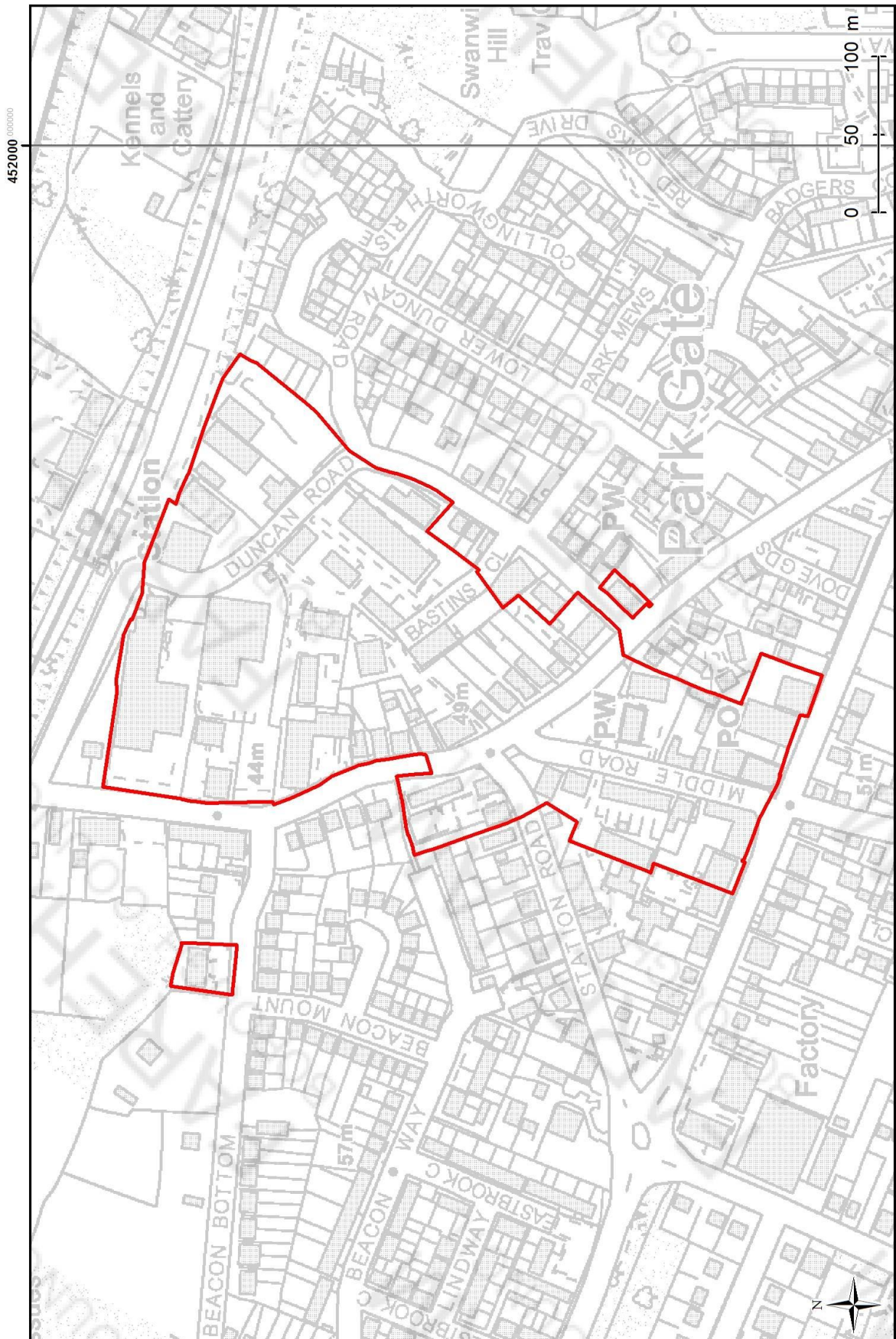
Site 80 Segensworth West

Address:	Southampton Road, Little Park Farm Road, Whittle Avenue, Dewar Close, Adams Way, Crompton Way, Telford Way																																										
Ward:	Park Gate																																										
Area:	23.37 hectares																																										
Floorspace:	70,964sq.m of buildings																																										
																																											
Includes:	All buildings in employment use in area enclosed by M27, Telford Way, Southampton Road and Junction 9.																																										
Use Classes:	B1 and B2																																										
Local Plan Status:	Existing category A employment area. With residential to south and west, with employment allocation to north.																																										
Site Description:	Large general employment area made up of a mixture of B1 office buildings and B2 units. Relatively modern character of buildings which vary in size and style, good landscaping and low density gives site an open and low intensity feel. General layout is a grid pattern, although there are only two access points into and out of the area, with Little Park Farm Road joining the site to Segensworth roundabout and Telford Way linking the site to Park Gate.																																										
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Comments:	Site scores well in most categories, although it does suffer from peak time congestion. The area benefits from modern and flexible existing buildings ensure along with high environmental quality, good quality road access and a relatively prominent location. The site is reasonably close to Park Gate Local Centre, which ensures it has reasonable public transport links. Possibility for intensification of uses given layout and extension north into Little Park Farm (site 123).																																										
Suitability Grades	<p>(B1) SUITABILITY A</p> <p>(B2/B8) SUITABILITY A</p>																																										
																																											



Site 81 Park Gate Centre & North

Address:	Botley Road, Middle Road, Duncan Road, Beacon Bottom, Station Road																																											
Ward:	Park Gate																																											
Area:	7.79 hectares																																											
Floorspace:	32,067sq.m of buildings																																											
Includes:	Duncan Road Industrial Area and all buildings in employment use within Park Gate Local Centre and along Botley Road.																																											
Use Classes:	B1, B2, retail and sui generis																																											
Local Plan Status:	Lower part of site is classified as a Local Centre, with north part (Duncan Road area) a category A employment area.																																											
Site Description:	The site has two distinct areas. The Duncan Road area to the north of the site is a B2 dominated area, with some large units alongside rows of smaller units. This area is adjacent to Swanwick station and accessed via Duncan Road which links to Botley Road at two points. The southern area of the site is Park Gate Local Centre, which is home to a concentration of B1/A2 office buildings along Botley Road. The majority of these are converted residential units, with a few purpose built office buildings such as Lathkill House and Richmond Court. The Local Centre is also home to some smaller employment buildings on the south and west outskirts.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>2</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>5</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>5</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>1</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>4</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>4</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	2	C4 Site Prominence	4	A3 Local Amenities	5	D1 Road Access	4	B1 Strategic Location	5	D2 Road Access for HGVs	2	B2 Environmental Constraints	5	D3 Congestion	1	B3 Cultural & Heritage Constraints	5	D4 Public Transport	4	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4																																											
Comments:	Given that the site encompasses all of Park Gate Local Centre, it scores well in terms of its strategic location, the local amenities on offer and its public transport links. The existing buildings are of relatively good quality, with the amount of residential conversions showing the flexibility of the buildings in the area. Congestion remains a problem and any intensification or expansion of employment uses in the area will need to take account of neighbouring residential and retail units.																																											
Suitability Grades	<p>(B1) SUITABILITY A</p> <p>(B2/B8) SUITABILITY B</p>																																											





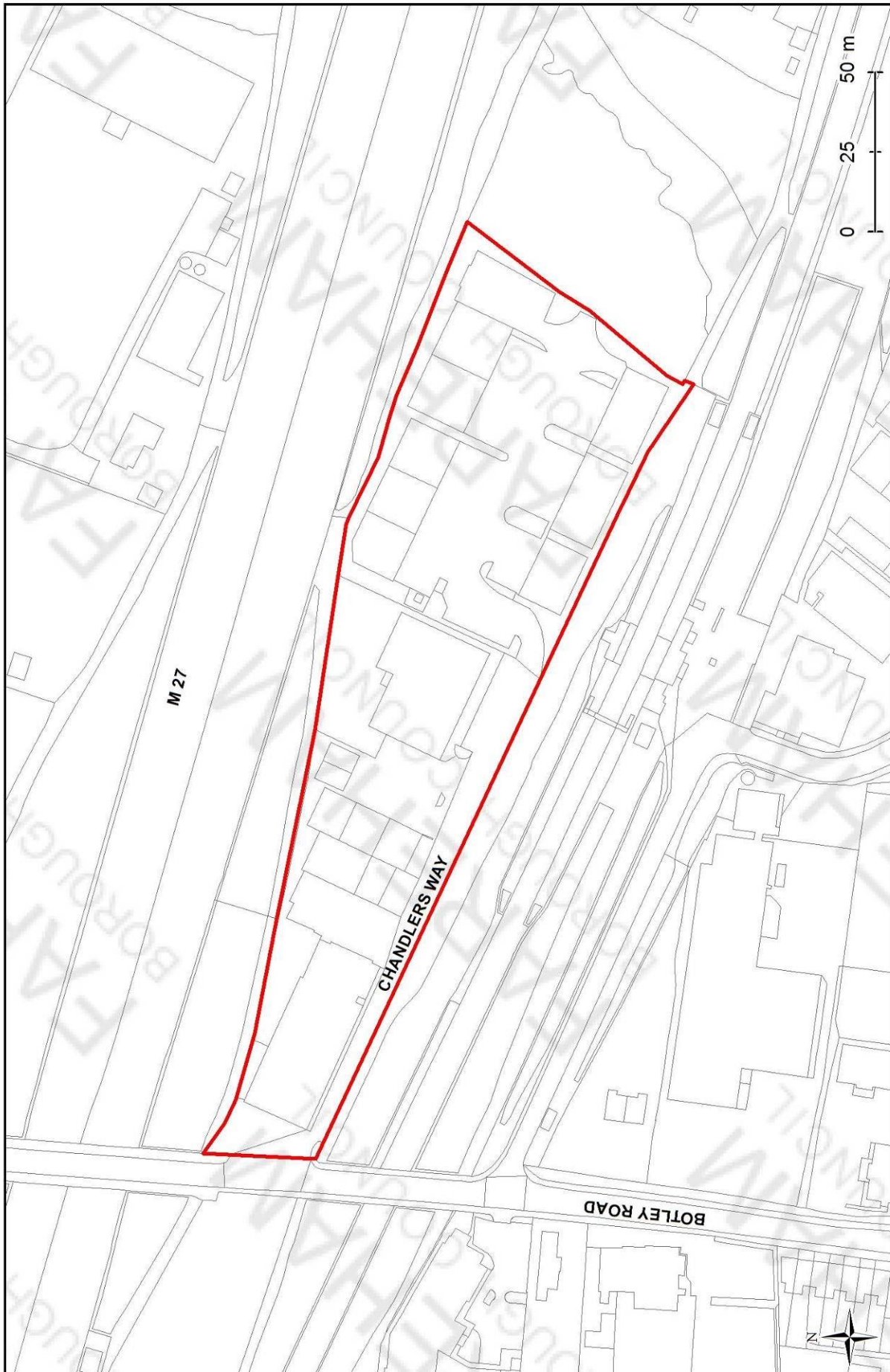
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FAREHAM
BOROUGH COUNCIL

Site ID:81 - Park Gate Employment Area

Site 82 Park Gate Business Centre

Address:	Botley Road			
Ward:	Park Gate			
Area:	1.7 hectares			
Floorspace:	11,658sq.m of buildings			
	11,658sq.m in B1-B8 use			
Includes:	Park Gate Business Centre between railway line and M27 motorway			
Use Classes:	Mostly B2			
Local Plan Status:	Category A employment area, adjacent to existing employment allocation at Little Park Farm. Countryside to the north and west.			
Site Description:	Medium size general industrial area located to the east of Botley Road, north of Park Gate Local Centre and Swanwick Railway Station. Site consists of B2 units of varying sizes, with a single large unit fronting Botley Road, to the south of which is the single access point for the larger business park in behind.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	4
	A2 Neighbour Issues	4	C4 Site Prominence	4
	A3 Local Amenities	4	D1 Road Access	3
	B1 Strategic Location	3	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	Site's proximity to Park Gate Local Centre and railway station positively influences its scores for public transport, local amenities and strategic location. Buildings are of a reasonable quality and set out in a clear fashion which results in good suitability scores for all use classes. There is limited room for expansion given the proximity of the railway and motorway, although land to the east is allocated for employment uses (Little Park Farm, site 123).			
Suitability Grades	(B1) SUITABILITY B			
	(B2/B8) SUITABILITY B			
				





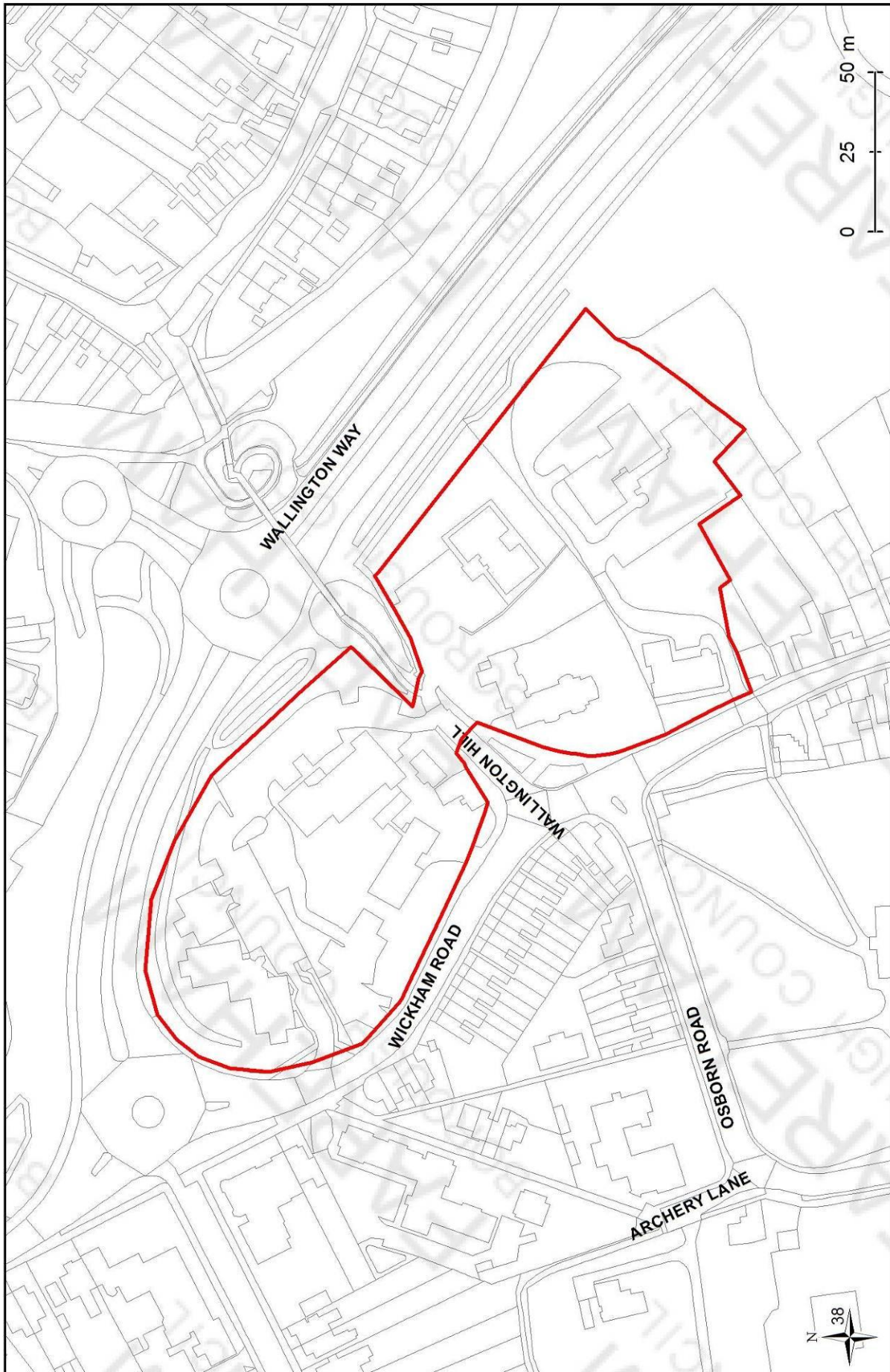
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Site ID:82 - Park Gate Business Centre

Site 84 Fareham Point, Wickham Road & North end of High Street

Address:	Fareham Point, Wickham Road & North end of High St			
Ward:	Fareham East			
Area:	Over 2 hectares			
Floorspace:	Unknown, in B1 use			
Includes:	Fareham Point, Wates House, The Old Manor House and two Old Manor Cottages to the north east and 43 Shiplands House, Nicholson Gate, 44 and 44A High Street to the south east.			
Use Classes:	B1			
Local Plan Status:	Category A and B Employment Area, within High Street Conservation Area, a grade 2* listed building within the site (The Old Manor House). Eastern parts of the site within floodzone 2 and 3.			
Site Description:	The site comprises of a number of buildings varying in height, size and design occupied by B1 businesses. Vehicular access from High Street and Wickham Road. Site bounded by A27 to the north and east, green open space to the south east, residential properties to the south west and Wickham Road to the west.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	3	C4 Site Prominence	3
	A3 Local Amenities	4	D1 Road Access	4
	B1 Strategic Location	5	D2 Road Access for HGVs	3
	B2 Environmental Constraints	5	D3 Congestion	2
	B3 Cultural & Heritage Constraints	3	D4 Public Transport	3
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
Comments:	The site lies at A32 roundabout and within close proximity to M27 and Fareham Town Centre which provides good public transport links, and is the largest retail area in the Borough. It consists of a number of buildings of quality architectural style, including a listed building, designed for B1 use. The site is well landscaped and offers simple and easy layout and sufficient car parking provision.			
Suitability Grades	<div>(B1) SUITABILITY A</div> <div>(B2/B8) SUITABILITY C</div>			
				





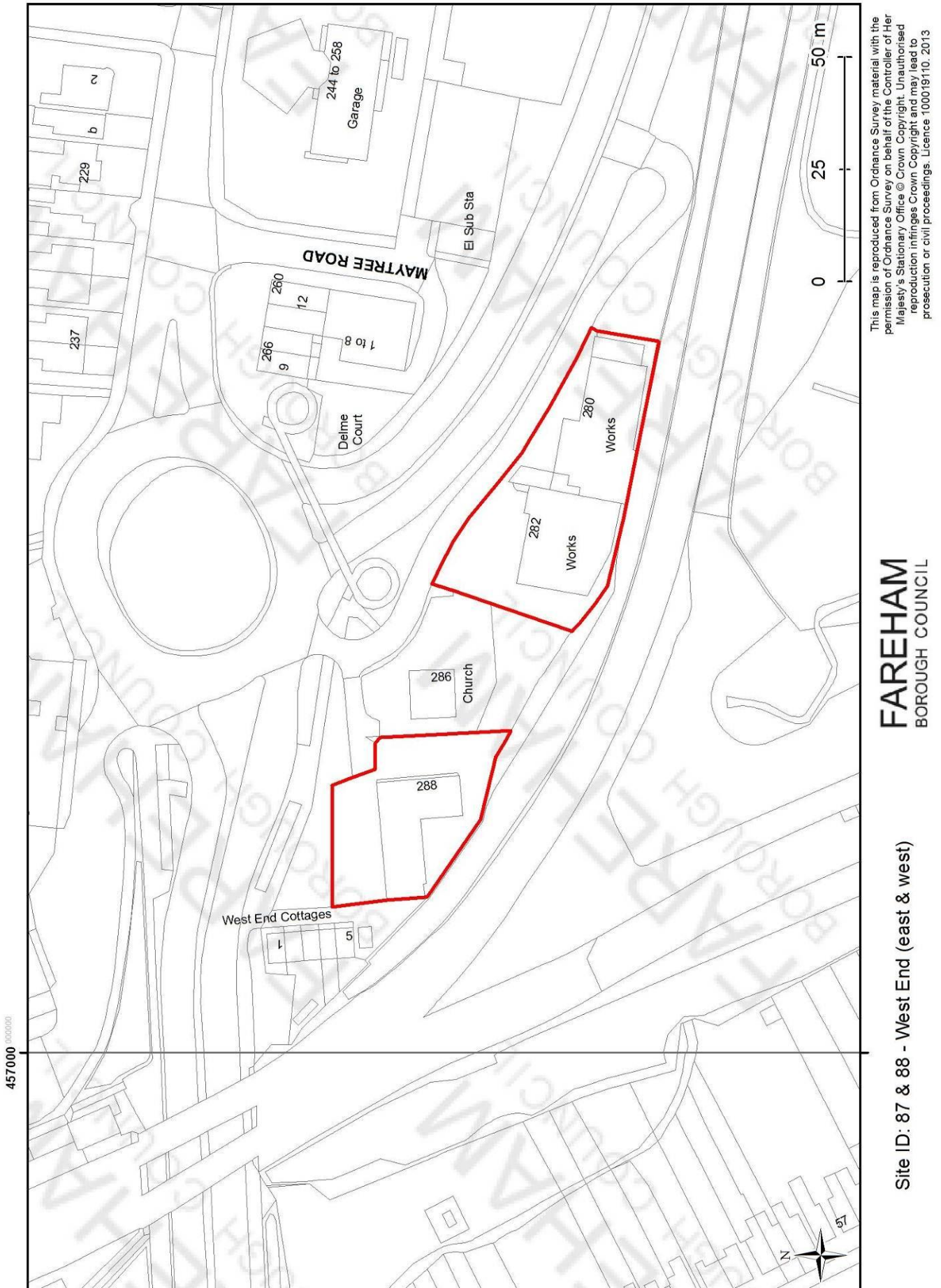
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FAREHAM
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Site ID:84 - Fareham Point & High Street

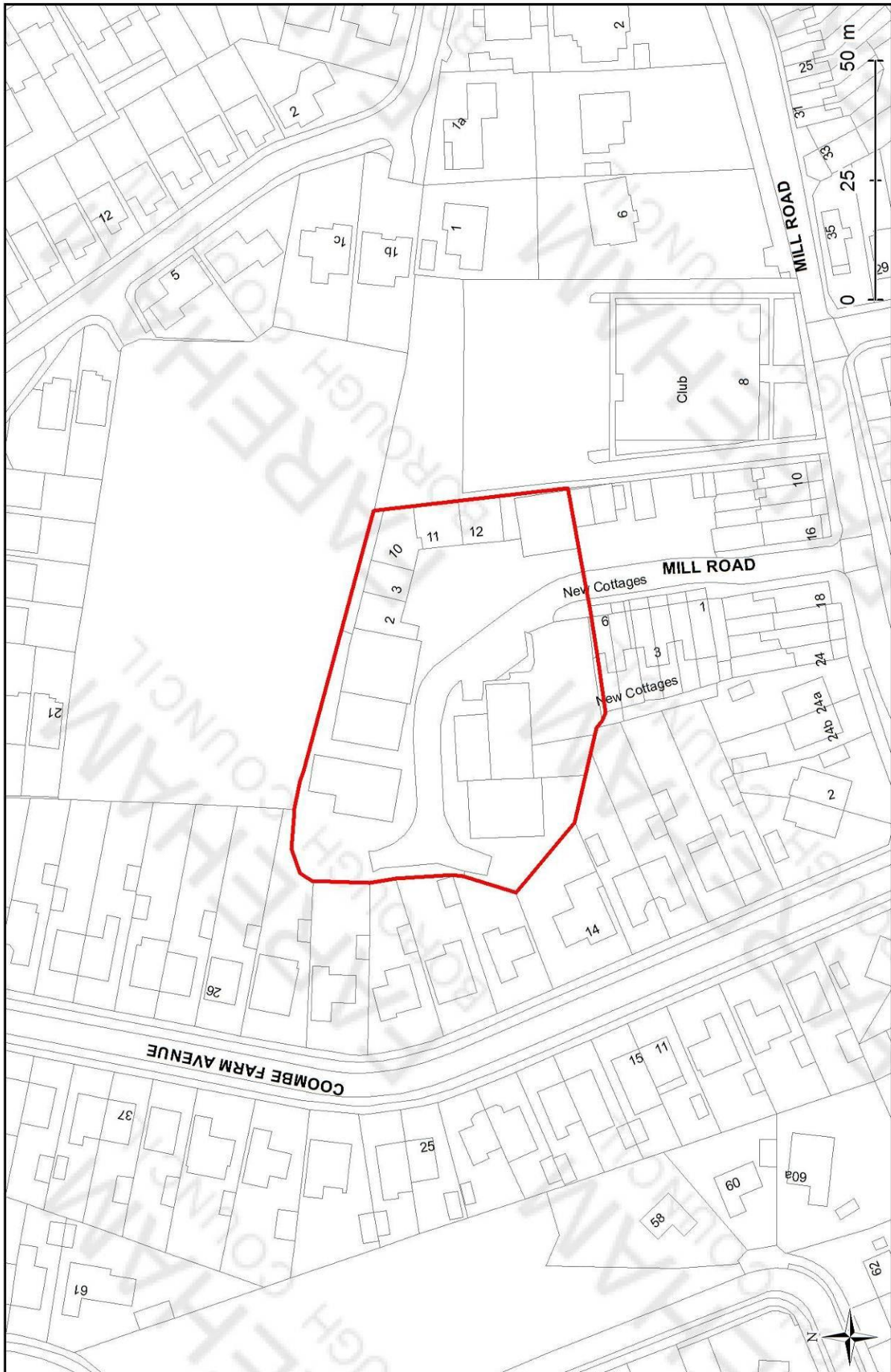
Sites 87 & 88 West End, South of Station Roundabout

Address:	West End, South of Station Roundabout																																										
Ward:	Fareham North																																										
Area:	0.16 hectares																																										
Floorspace:	Approximately 1,300.sqm in B1/B8 use																																										
																																											
Includes:	A series of single and two storey buildings joined up together with adjacent car parking to the north, west and east.																																										
Use Classes:	B1/B8																																										
Local Plan Status:	Site lies within Category A and B Employment Area, just outside of Fareham Town Centre boundary.																																										
Site Description:	The site is bounded by A27 to the north, railway line to the south and a church to the north west. Planned expansion of the A27 to include a new bus lane will reduce the landscaping and tree buffer between the site and the main road.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>3</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>4</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>5</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>5</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	4	C4 Site Prominence	4	A3 Local Amenities	4	D1 Road Access	3	B1 Strategic Location	5	D2 Road Access for HGVs	3	B2 Environmental Constraints	5	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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2Comments:	This compact site is located within close proximity to Fareham Train Station and Fareham Town Centre, which makes the site easily accessible by public transport. The site offers good access to road network, including A27 and motorway M27, however there might be some slight delays and risk of traffic jams at peak hours. The site currently does not offer good HGVs access as the site access and egress is via tight turns. Close proximity to Fareham Town Centre provides good retail and residential offer. However, due to physical boundaries, opportunities for further expansion are limited.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>A</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>B</td></tr></table> 			(B1) SUITABILITY	A	(B2/B8) SUITABILITY	B																																				
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(B2/B8) SUITABILITY	B																																										



Site 90 Boatyard Industrial Estate

Address:	Mill Road																																											
Ward:	Fareham South																																											
Area:	0.42																																											
Floorspace:	2,297sq.m of buildings																																											
Includes:	Industrial estate at the end of Mill Road																																											
Use Classes:	Mostly B2																																											
Local Plan Status:	Category B employment area with designated open space to the north.																																											
Site Description:	Small industrial estate with mainly low level small/medium sized industrial units. Site forms end of Mill Road cul-de-sac and has relatively poor access to the strategic road network. Briarwood Close Field is to the north.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>2</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>3</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>1</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>3</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	2	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	3	D2 Road Access for HGVs	2	B2 Environmental Constraints	5	D3 Congestion	1	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The site is away from the strategic road network, in a mainly residential area which limits the types of uses possible and/or acceptable. The poor prominence of the site coupled with its existing B2 nature renders it less suitable for B1 development than B2/B8. The site is quite intensively used already making further intensification unlikely. There are limited options for expansion as well.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>D</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table> 				(B1) SUITABILITY	D	(B2/B8) SUITABILITY	C																																				
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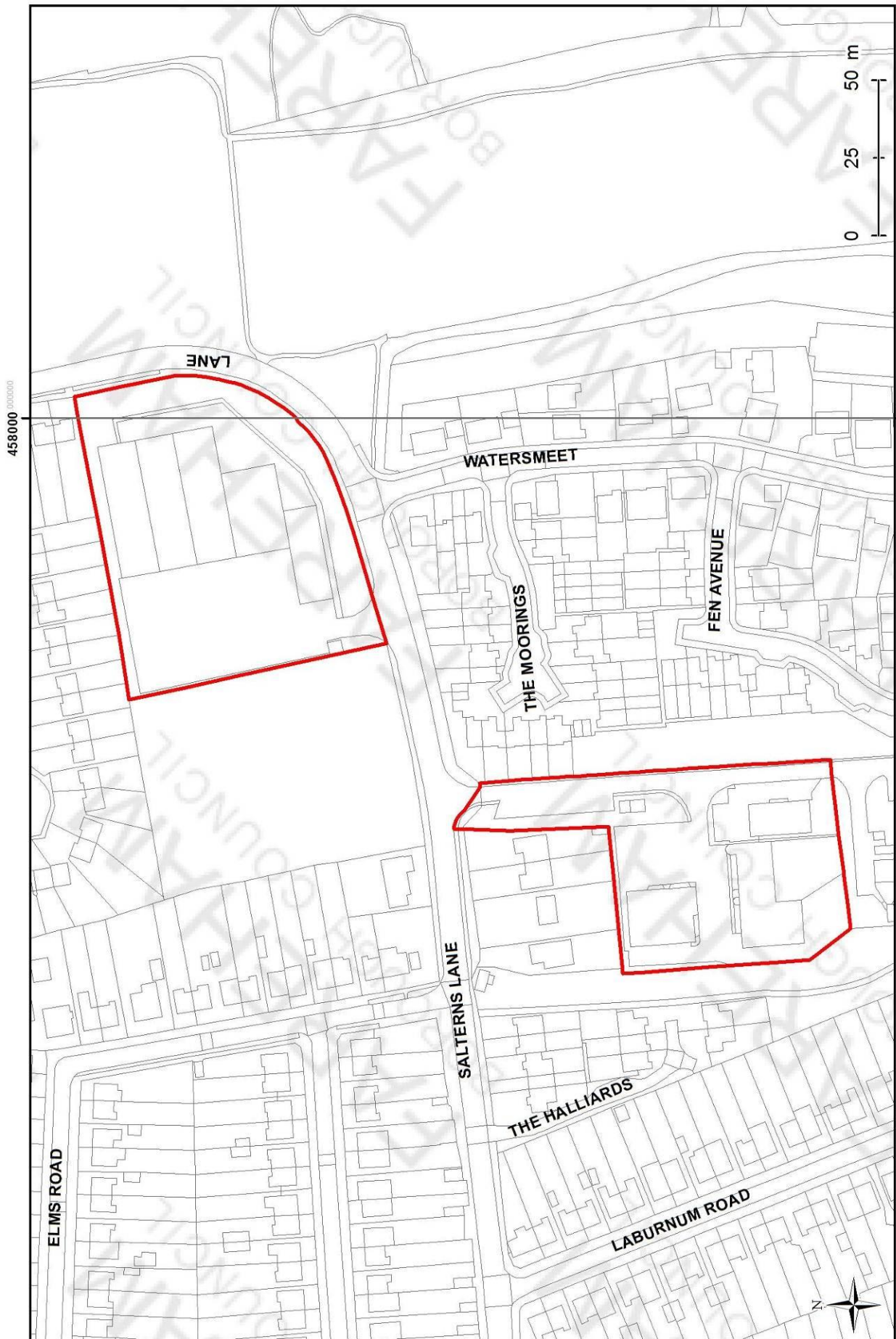
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FAREHAM
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Site ID:90 - Boatyard Industrial Estate

Site 92 Salterns & Delta Business Park

Address:	Salterns Lane			
Ward:	Fareham East			
Area:	1.28 hectares			
Floorspace:	4,675sq.m of buildings			
Includes:	Salterns industrial area to the north of Salterns Lane and Delta Business Park to south			
Use Classes:	B1, B2 and D1			
Local Plan Status:	Salterns is a category B employment area adjacent to local gap, coastal zone and countryside to east and allotments to west. Delta Business Park is adjacent to previous housing allocation.			
Site Description:	Salterns is a purpose built industrial area consisting of a cul-de-sac of B2 sheds with grey clad facades and large access doors serviced by a single communal car park. Delta Business Park is a more diverse part of the site, with a mix of uses in multi-storey buildings of varying ages and styles.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	2	C4 Site Prominence	1
	A3 Local Amenities	2	D1 Road Access	3
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	4	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	The sites main access is to the congested Gosport Road, and its position away from local amenities and any local centre adversely influences the suitability scores. The current building quality is reasonable but any proposed changes would need to consider the neighbouring residential areas. There are possibilities to extend or intensify Delta Business Park to the south.			
Suitability Grades	(B1) SUITABILITY C			
	(B2/B8) SUITABILITY C			
				





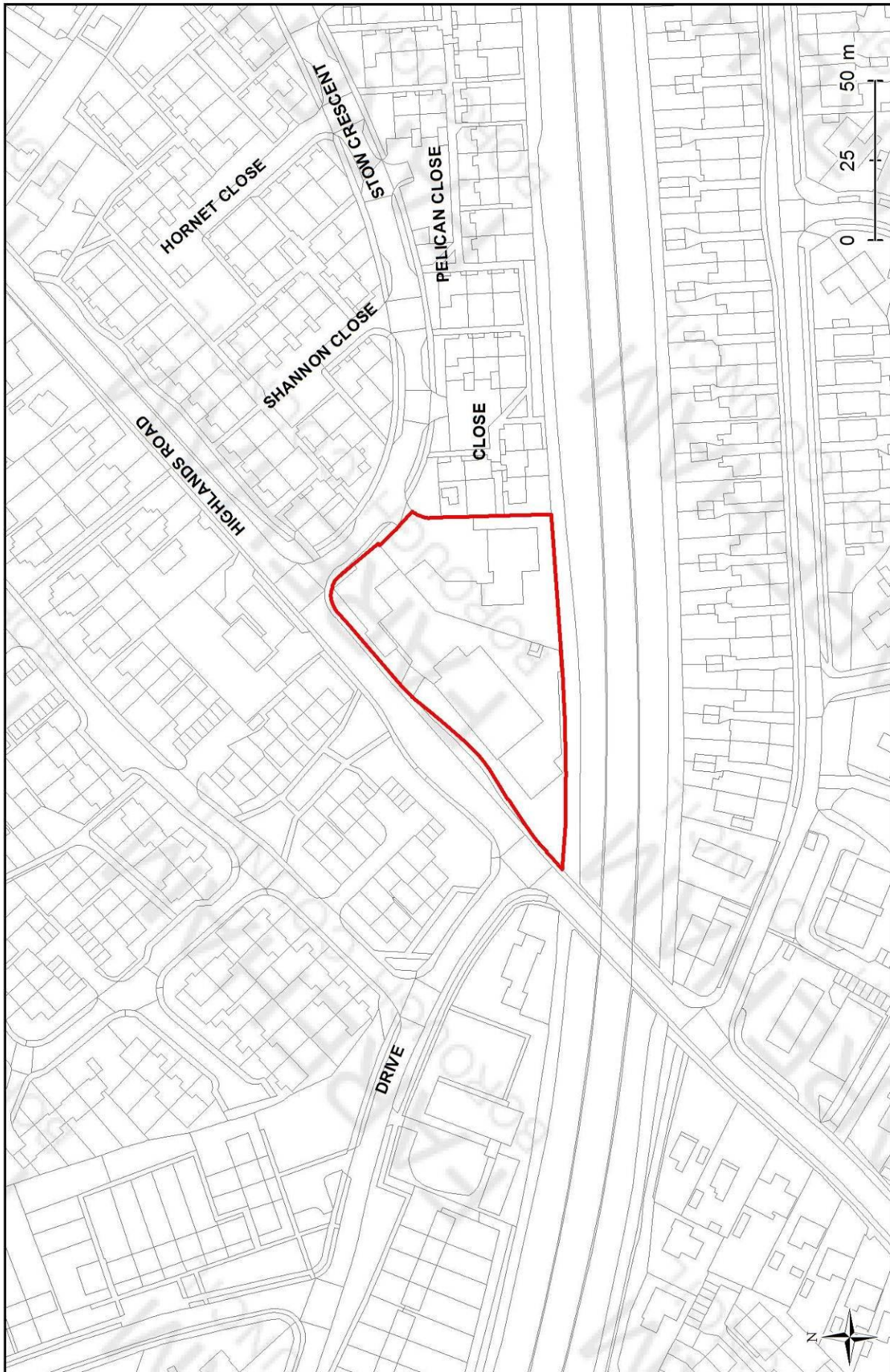
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Site ID:92 - Salterns & Delta Business Park

Site 94 Highland Road/Stow Crescent

Address:	Highland Road north of railway line																																											
Ward:	Fareham North West																																											
Area:	0.32 hectares																																											
Floorspace:	1,415sq.m of buildings																																											
Includes:	Two units on east side of Highlands Road immediately north of the railway line																																											
Use Classes:	B1c																																											
Local Plan Status:	Category B employment area within urban area																																											
Site Description:	Two medium sized, single storey units with communal parking between served by direct access to Highlands Road. Both units are brick built with clad roofing.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3	A2 Neighbour Issues	3	C4 Site Prominence	3	A3 Local Amenities	3	D1 Road Access	3	B1 Strategic Location	2	D2 Road Access for HGVs	3	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
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Comments:	The two units are in generally good condition, served by an adequate layout and reasonable access to the road network. The format of the existing buildings and the position away from any centre means the site is better suited to its current use than B1 offices. Potential intensification is possible given the low rise buildings, however more likely would be the combination of the buildings into a single occupier making more efficient use of existing space.																																											
Suitability Grades	<p>(B1) SUITABILITY C</p> <p>(B2/B8) SUITABILITY B</p>																																											







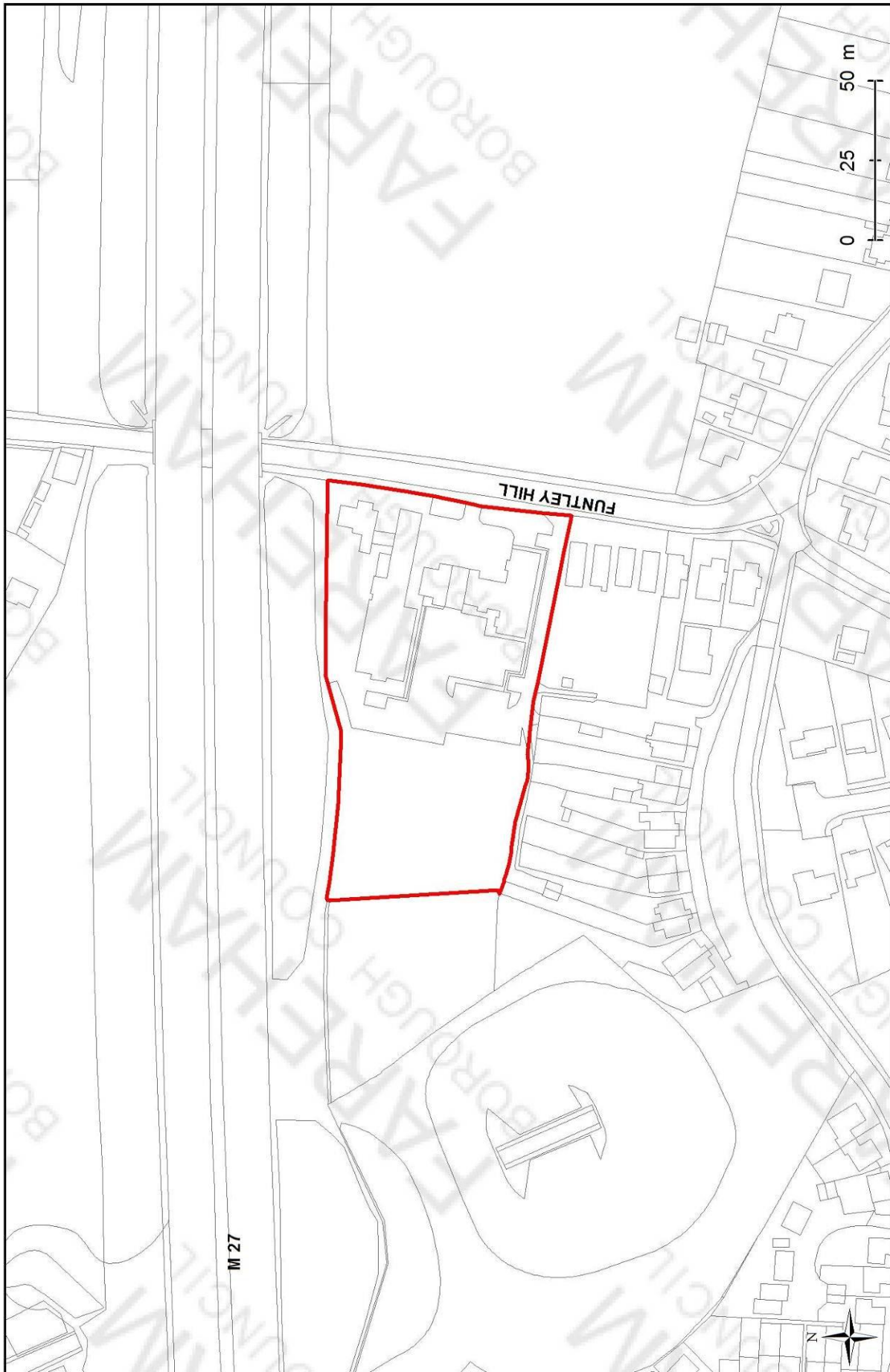
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FAREHAM
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Site ID:94 - Highland Rd junction with Stow Crescent

Site 95 Funtley Court

Address:	Funtley Hill																																											
Ward:	Fareham North																																											
Area:	0.82 hectares																																											
Floorspace:	2,334sq.m of buildings																																											
Includes:	Former school site on Funtley Hill																																											
Use Classes:	B1																																											
Local Plan Status:	Category B employment area within northern boundary of Fareham. Countryside to north, east and west.																																											
Site Description:	Former school converted into multiple B1 office units. Range of storey heights but all good quality brick buildings. Car parking to front and rear, which is accessed via two archways.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>4</td></tr><tr><td>A1(iii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>4</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	4	A1(iii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	4	A2 Neighbour Issues	3	C4 Site Prominence	2	A3 Local Amenities	2	D1 Road Access	3	B1 Strategic Location	2	D2 Road Access for HGVs	2	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
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Comments:	Good quality conversion providing flexible space for B1 offices. Poor public transport links and local amenities but good environmental quality and simple site layout. Potential for expansion to rear which has had previous permission.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>B</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	B		(B2/B8) SUITABILITY	C																																			
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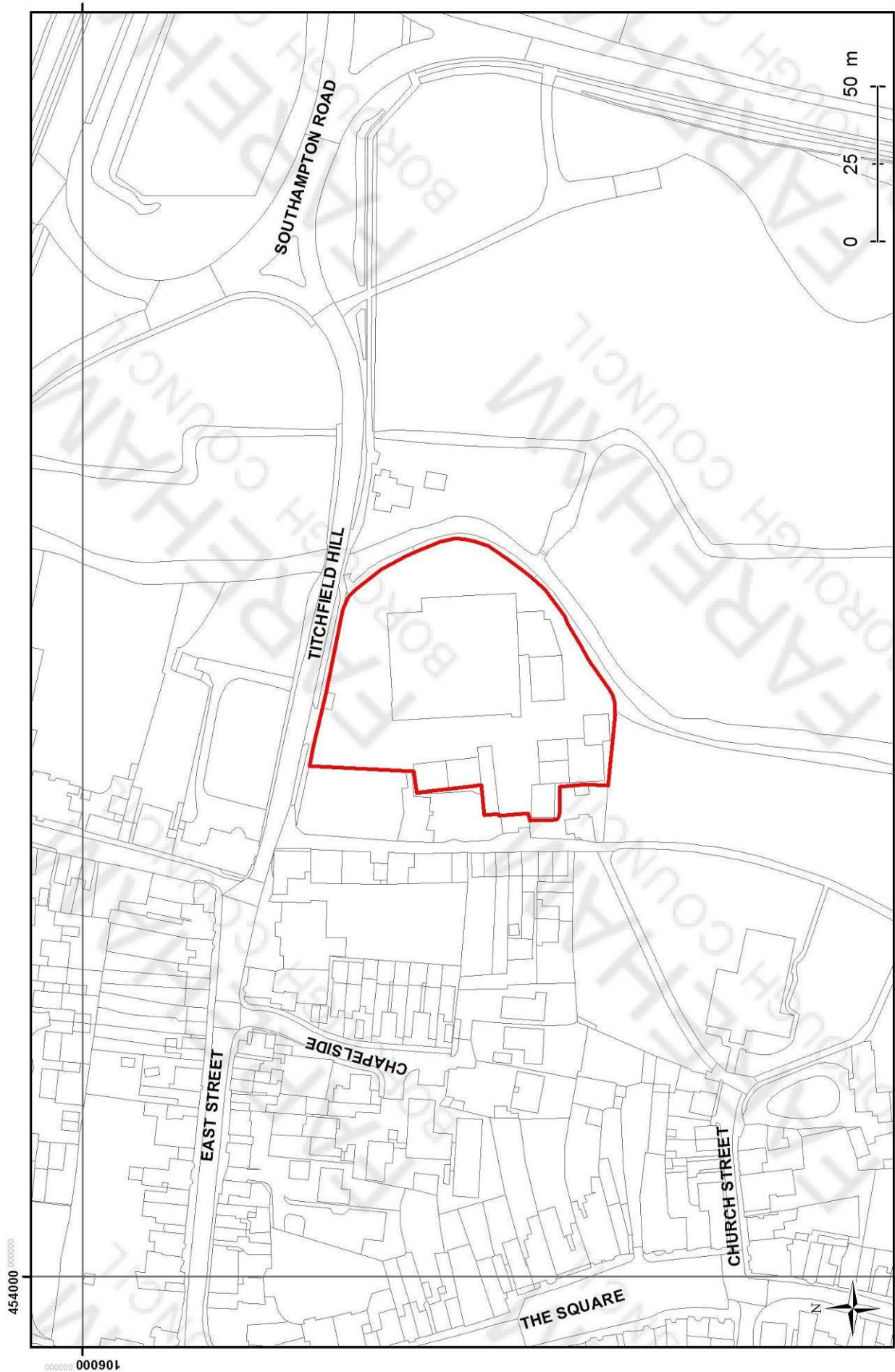
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FAREHAM
BOROUGH COUNCIL

Site ID:95 - Funtley Court

Site 96 The Tanneries

Address:	East Street																																											
Ward:	Titchfield																																											
Area:	0.61 hectares																																											
Floorspace:	6,558sq.m of buildings																																											
Includes:	Tanneries industrial estate south of East Street in east part of Titchfield																																											
Use Classes:	B1, B2 and B8																																											
Local Plan Status:	Category B employment area set fully within Titchfield Conservation Area. Set within eastern most boundary of Titchfield urban area adjacent to site of importance for nature conservation, strategic gap, countryside and area of special landscape character.																																											
Site Description:	Mix of building types, heights, ages, or varying materials. Some two/three storey office buildings alongside single storey B2, B8 sheds. Single access point to East Street, with service road circling main building in the centre of the site.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(iii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>3</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>2</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	3	A1(iii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3	A2 Neighbour Issues	4	C4 Site Prominence	3	A3 Local Amenities	3	D1 Road Access	4	B1 Strategic Location	3	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	2	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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Comments:	Site scores well on its current character due to the mixed use nature of the site. The site links up to the A27 via East Street and is reasonably close to Titchfield Local Centre. Main problems for any potential redevelopment would be the conservation area location, however well designed new units may be better for the conservation than some of the existing units.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>B</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	B		(B2/B8) SUITABILITY	C																																			
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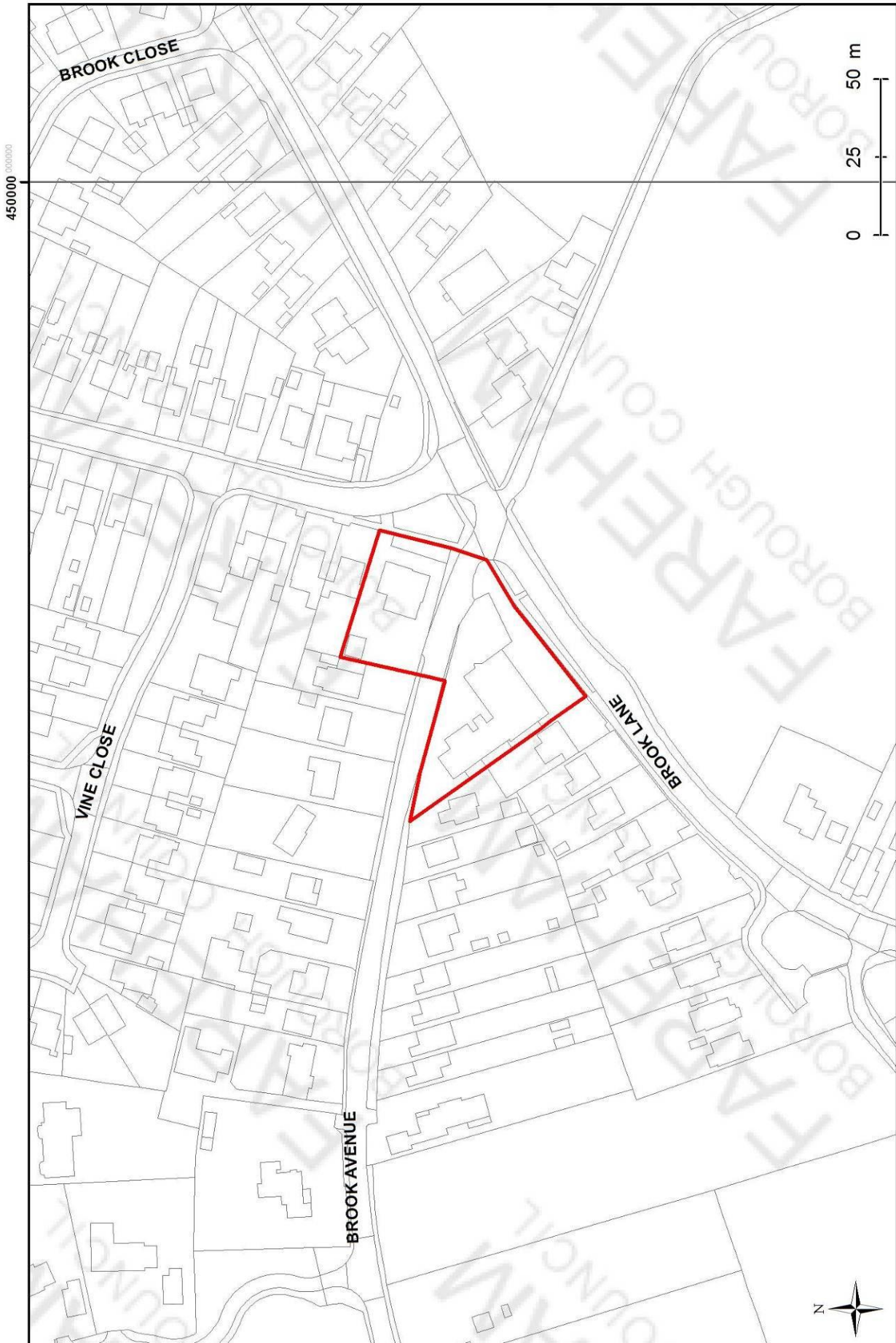
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FAREHAM
BOROUGH COUNCIL

Site ID:96 - The Tanneries

Site 98 Brook Avenue/Brook Lane

Address:	Junction of Brook Avenue and Brook Lane																																											
Ward:	Warsash and Park Gate																																											
Area:	0.34 hectares																																											
Floorspace:	1,632sq.m of buildings																																											
	1,632sq.m in B1-B8 use																																											
Includes:	Two medium/large buildings either side of Brook Avenue where it meets Brook Lane																																											
Use Classes:	B1 and A1																																											
Local Plan Status:	Category B employment area within urban boundary. Adjacent to countryside and local gap.																																											
Site Description:	Site is formed of two medium/large two storey brick built office blocks, part of one is used for retail purposes. Surrounded by residential to the north and west. Low density with soft landscaping fronting Brook Lane.																																											
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Comments:	Site benefits from reasonable B1 building quality, environmental quality and road access although it is somewhat removed from the strategic road network. Residential and countryside surrounding makes expansion unlikely and would restrict intensification. The fact that the site is isolated and consists of only two buildings it may be vulnerable to vacancy rates giving an impression of emptiness. However the site is one of very few employment sites in this part of the Borough and should be retained unless long term vacancies become an issue.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table>				(B1) SUITABILITY	C	(B2/B8) SUITABILITY	D																																				
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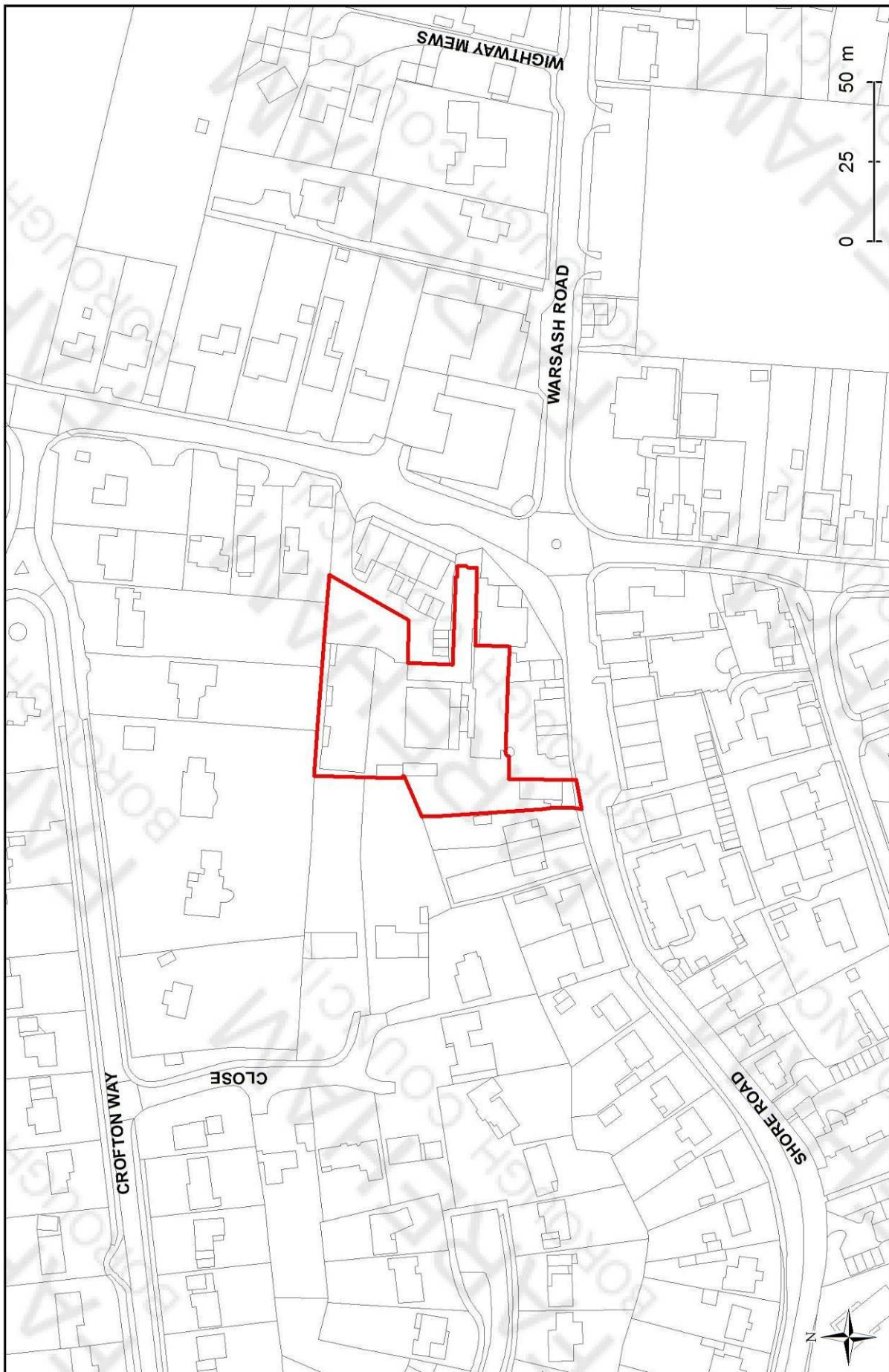
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Site ID:98 - Brook Avenue/Brook Lane

Site 99 Warsash Village Centre

Address:	Brook Lane and Shore Road				
Ward:	Warsash				
Area:	0.35 hectares				
Floorspace:	3,270sq.m of buildings				
	3,270sq.m in B1-B8 use				
Includes:	Area of employment in behind retail units along Brook Lane and Shore Road				
Use Classes:	B2 with some B1				
Local Plan Status:	Category B employment area adjacent to Warsash Local Centre, Coastal Zone and area of special residential character.				
Site Description:	Mix of single storey and two storey buildings adjacent to and in places attached to retail frontage buildings. Tightly packed site with poor access and limited parking.				
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2	
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2	
	A2 Neighbour Issues	2	C4 Site Prominence	2	
	A3 Local Amenities	4	D1 Road Access	2	
	B1 Strategic Location	3	D2 Road Access for HGVs	2	
	B2 Environmental Constraints	5	D3 Congestion	3	
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	
	B4 Brownfield or Greenfield	5	E1 Planning Status	-	
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2			
Comments:	Site is intensively used with a number of operators functioning in a tight space, as such the environmental quality and site layout is relatively poor. Site does benefit from proximity to local amenities from Warsash Local Centre. There would appear to be very little chance for expansion or intensification.				
Suitability Grades	(B1) SUITABILITY			C	
	(B2/B8) SUITABILITY			D	
					




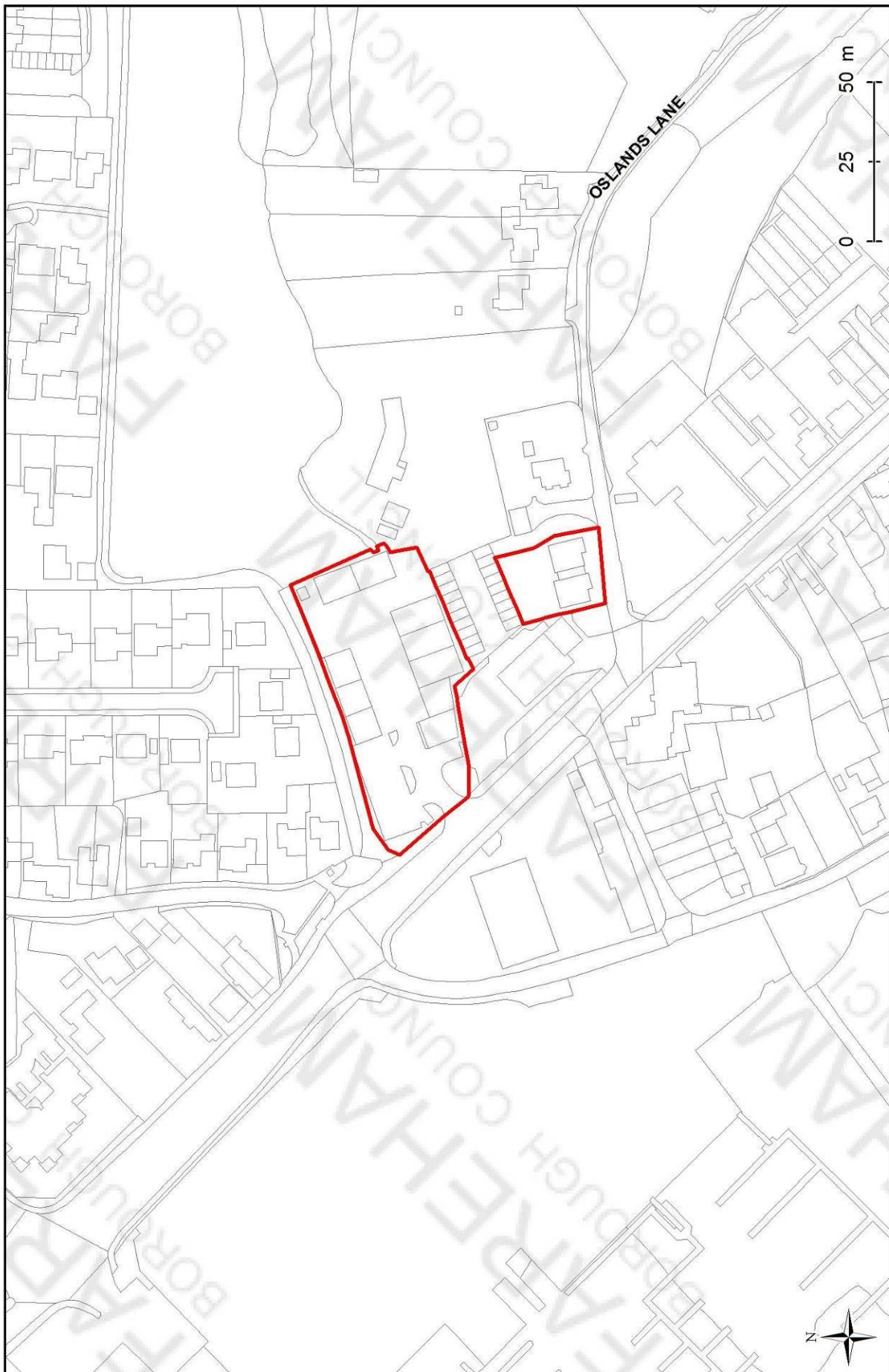
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Site ID:99 - Warsash Village Centre

Site 100 Swanwick Business Park & Oslands Court

Address:	Bridge Road, Oslands Lane																																											
Ward:	Sarisbury																																											
Area:	0.41 hectares																																											
Floorspace:	2,476sq.m of buildings																																											
	2,476sq.m in B1-B8 use																																											
Includes:	Swanwick Business Park and Oslands Court office block along Oslands Lane																																											
Use Classes:	B1, B2																																											
Local Plan Status:	Swanwick Business Park is a category B employment area. Larger site is opposite Swanwick Shore conservation area and coastal zone to the west, with countryside, local gap and site of importance for nature conservation to east.																																											
Site Description:	Swanwick Business Park is a modern B2 estate, brick built with direct access to Bridge Road. All units are of a similar size and shape and are set out in a cul-de-sac layout. Oslands Court consists of two attached office buildings, two storey in height with limited parking. Access to Bridge Road is via Oslands Lane.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>3</td><td>C2 Site Environmental Quality</td><td>4</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>4</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	4	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	4	A2 Neighbour Issues	3	C4 Site Prominence	3	A3 Local Amenities	2	D1 Road Access	4	B1 Strategic Location	2	D2 Road Access for HGVs	3	B2 Environmental Constraints	4	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
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Comments:	The site scores well due to the quality of the buildings, site layout and the high environmental quality. However, the site is away from substantial local amenities and is poorly served by public transport. Expansion may be possible if adjacent car showroom were to become available. But the site is bounded by residential properties as well so intensification would be difficult.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>B</div></div> <div><div>(B2/B8) SUITABILITY</div><div>B</div></div> 																																											





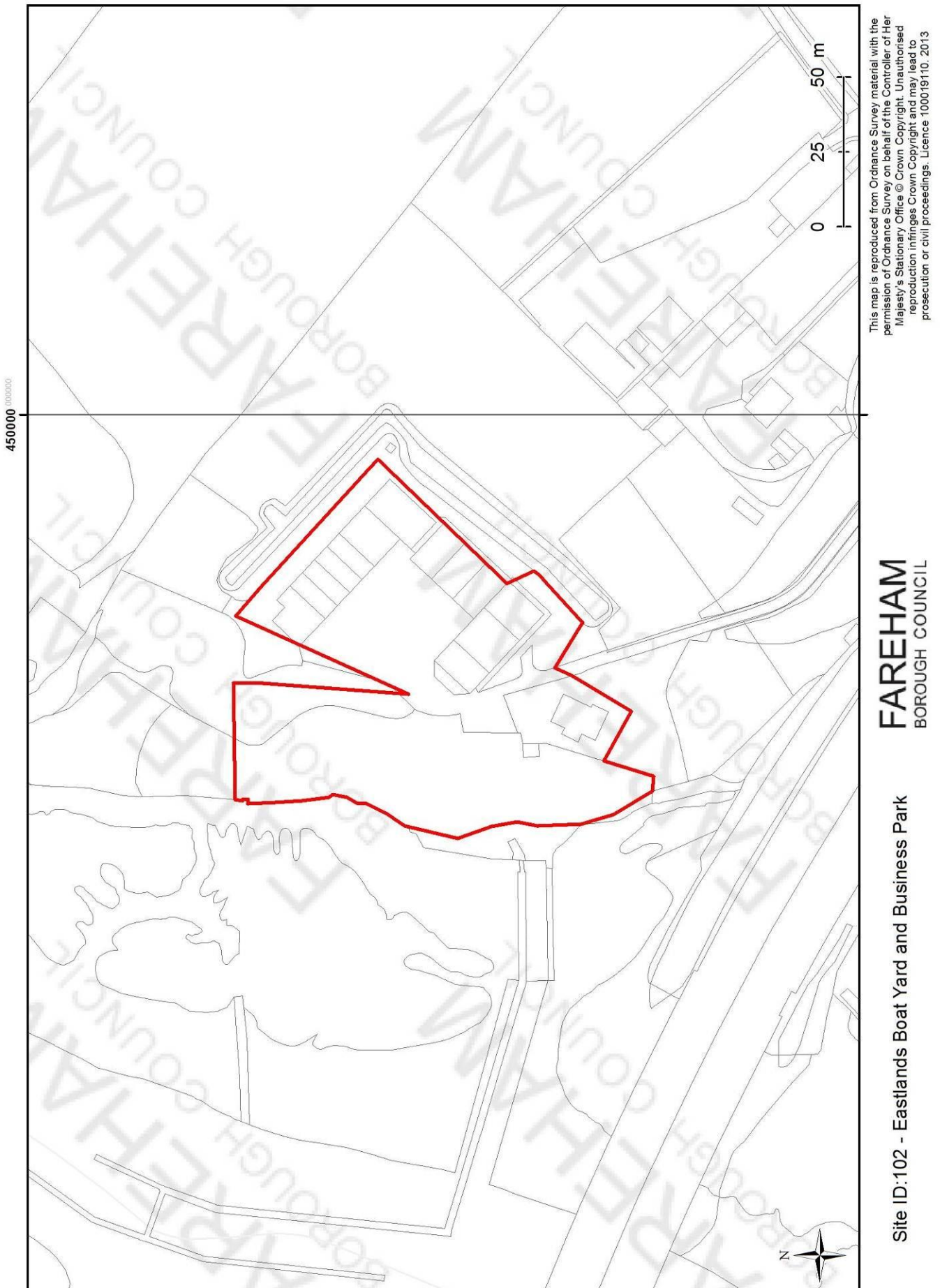
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Site ID:100 - Swanwick Business Park & Oslands Court

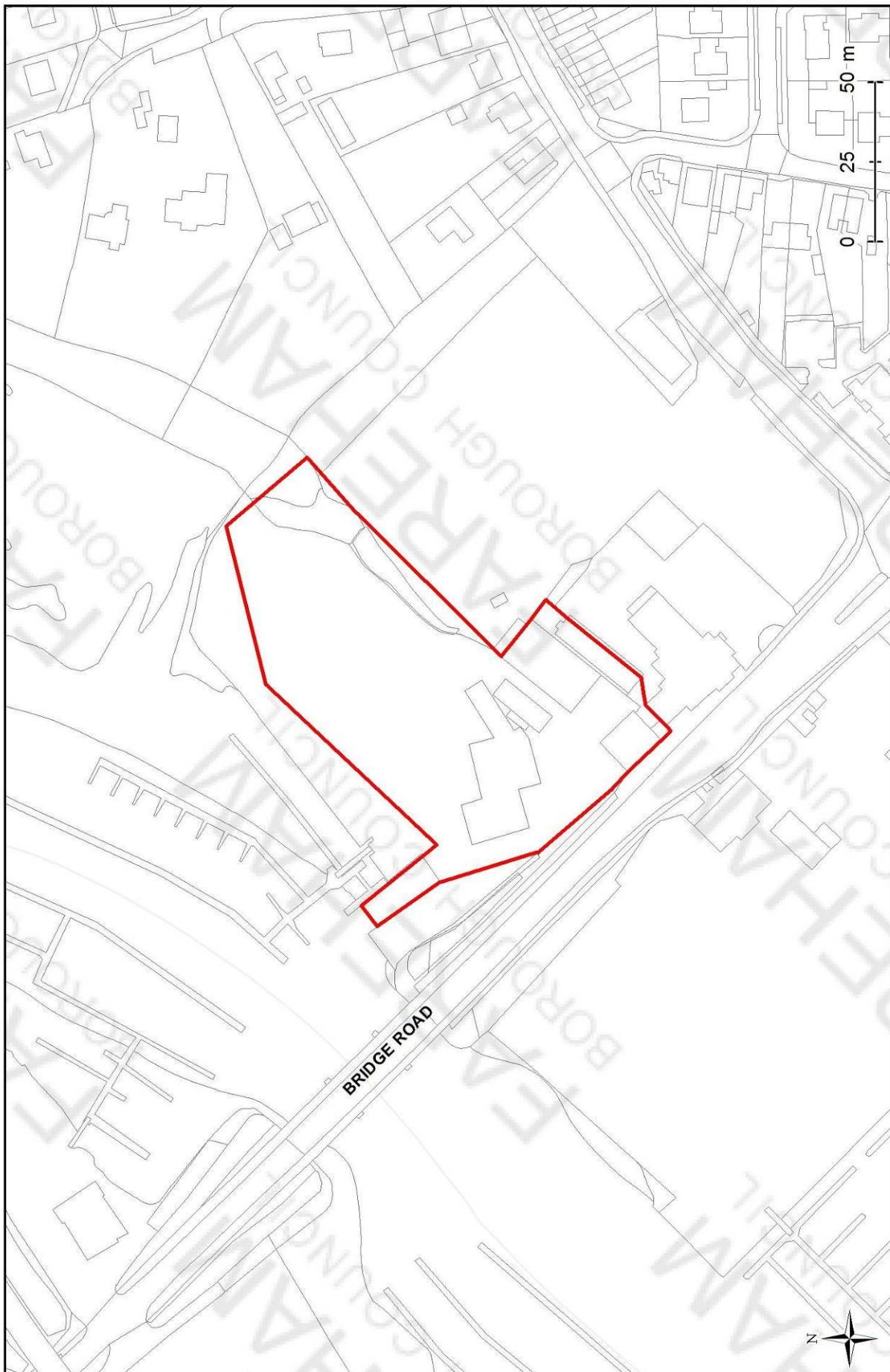
Site 102 Eastlands Boatyard & Business Park

Address:	Coal Park Lane																																											
Ward:	Sarisbury																																											
Area:	0.95 hectares																																											
Floorspace:	3,474sq.m of buildings 3,474sq.m in B1-B8 use																																											
Includes:	Boatyard at the end of Coal Park Lane and associated business park																																											
Use Classes:	B1, B2 and some A1																																											
Local Plan Status:	Classified as a boatyard in the Local Plan. Within the countryside, an area of special landscape character and adjacent to a site of importance for nature conservation																																											
Site Description:	Existing boatyard down thin access track north of the railway line off of Coal Park Lane. Associated modern business park units are single storey with wooden cladding set in a cul-de-sac layout. Site surrounded mostly by open countryside, with a few other low density employment buildings.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>4</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>1</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>5</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	4	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	4	A2 Neighbour Issues	5	C4 Site Prominence	4	A3 Local Amenities	1	D1 Road Access	2	B1 Strategic Location	1	D2 Road Access for HGVs	4	B2 Environmental Constraints	1	D3 Congestion	4	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	5		
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Comments:	Site benefits from good environmental quality and a good layout as well as high quality existing B2/B8 style buildings. However the site has little access to local amenities and public transport, has a number of environmental constraints, and is difficult to reach by road. Further intensification is likely to be contrary to countryside policies.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>D</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>B</td></tr></table> 				(B1) SUITABILITY	D	(B2/B8) SUITABILITY	B																																				
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Site 103 RK Marine

Address:	North of Bridge Road			
Ward:	Sarisbury			
Area:	0.90 hectares			
Floorspace:	974sq.m of buildings			
	584sq.m in B1-B8 use			
Includes:	RK Marine boatyard and associated buildings			
Use Classes:	B2			
Local Plan Status:	Classified as a boatyard in the Local Plan. Located within the countryside, coastal zone, partly within a site of importance for nature conservation and adjacent to an area of special residential character.			
Site Description:	Relatively modern boatyard with a number of medium/large associated buildings which vary between one and two storeys in height. The buildings closest to the River Hamble are half brick and half grey clad structures, whilst the building closest to the road is entirely brick with a glass window frontage onto the road.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3
	A2 Neighbour Issues	4	C4 Site Prominence	4
	A3 Local Amenities	2	D1 Road Access	4
	B1 Strategic Location	1	D2 Road Access for HGVs	3
	B2 Environmental Constraints	1	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	The high suitability scores are a reflection of the good quality buildings on site coupled with limited neighbour issues, good road access and a prominent location. The site forms part of the marine cluster in the area and should be retained as such. The buildings on site have been recently extended but further expansion is likely to be limited as it may reduce the space for boat storing which is the primary business.			
Suitability Grades	(B1) SUITABILITY			B
	(B2/B8) SUITABILITY			B
				





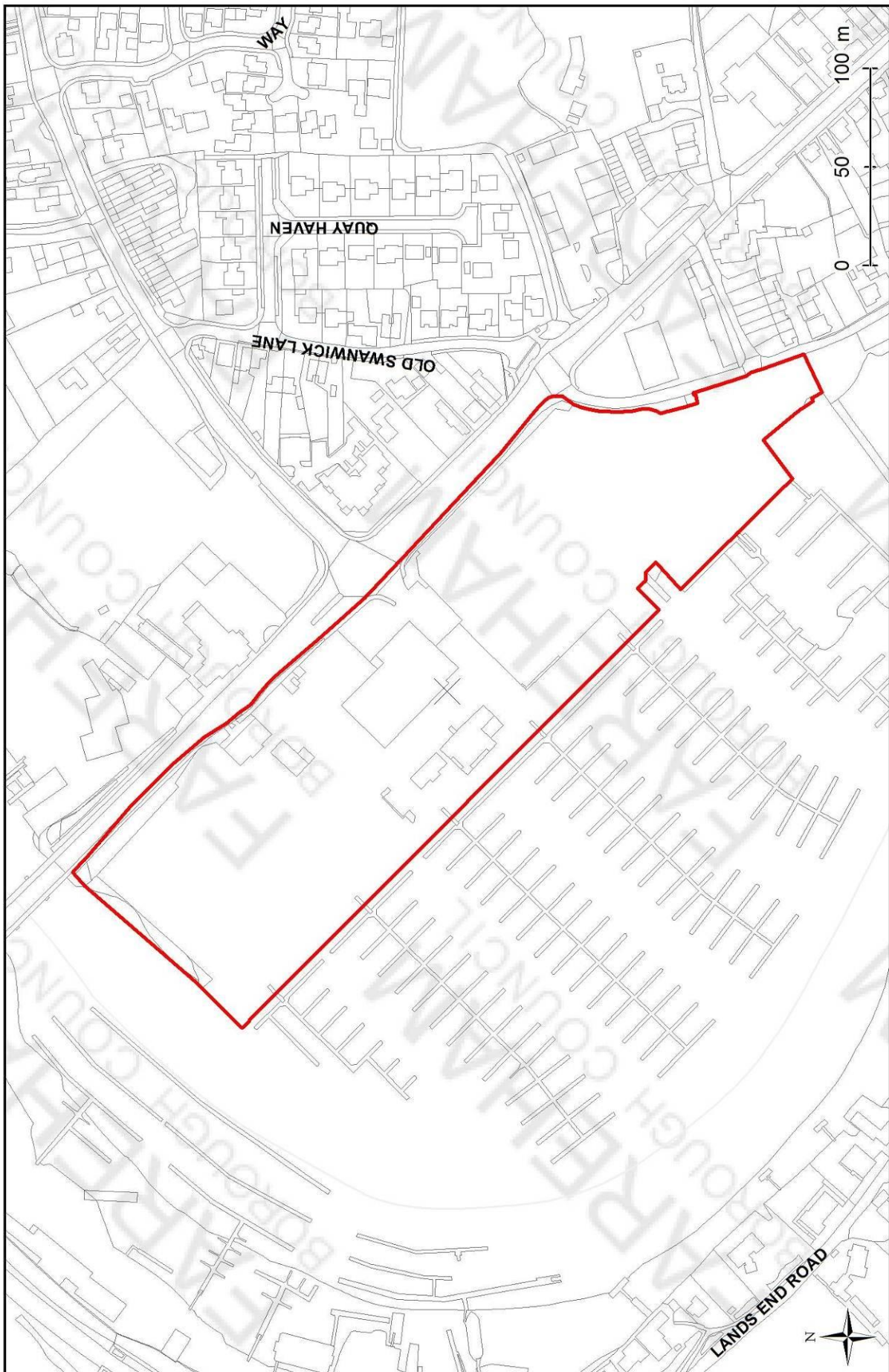
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Site ID:103 - RK Marine

Site 104 Swanwick Marina

Address:	South of Bridge Road																																											
Ward:	Sarisbury																																											
Area:	4.41 hectares																																											
Floorspace:	7,862sq.m of Buildings																																											
	7,862sq.m in B1-B8 use																																											
Includes:	The boatyard and associated buildings on the south side of Bridge Road																																											
Use Classes:	B1, B2																																											
Local Plan Status:	Classified as a boatyard in the Local Plan. Located within the countryside and coastal zone, adjacent to two sites of importance for nature conservation																																											
Site Description:	Large site, mainly used for boat storage, although there are a number of associated workshops on site as well as a medium/large two storey office block in the centre of the site. Site currently has permission for comprehensive redevelopment including housing, retail, restaurants, office and storage which would result in the retention of marine focus.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>3</td><td>C2 Site Environmental Quality</td><td>4</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>1</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>4</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	4	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	4	C4 Site Prominence	4	A3 Local Amenities	2	D1 Road Access	4	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	1	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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B2 Environmental Constraints	1	D3 Congestion	3																																									
B3 Cultural & Heritage Constraints	5	D4 Public Transport	2																																									
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The site benefits from a prominent location, strong road links and good environmental quality. The main issues are its location away from centres and the environmental constraints. The improved building quality as a result of the proposed redevelopment make improve the suitability scores below. Despite the planned redevelopment, the site forms part of the marine cluster in the area and should be retained as such.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	C	(B2/B8) SUITABILITY	C																																				
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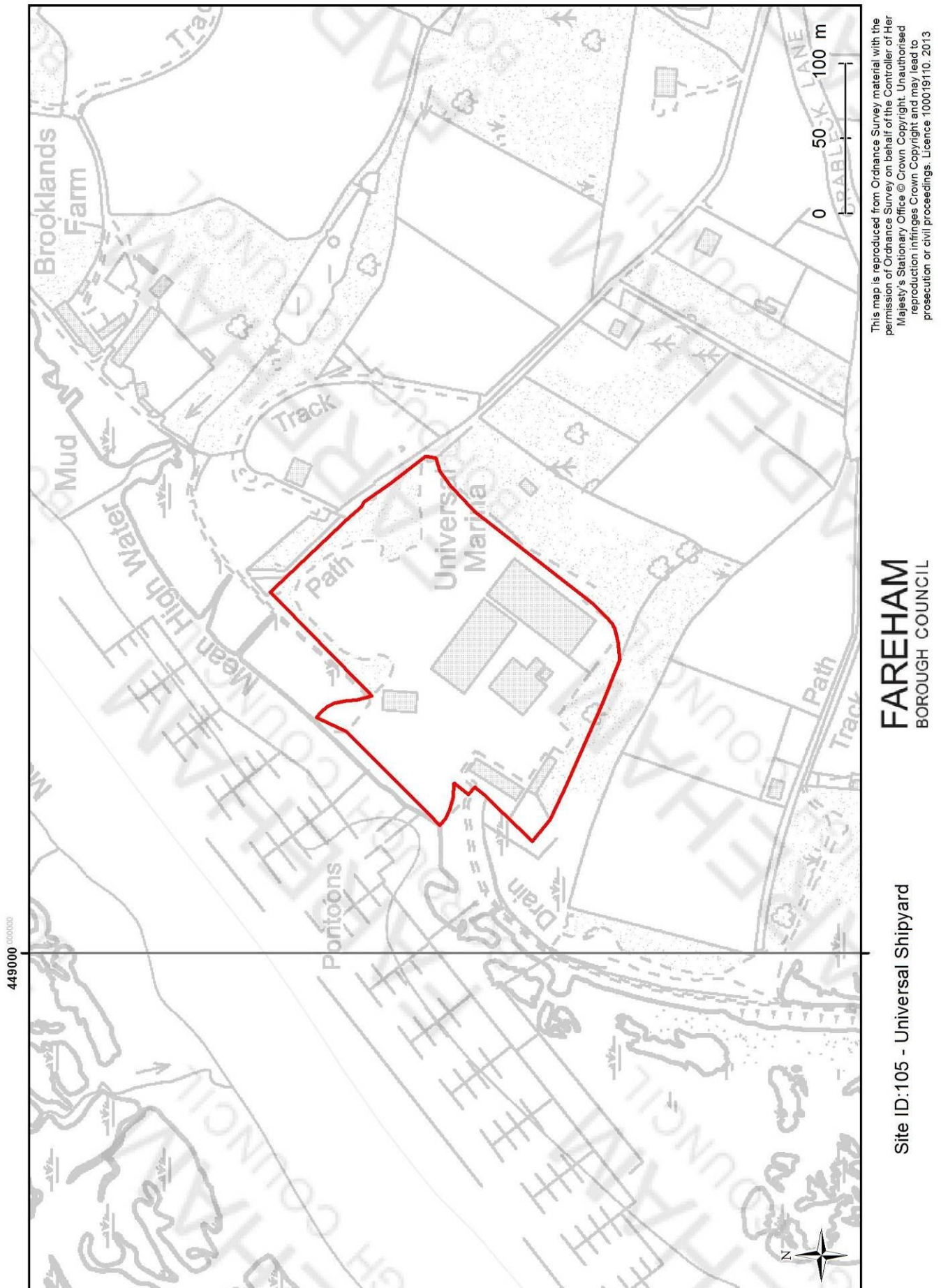
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Site ID: 104 - Swanwick Marina

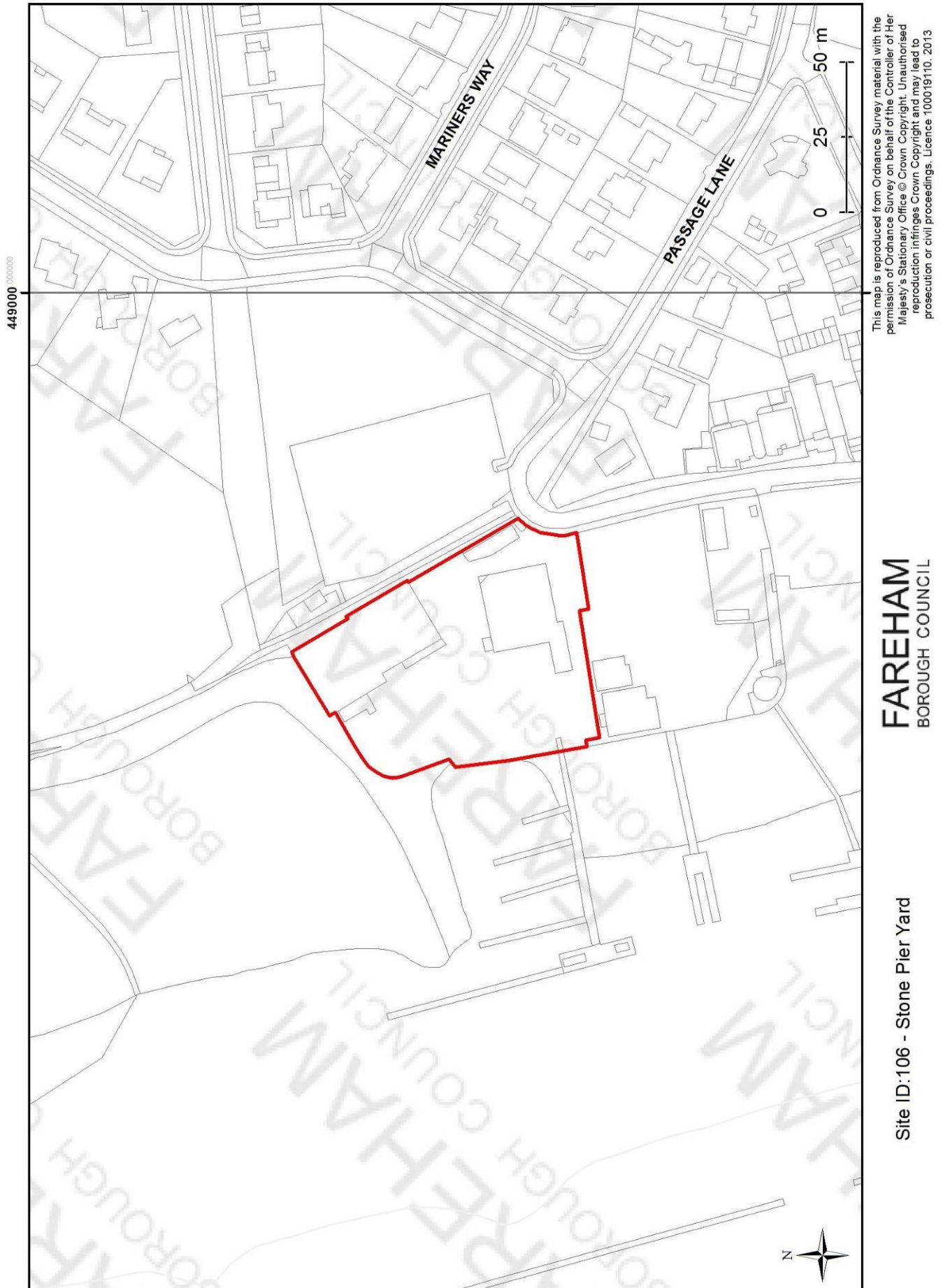
Site 105 Universal Shipyard

Address:	Crableck Lane																																											
Ward:	Sarisbury																																											
Area:	3.27 hectares																																											
Floorspace:	10,150sq.m of buildings																																											
	8,120sq.m in B1-B8 use																																											
Includes:	Boatyard and associated buildings at the end of Crableck Lane																																											
Use Classes:	B1, B2																																											
Local Plan Status:	Classified as a boatyard in the Local Plan. Located within countryside, area of special landscape character and coastal zone. Adjacent to Brooklands which is designated as a historic park and garden as well as a site of importance for nature conservation.																																											
Site Description:	Located well away from the urban area the site is home to a number of large boat storage sheds which are mostly clad in metallic materials. The site is also home to some smaller B2 units and some B1 office areas.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>1</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>1</td></tr><tr><td>B2 Environmental Constraints</td><td>1</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	3	A2 Neighbour Issues	5	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	1	B1 Strategic Location	1	D2 Road Access for HGVs	1	B2 Environmental Constraints	1	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
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B1 Strategic Location	1	D2 Road Access for HGVs	1																																									
B2 Environmental Constraints	1	D3 Congestion	2																																									
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4																																											
Comments:	Site scored poorly due to isolated location and environmental constraints. Road access is a problem as only route to and from site is down narrow Crableck Lane. The site does have a reasonable layout and environmental quality. Further expansion would be difficult to justify given the access to the site.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table>				(B1) SUITABILITY	E	(B2/B8) SUITABILITY	D																																				
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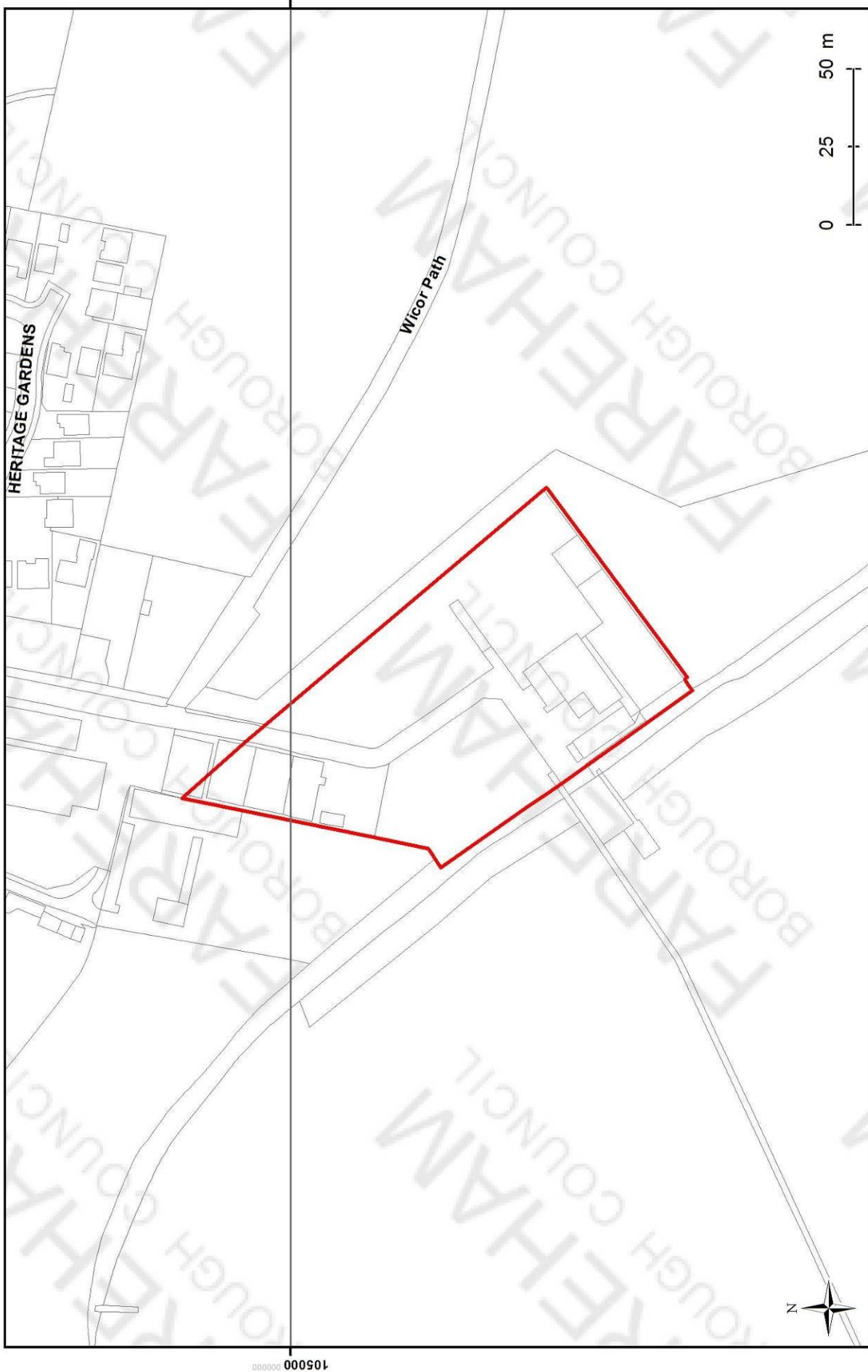
Site 106 Stone Pier Yard

Address:	Shore Road																																											
Ward:	Warsash																																											
Area:	0.58 hectares																																											
Floorspace:	3,610sq.m of buildings 2,166sq.m in B1-B8 use																																											
Includes:	Boatyard and associated buildings adjacent to car park at the end of Shore Road																																											
Use Classes:	B2, with some A1																																											
Local Plan Status:	Classified as a boatyard in the Local Plan. Located within the countryside and coastal zone and adjacent to mooring restricted area, site of special scientific interest and Warsash conservation area.																																											
Site Description:	Large paved area for the storage of boats with two medium/large two storey buildings, and a number of smaller units housing associated marine works and some retail. Site is densely packed with stored boats and variety of buildings.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>2</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>1</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	2	C4 Site Prominence	1	A3 Local Amenities	2	D1 Road Access	2	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	1	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2																																									
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	Site suffers from poor road access, poor layout and an isolated location away from amenities and public transport. The condition of the buildings is also below average. However the site forms part of the marine cluster along the River Hamble and should be protected as a boatyard. The site has very limited options for expansion or intensification.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>E</td></tr></table>				(B1) SUITABILITY	E	(B2/B8) SUITABILITY	E																																				
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(B2/B8) SUITABILITY	E																																											
																																												



Site 107 Wicor Marine

Address:	Cranleigh Road																																										
Ward:	Portchester East																																										
Area:	0.93 hectares																																										
Floorspace:	2,687sq.m of buildings 2,149sq.m in B1-B8 use																																										
																																											
Includes:	Wicor Marine and associated buildings to the south of Cranleigh Road																																										
Use Classes:	B2 and B8																																										
Local Plan Status:	Classified as a boatyard in the Local Plan. Located within the countryside and coastal zone and adjacent to site of nature conservation value																																										
Site Description:	Paved area used for storing boats, with a number of single to two storey associated buildings. Buildings are relatively modern and mainly green clad and located in the north western and south eastern corners of the site.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>1</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3	A2 Neighbour Issues	5	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	1	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	3	D3 Congestion	4	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3																																								
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4																																										
Comments:	The site benefits from a decent layout and good environmental quality as well as relatively modern B2/B8 style buildings. However the road access is poor and the site is isolated from the main road network as well as any local amenities. Parts of the site could be more intensively used, but flood risk must be taken into account.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>B</td></tr></table> 			(B1) SUITABILITY	E	(B2/B8) SUITABILITY	B																																				
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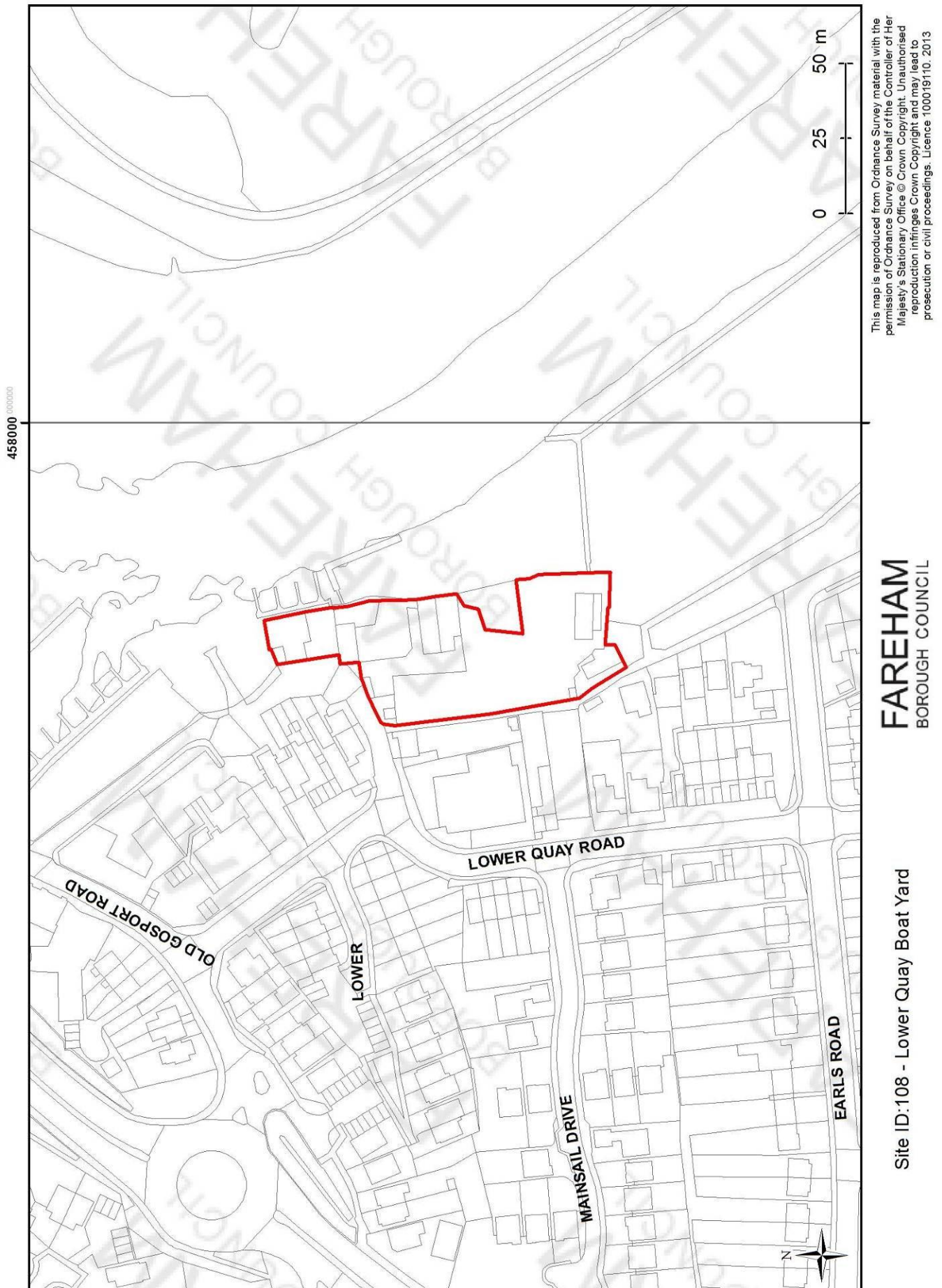
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Site ID:107 - Wicor Marine

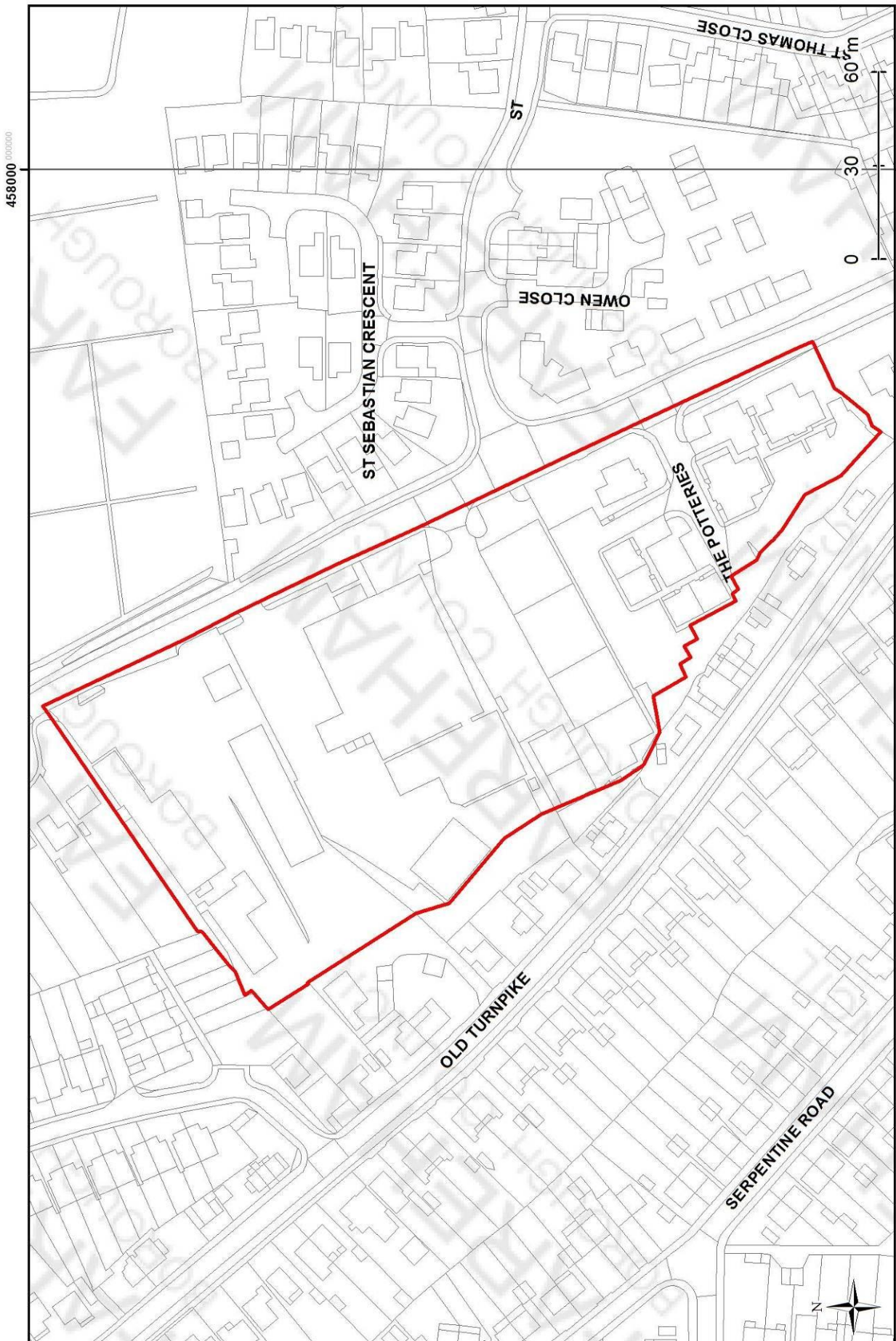
Site 108 Lower Quay Boatyard

Address:	Lower Quay Road			
Ward:	Fareham East			
Area:	0.36 hectares			
Floorspace:	2,145sq.m of buildings			
	2,145sq.m in B1-B8 use			
Includes:	Boatyard and associated marine related buildings adjacent to Fareham Creek at the end of Lower Quay Road			
Use Classes:	B2, B8			
Local Plan Status:	Classified as a boatyard in the Local Plan. Only boatyard to be identified within the urban area, it is also within the Lower Quay conservation area and adjacent to coastal zone, mooring restricted area and site of special scientific interest			
Site Description:	Site is accessed via a small service road linking to Lower Quay Road. Site consists of a number of relatively small fenced off areas for the storing of boats, interspersed with associated, mostly brick, buildings with a mix of uses.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2
	A2 Neighbour Issues	3	C4 Site Prominence	2
	A3 Local Amenities	3	D1 Road Access	3
	B1 Strategic Location	3	D2 Road Access for HGVs	2
	B2 Environmental Constraints	1	D3 Congestion	2
	B3 Cultural & Heritage Constraints	2	D4 Public Transport	4
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
Comments:	Site is located within reasonable proximity to Fareham Town Centre, and as such benefits from good public transport links and local amenities. The existing buildings are of reasonable quality, but any proposed changes, alterations would need to consider the conservation interests as well as neighbouring residential properties. The site is the only boatyard along Fareham Creek and should be retained as such.			
Suitability Grades	(B1) SUITABILITY C			
	(B2/B8) SUITABILITY D			
				



Site 126 Kiln Acre, Wickham Road

Address:	Kiln Acre			
Ward:	Fareham East			
Area:	2.38ha			
Floorspace:	15,644sq.m of buildings			
Includes:	The Potteries and all units off of Wickham Road (west side of the road) south of Giles Close.			
Use Classes:	B1, B2, D2, sui generis			
Local Plan Status:	Category A employment area within the urban area.			
Site Description:	The site is a combination of high quality B1 units to the south with a more untidy, larger and mixed use B2 and sui generis units. The office area, known as "the Potteries" has a cul-de-sac layout with a single access off of Wickham Road serving multiple units, whereas the other units further to the north have individual access points. The site is bounded by residential development to the west, although it is raised above the employment uses.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	2
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2
	A2 Neighbour Issues	3	C4 Site Prominence	3
	A3 Local Amenities	4	D1 Road Access	3
	B1 Strategic Location	3	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	The site is located within a reasonable proximity of Fareham Town Centre and the services available there. It has no environmental or heritage constraints and has good vehicular access onto the strategic road network. However, parts of the site do suffer from a lack of building and landscaping quality and the site is less "B-use" focussed to the north where recent permissions for an ambulance station and a gym have altered the character. Expansion/intensification options are limited.			
Suitability Grades	(B1) SUITABILITY B			
	(B2/B8) SUITABILITY C			
				





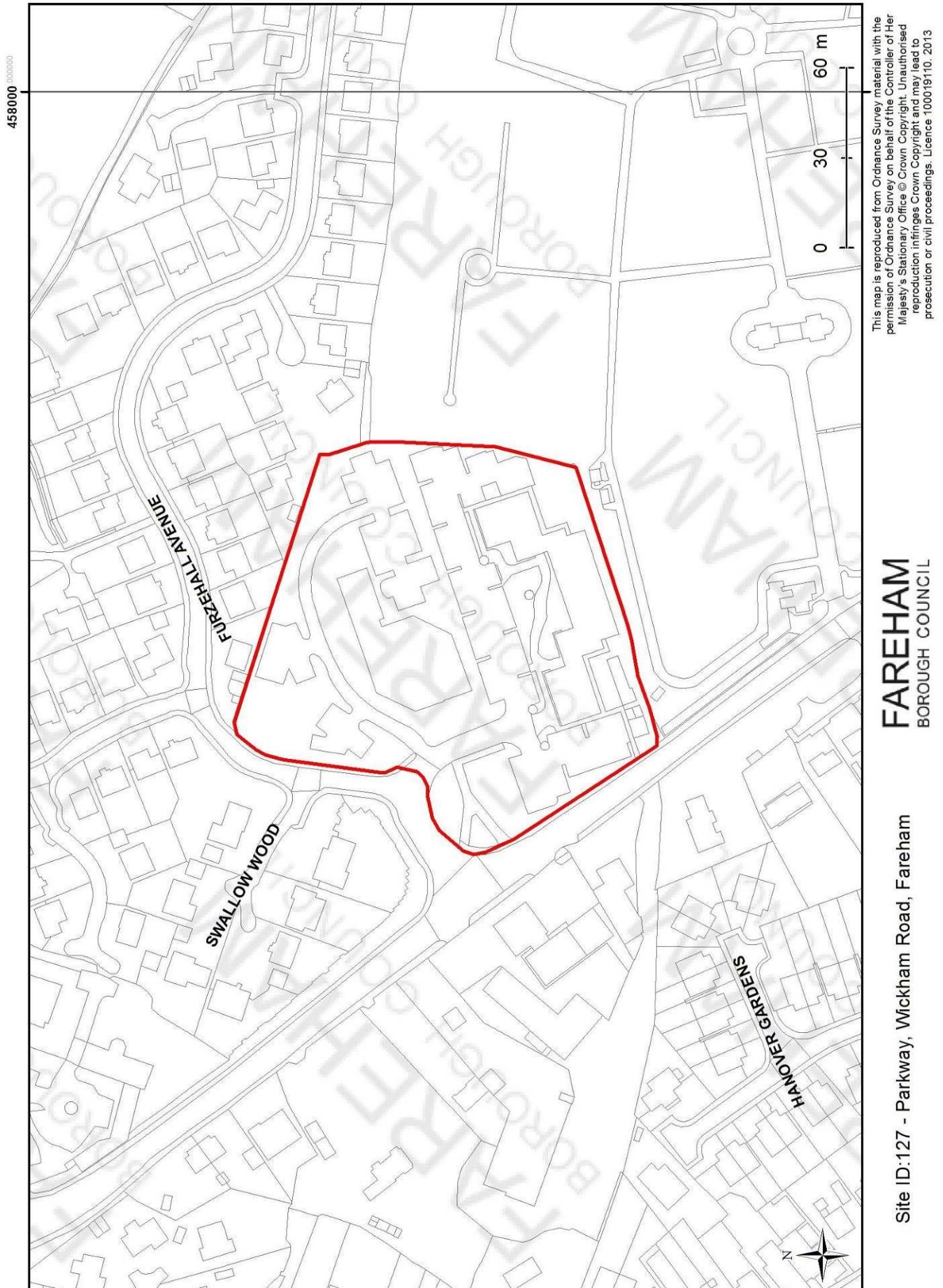
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Site ID:126 - Kiln Acre, Wickham Road, Fareham

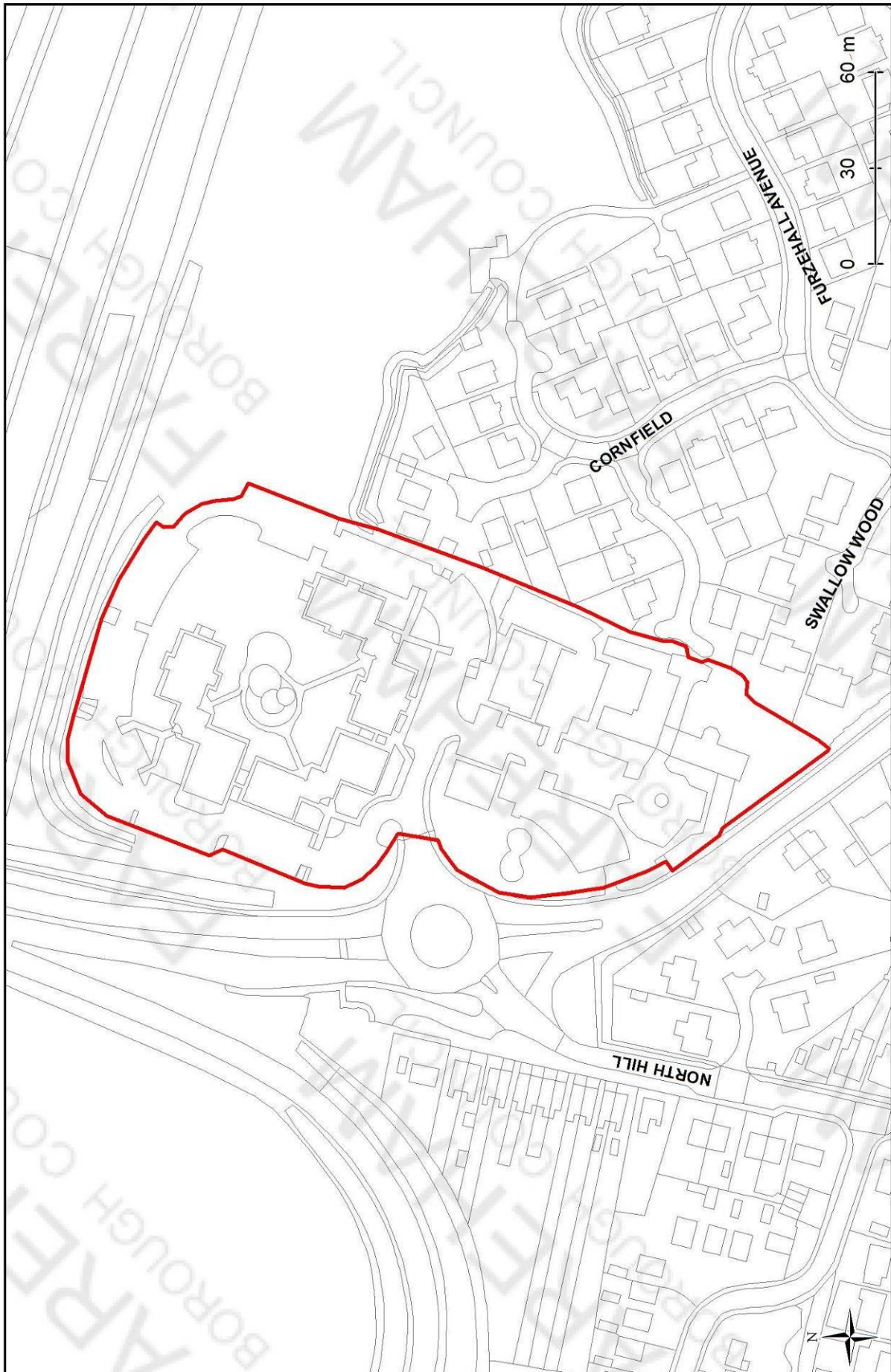
Site 127 Parkway, Wickham Road

Address:	Parkway, Wickham Road																																											
Ward:	Fareham East																																											
Area:	1.34ha																																											
Floorspace:	5,790sq.m of buildings																																											
Includes:	Two office buildings on the east side of Wickham Road																																											
Use Classes:	B1																																											
Local Plan Status:	Category A employment area within the urban area.																																											
Site Description:	The site has a shared access with Furzehall Avenue off of Wickham Road. It consists of two reasonably modern office buildings with their own parking areas. The building to the north is set within a reasonably good landscaped environment, whilst the building to the south has given most of its surroundings away to parking. The southern building suffers from an undersupply of parking which is apparent most times of day by cars parked on the nearby highway and access points.																																											
Assessment Scores:	<table><tr><td>A1 (i) Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>3</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>				A1 (i) Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	3	C4 Site Prominence	3	A3 Local Amenities	3	D1 Road Access	3	B1 Strategic Location	3	D2 Road Access for HGVs	3	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2																																											
Comments:	The site has a reasonable access arrangement, although the southern building suffers from parking issues. The quality and style of the buildings means that the site is better suited for B1 than B2 or B8. There are limited opportunities for expansion or intensification given the proximity of residential dwellings and concerns over parking.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>B</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table> 				(B1) SUITABILITY	B	(B2/B8) SUITABILITY	C																																				
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(B2/B8) SUITABILITY	C																																											



Site 128 Furzehall Farm, Wickham Road

Address:	Furzehall Farm, Wickham Road			
Ward:	Fareham East			
Area:	1.96ha			
Floorspace:	5,618sq.m of buildings			
Includes:	Furzehall Court and Furzehall Farm			
Use Classes:	B1 and sui generis			
Local Plan Status:	Category A employment area within the urban area, countryside to the north.			
Site Description:	The site is split into two distinct area with the converted former farm buildings (some of which are listed) to the north and the more modern Furzehall Court and associated buildings to the south. Both have access off of Wickham Road via a designated arm of a roundabout. The site has decent landscaping and large areas of surface parking.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	4	C4 Site Prominence	4
	A3 Local Amenities	2	D1 Road Access	4
	B1 Strategic Location	3	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	3
	B3 Cultural & Heritage Constraints	3	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
Comments:	The site is in close proximity to the M27, and has a prominent location off of a roundabout. If the Welborne development results in Junction 10 of the M27 becoming all-moves this will increase the market attraction to the site. The site has good quality B1 facilities and a good layout. There are some small expansion possibilities for Furzehall Court, although extensions outside of the urban area boundary are unlikely to be considered acceptable.			
Suitability Grades	(B1) SUITABILITY A			
	(B2/B8) SUITABILITY C			
				





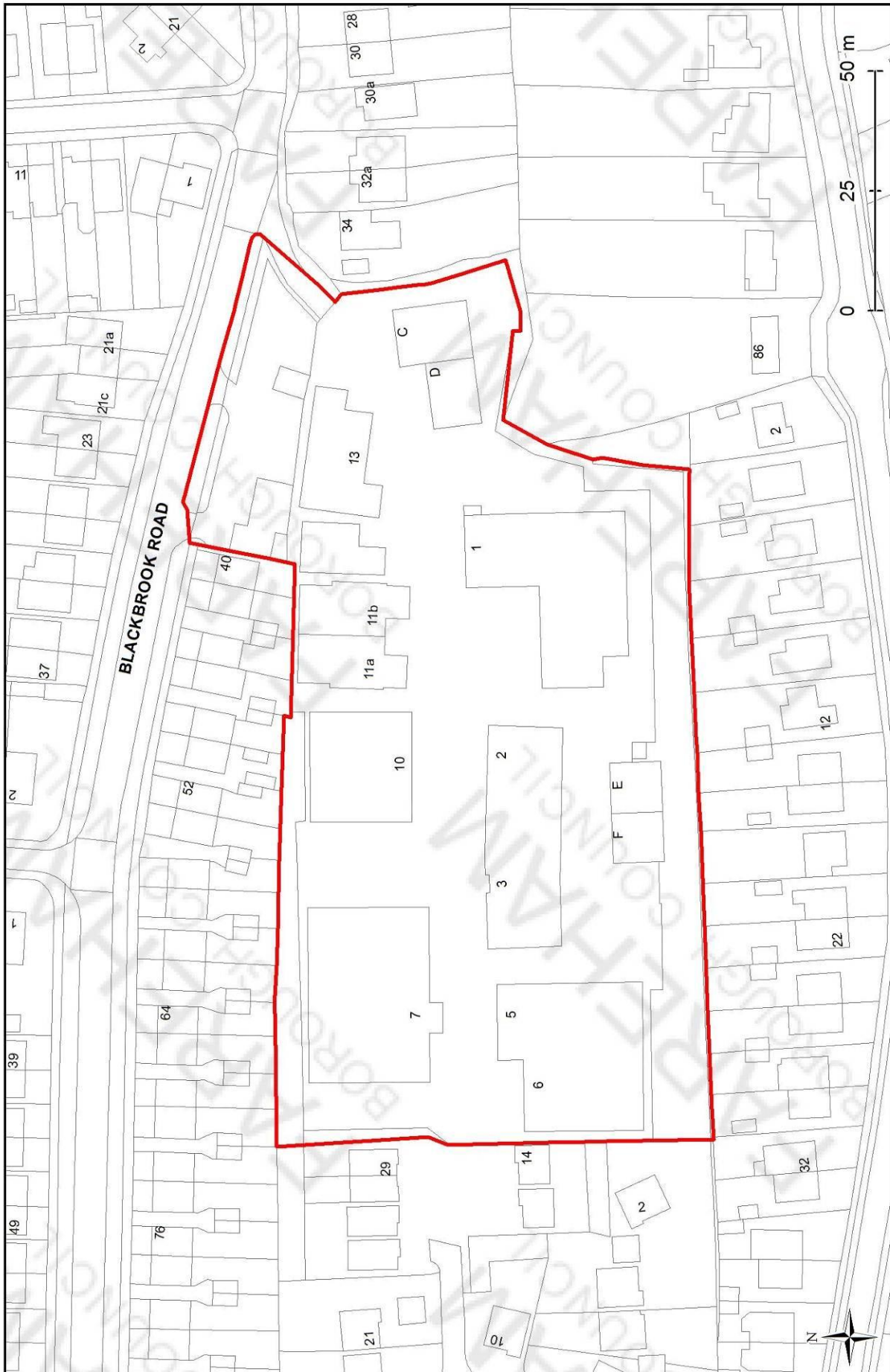
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FAREHAM
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Site ID:128 - Furzehall Farm, Wickham Road, Fareham

Site 138 Blackbrook Road Industrial Estate

Address:	Blackbrook Road																																											
Ward:	Fareham West																																											
Area:	1.69 hectares																																											
Floorspace:	9,804sq.m of buildings																																											
Includes:	Industrial estate between Blackbrook Road and Jonathan Road/Blackbrook Park Avenue																																											
Use Classes:	B1c, B2																																											
Local Plan Status:	Urban Area																																											
Site Description:	Medium sized industrial estate consisting of a number of single or two storey sheds mostly brick based with green/blue cladding. Single access road through site and out onto Blackbrook Road. Site surrounded on all sides by residential development.																																											
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Comments:	Site benefits from good quality buildings in a regular layout. Location away from strategic road network influences the public transport links and site prominence. The surrounding residential development would restrict the types of uses allowed in future. The industrial estate has shrunk in size in previous years, with land to the west given over to residential.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>C</div></div> <div><div>(B2/B8) SUITABILITY</div><div>B</div></div> 																																											





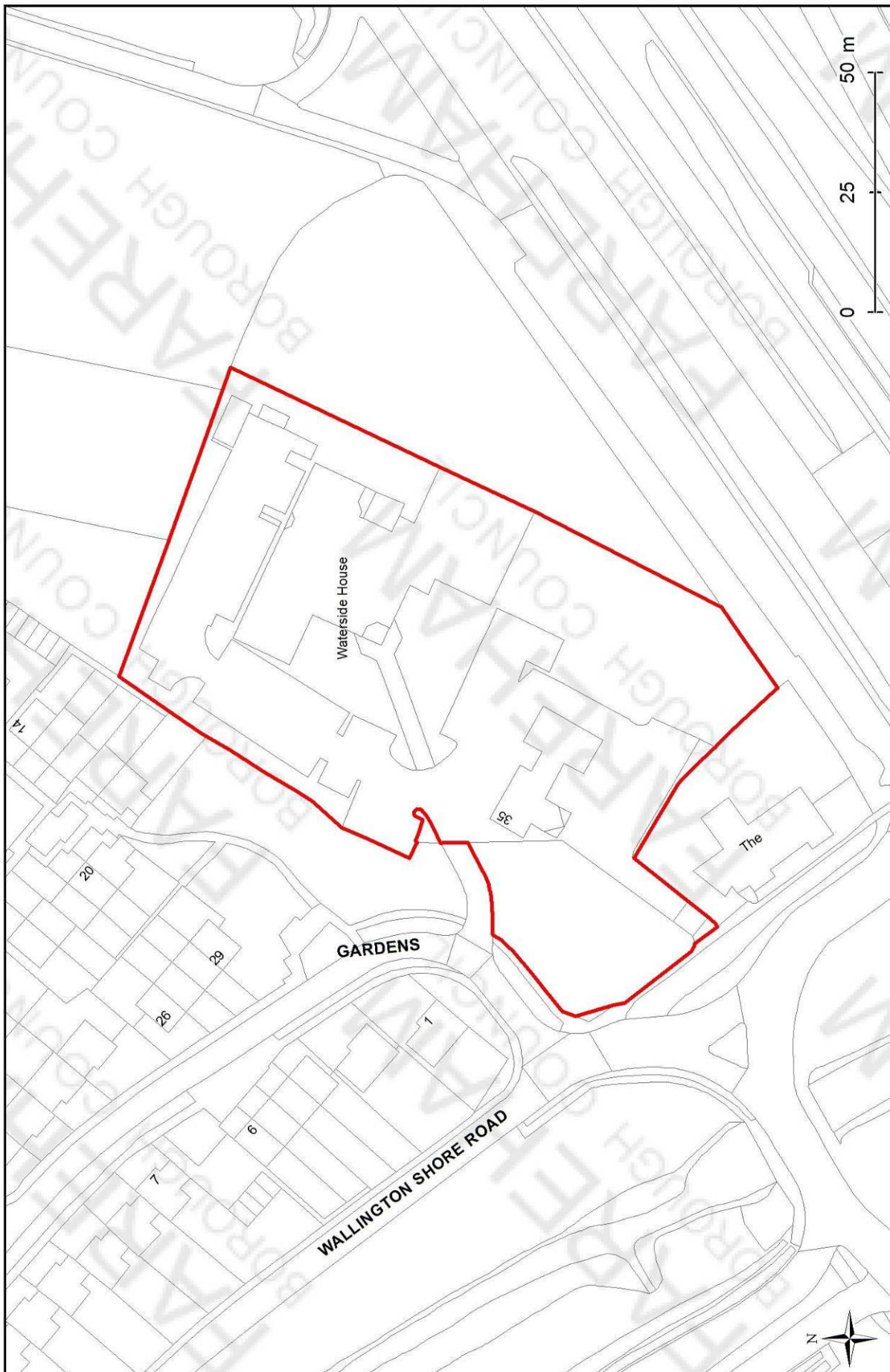
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FAREHAM
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Site ID:138 - Blackbrook Road Industrial Estate

Site 139 Waterside House

Address:	Waterside Gardens																																										
Ward:	Fareham East																																										
Area:	1.28 hectares																																										
Floorspace:	3,796sq.m of buildings																																										
																																											
Includes:	Office buildings off of Waterside Gardens north of Delme roundabout																																										
Use Classes:	B1																																										
Local Plan Status:	Urban area adjacent to countryside boundary. Area of open space designated either side of route into site.																																										
Site Description:	Modern looking office development of mainly 2 storey brick buildings. One large building to the north of the site, with a smaller block to the south. Ample parking is provided on site alongside good quality landscaping.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>5</td><td>C2 Site Environmental Quality</td><td>5</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>5</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>5</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>4</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>5</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	5	C2 Site Environmental Quality	5	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	5	A2 Neighbour Issues	3	C4 Site Prominence	2	A3 Local Amenities	3	D1 Road Access	5	B1 Strategic Location	2	D2 Road Access for HGVs	4	B2 Environmental Constraints	4	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	4	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	5	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
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Comments:	The high quality buildings and layout of the site coupled with its environmental quality ensures the site scores highly. The site suffers from peak time congestion given its place adjacent to Delme roundabout, although this does ensure relatively easy car and HGV access to the M27. The only possible area for expansion would be utilising an area outside of the urban area boundary which is likely to be contrary to policy.																																										
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>A</div></div> <div><div>(B2/B8) SUITABILITY</div><div>B</div></div> 																																										





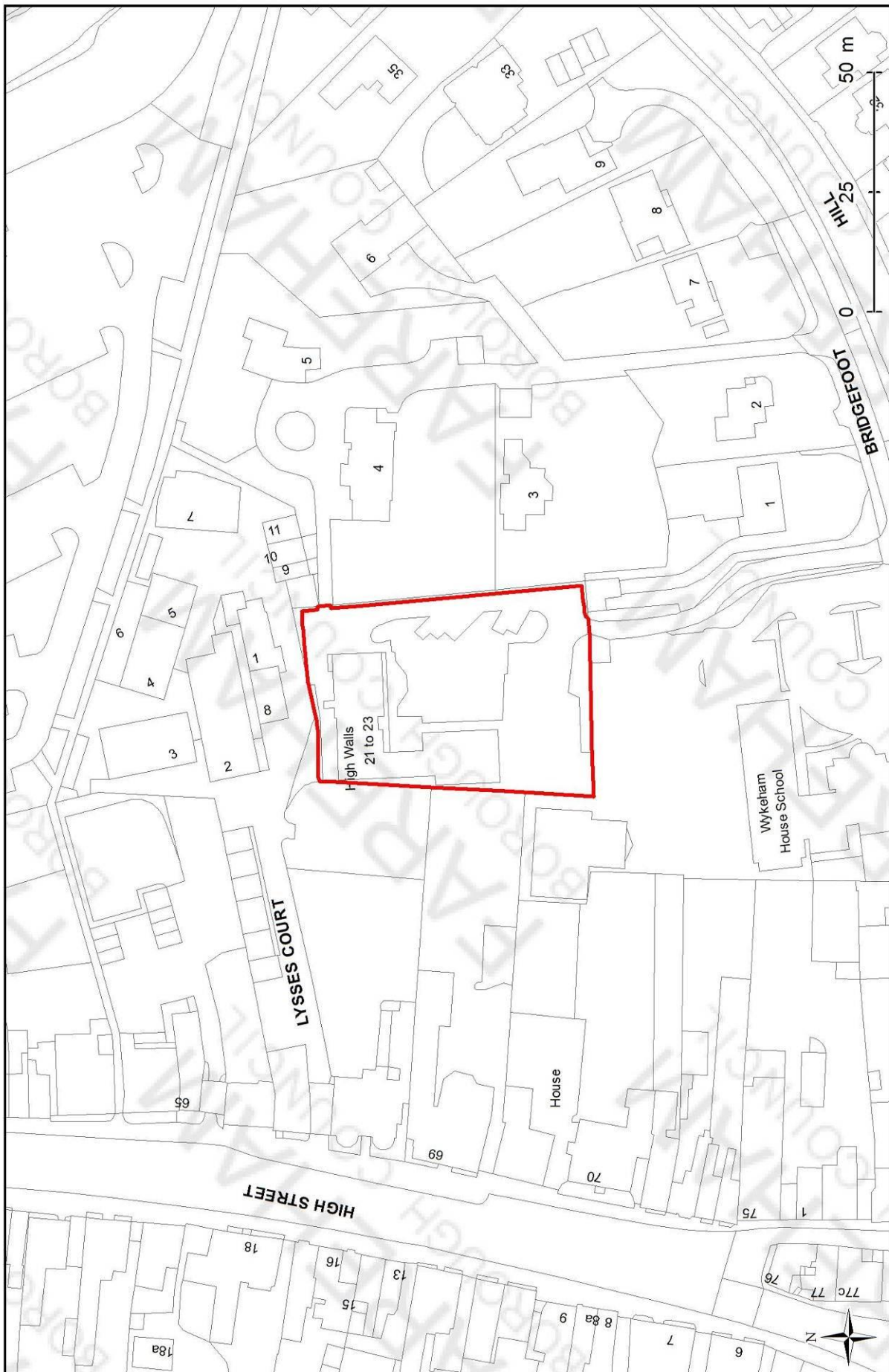
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FAREHAM
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Site ID:139 - Waterside House

161 High Walls, North of East Street

Address:	High Walls, North of East Street																																											
Ward:	Fareham East																																											
Area:	0.23 hectares																																											
Floorspace:	1,431sq.m of buildings																																											
Includes:	High Walls offices																																											
Use Classes:	B1																																											
Local Plan Status:	Urban area site within the High Street conservation area.																																											
Site Description:	Site consists of a large 2 and a half storey office block with associated surface area car park. Site is bordered by residential development a private school and a mix used employment area (Lysses Court, site 85). Site is accessed via a narrow, single lane road off of East Street.																																											
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Comments:	The site is in close proximity to Fareham Town Centre and associated amenities and services, it is also close to the strategic road network and the M27 (via junction 11). Congestion and the narrow access point are problematic and make sure the site is better suited for offices rather than B2/B8. There is limited room for expansion as most of the site is either buildings or car parking																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>A</div></div> <div><div>(B2/B8) SUITABILITY</div><div>D</div></div> 																																											





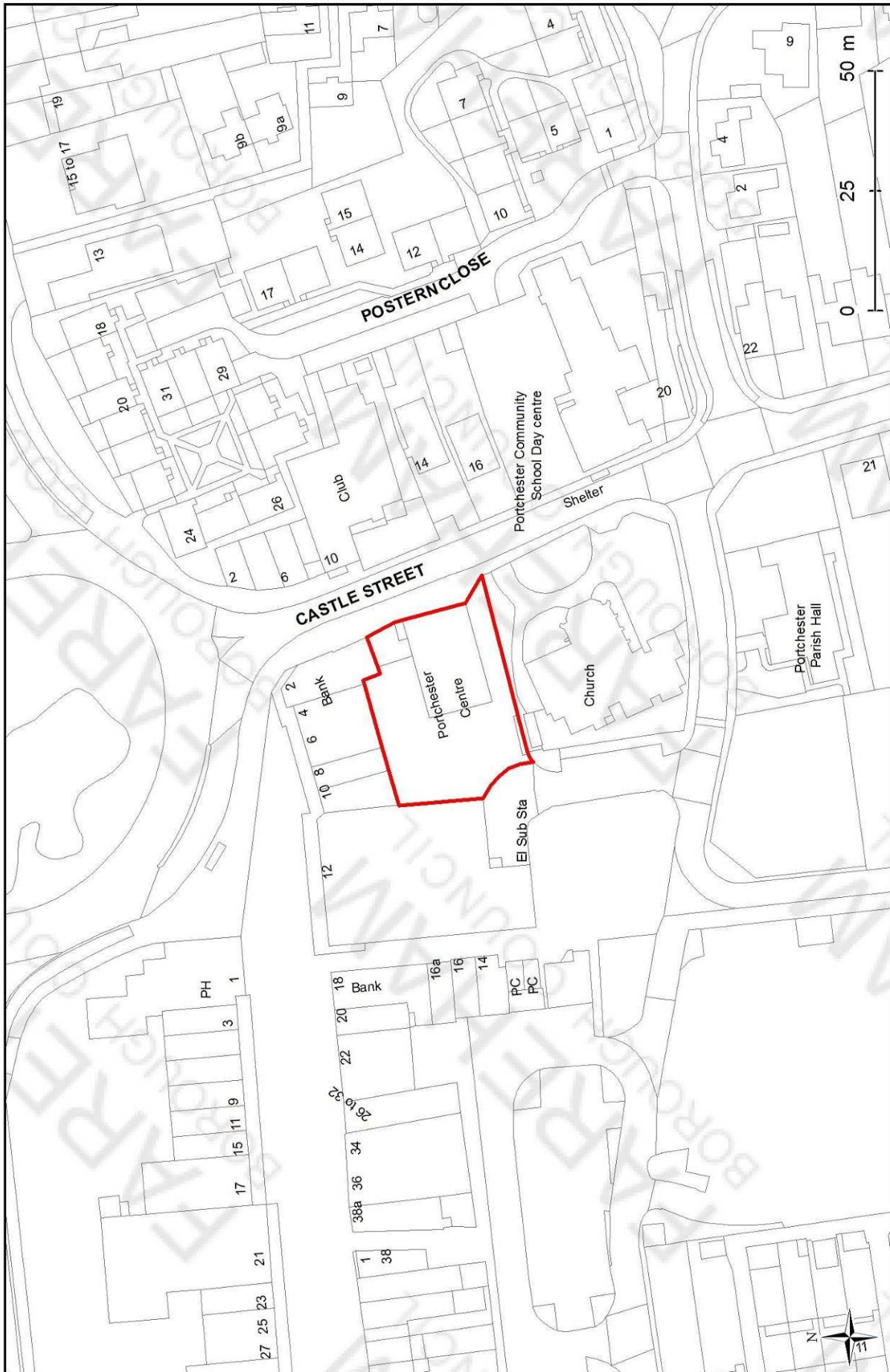
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Site ID:161 - High Walls

Site 163 Castle Court

Address:	Portchester Business Centre, Castle Street																																											
Ward:	Portchester East																																											
Area:	0.11 hectares																																											
Floorspace:	888sq.m of buildings																																											
Includes:	Single office block on west side of Castle Street																																											
Use Classes:	B1																																											
Local Plan Status:	Within the District Centre boundary for Portchester																																											
Site Description:	Single 3 storey office block within the District Centre boundary. Building is brick built and flat roofed and is the only purpose built office block within Portchester District centre.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(iii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>5</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>4</td><td>D2 Road Access for HGVs</td><td>5</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>4</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>4</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>1</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	2	A1(iii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	4	C4 Site Prominence	3	A3 Local Amenities	5	D1 Road Access	4	B1 Strategic Location	4	D2 Road Access for HGVs	5	B2 Environmental Constraints	5	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	4	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
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Comments:	The site is within a District Centre, and as such is sequentially preferable for office development. The building is of reasonable quality and has good public transport and local amenities in close proximity. Expansion is very unlikely given that the site is mostly building or car parking.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>A</div></div> <div><div>(B2/B8) SUITABILITY</div><div>B</div></div> 																																											





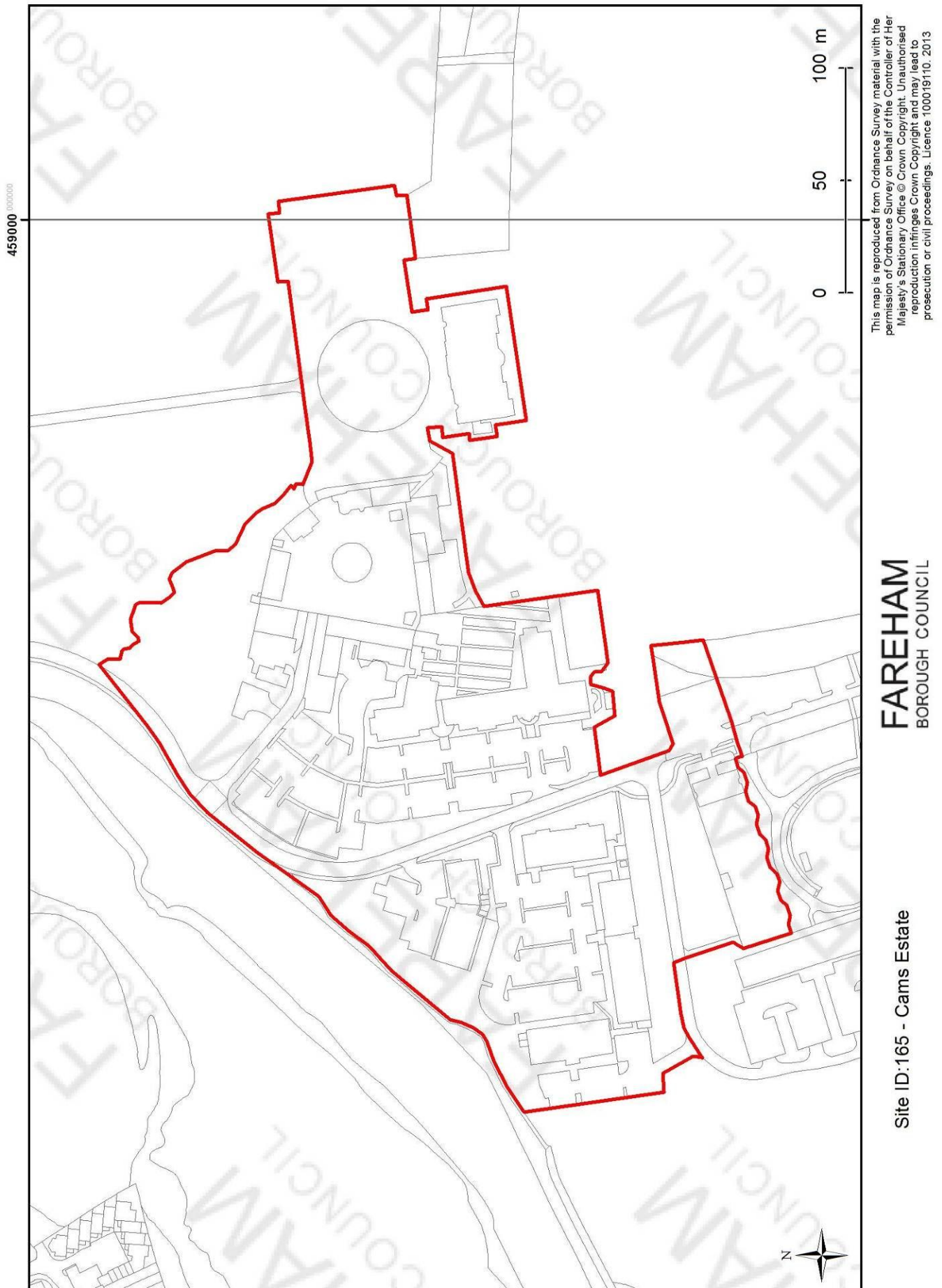
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FAREHAM
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Site ID:163 - Castle Court

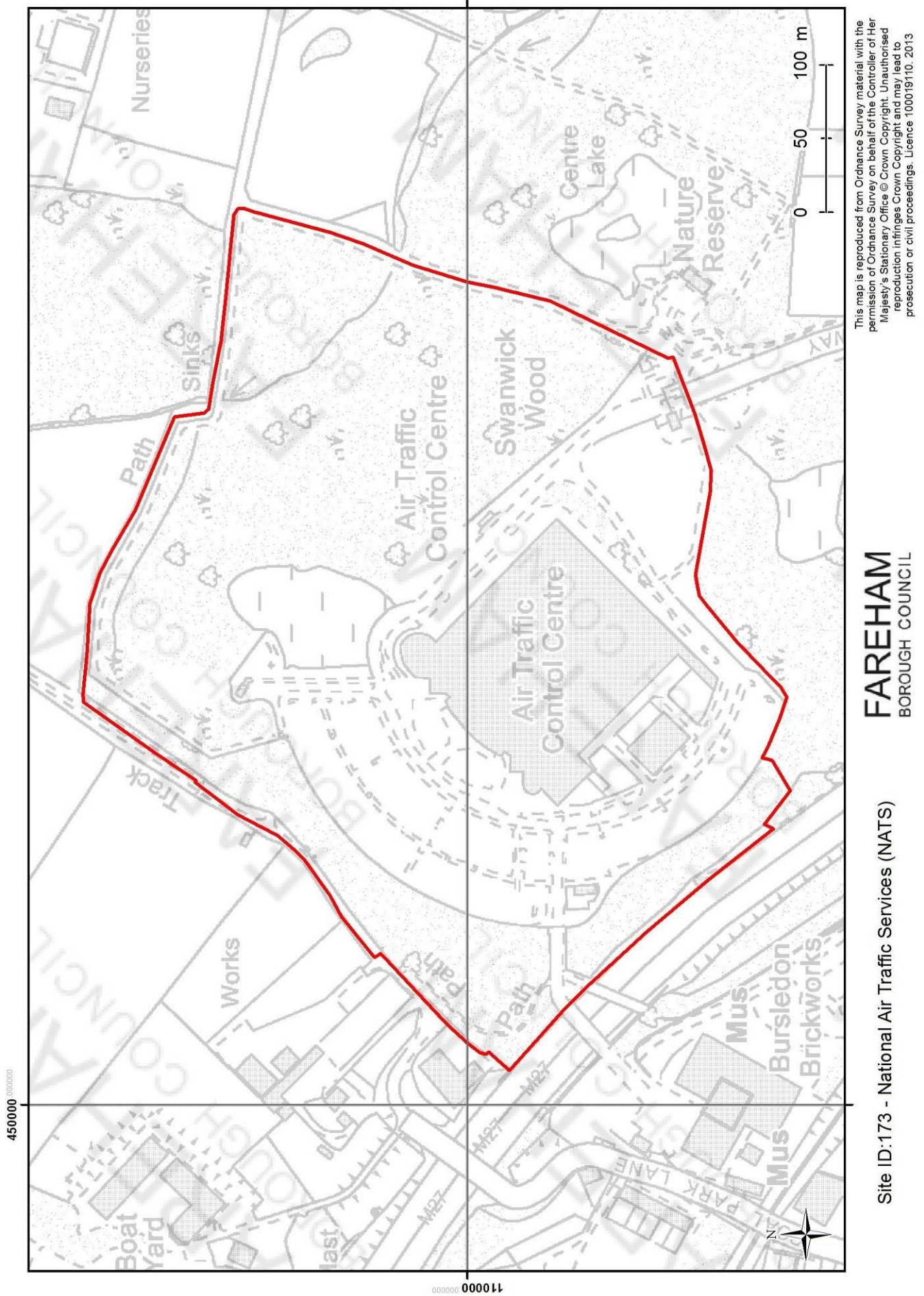
Site 165 Cams Estate

Address:	Cams Hill			
Ward:	Portchester West			
Area:	6.77 hectares			
Floorspace:	18,952sq.m of buildings			
Includes:	All employment buildings within Cams Estate			
Use Classes:	Predominantly B1			
Local Plan Status:	Site is within countryside, coastal zone, local gap, historic parks and gardens boundaries and is also within Cams Hall conservation area. Adjacent to mooring restricted area and site of special scientific interest.			
Site Description:	Large high quality business park, part built part converted outbuildings of country house. Set within landscaped conservation area. Office buildings are a mix of materials but all are designed to fit within conservation area. Ample car parking is provided. A key component of the site is the availability and capacity of the fibre optic links.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	5
	A1(iii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	5
	A2 Neighbour Issues	3	C4 Site Prominence	5
	A3 Local Amenities	2	D1 Road Access	4
	B1 Strategic Location	1	D2 Road Access for HGVs	3
	B2 Environmental Constraints	2	D3 Congestion	3
	B3 Cultural & Heritage Constraints	2	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	5	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
Comments:	The site benefits from high quality buildings, landscaping and layout making it an attractive office location. However, the site has limited public transport links and is heavily constrained by its position within a conservation area and the countryside. There are some potential areas for expansion (Walled Garden, site 1999) but given the sites location any proposal will need to be suitably designed.			
Suitability Grades	(B1) SUITABILITY B			
	(B2/B8) SUITABILITY C			
				



Site 173 National Air Traffic Services

Address:	Sopwith Way																																											
Ward:	Sarisbury																																											
Area:	17.33 hectares																																											
Floorspace:	59,625sq.m of buildings																																											
Includes:	Large NATS building at the end of Sopwith Way																																											
Use Classes:	B1																																											
Local Plan Status:	Countryside site adjacent to Nature reserve, site of importance for nature conservation and area of special landscape character																																											
Site Description:	Large three storey office building, built for specific user. Surrounded by car parking on two sides and completely surrounded by fencing and woodland, part of which is a nature reserve																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>5</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>5</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>5</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>1</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	5	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	5	A2 Neighbour Issues	5	C4 Site Prominence	2	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	4	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	5	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1																																											
Comments:	Site is poorly serviced by public transport and is located well away from any local amenities. However the landscaping and environmental quality in general is of a very high standard. Road access is also reasonably good.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>C</div></div> <div><div>(B2/B8) SUITABILITY</div><div>C</div></div> 																																											



1272 Dean Farm Estate

Address: Dean Farm Estate, Wickham Road

Ward: Fareham North

Area: 7.23ha

Floorspace: 11,030sq.m of buildings



Includes: All buildings within boundary of Dean Farm, including all industrial sheds.

Use Classes: Mostly B2

Local Plan

Status:

Countryside site, but allocated as part of the Welborne site in the Core Strategy.

Site Description: Former agricultural buildings converted to business uses with a number of more modern sheds that have been erected within the grounds of the estate. Surrounded by open countryside.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	2
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	3
	B1 Strategic Location	1	D2 Road Access for HGVs	4
	B2 Environmental Constraints	3	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	3	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		

Comments: The site is currently isolated within the countryside and as such scores poorly due to poor public transport links and local amenities. Road access is ok, with simple access to junction 10 of the M27, although this is currently not all-moves. This site will be dealt with in the Welborne Plan, but until development reaches this site it should be retained for employment purposes.

Suitability Grades

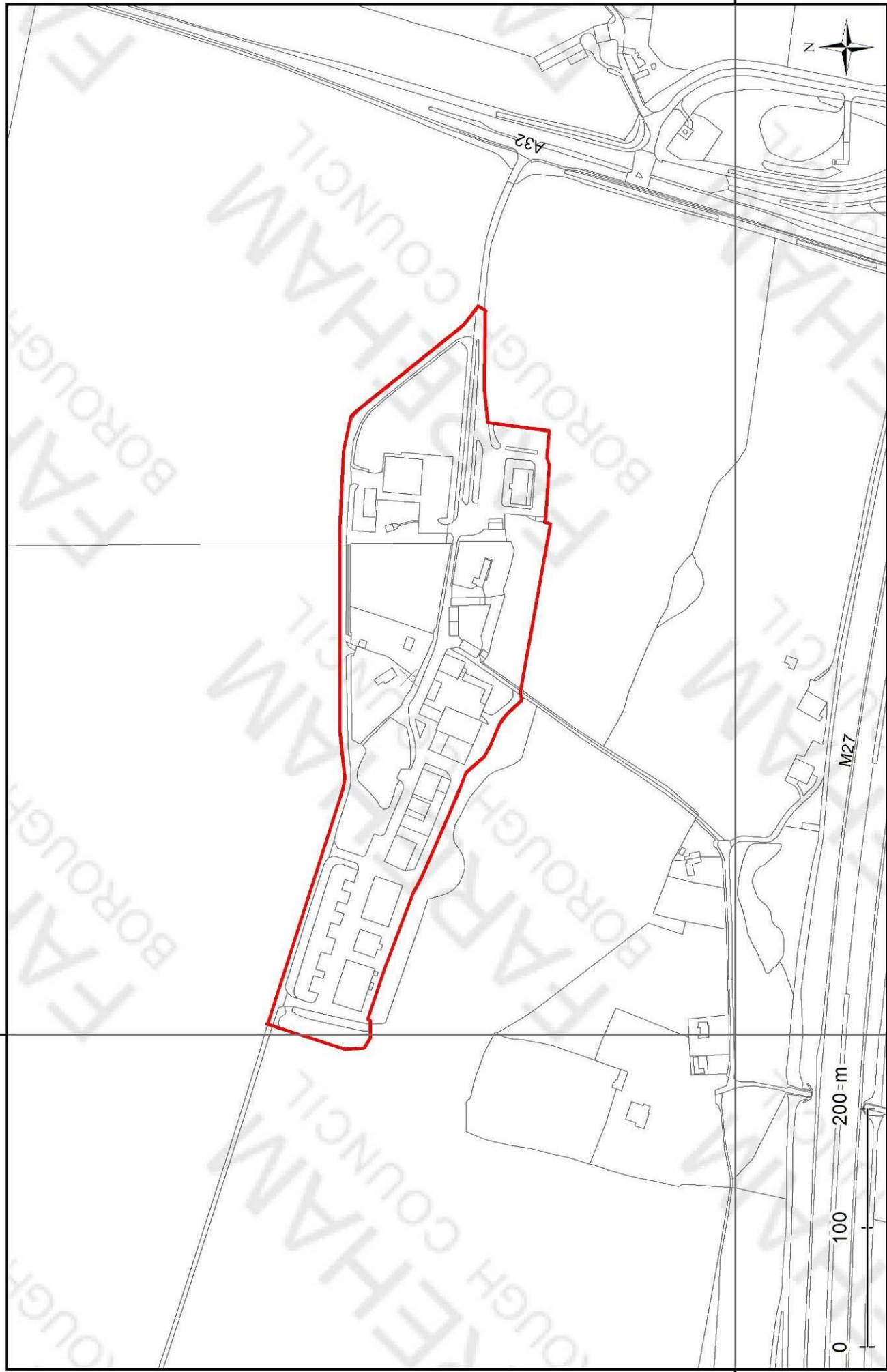
(B1) SUITABILITY **D**

(B2/B8) SUITABILITY **C**



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FAREHAM
BOROUGH COUNCIL

Site ID:1272 - Dean Farm Estate

1628 South of Solent Way

Address: South of Solent Way

Ward: Sarisbury

Area: 0.614ha

Floorspace: 1,678sq.m



Includes: 4 industrial sheds as part of the wider Solent Way development.

Use Classes: B2/B8

Local Plan

Status: Previously part of the wider Solent 2 allocation within the urban area.

Site Description: Site is the southernmost section of the wider Solent Way development which is mostly within Winchester District's boundary. The section in Fareham Borough consists of 4 modern business sheds with surface parking to the front.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3
	A2 Neighbour Issues	5	C4 Site Prominence	2
	A3 Local Amenities	2	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	5
	B2 Environmental Constraints	4	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	5		

Comments: The site has high quality B2/B8 facilities which have been completed within the last 5 years. The site is located in close proximity to the M27 (via junction 9) and has easy access for HGV's. There is little prospect of expansion of intensification within the boundaries of this site, although the neighbouring Solent 2 site has been considered for office development (site 1627).

Suitability Grades

(B1) SUITABILITY **C**

(B2/B8) SUITABILITY **C**






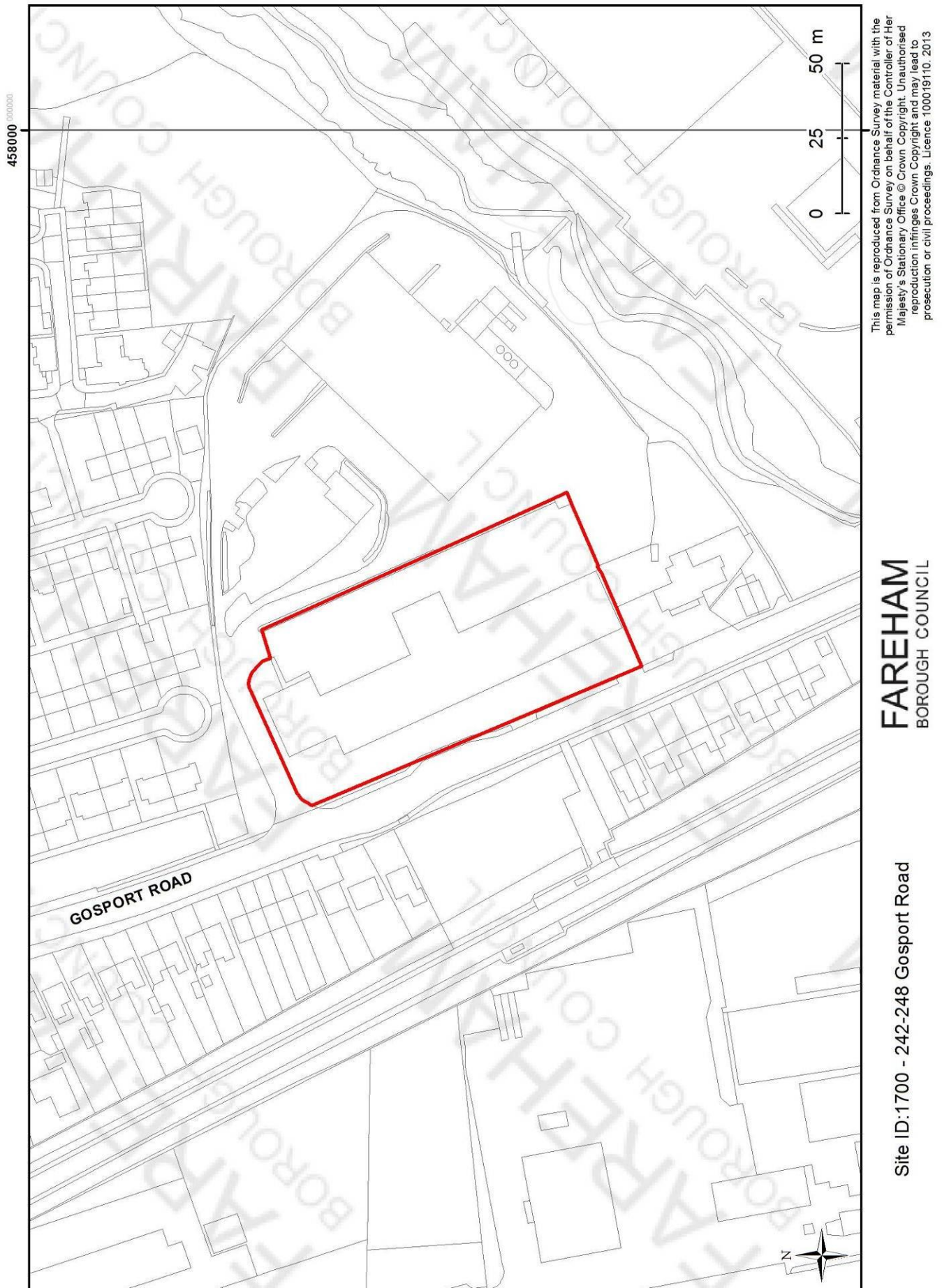
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FAREHAM
BOROUGH COUNCIL

Site ID:1628 - South of Solent Way, Whiteley



Site 1700 242-248 Gosport Road

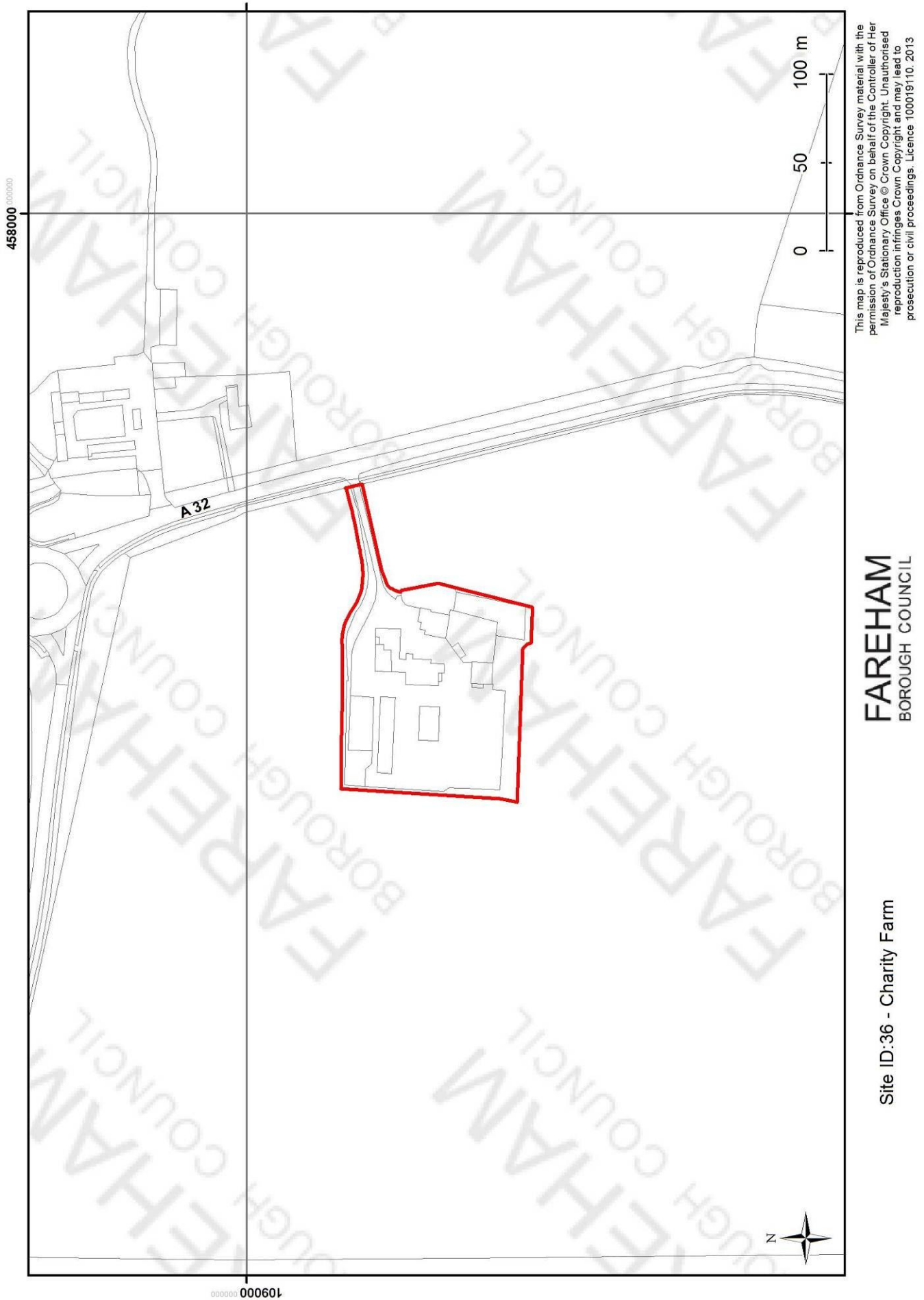
Address:	242-248 Gosport Road			
Ward:	Fareham East			
Area:	0.744ha			
Floorspace:	2,781sq.m			
Includes:	Terraced row of buildings which are in economic development use.			
Use Classes:	B2/B8, sui-generis, retail			
Local Plan Status:	Smaller section of category A employment area within urban area.			
Site Description:	Site consists of a terraced row of units along Gosport Road, with access, servicing and parking to the rear via single access point to the north. The rear of the units is universally concrete, but the area fronting Gosport Road is landscaped with a tree line. Buildings are medium-large in scale and are relatively modern.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	2
	A1(iii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2
	A2 Neighbour Issues	3	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	3
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	4	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	Site suffers from congestion along the busy Gosport Road and is relatively isolated away from services, although there are additional employment buildings to the south over the Borough boundary with Gosport. The buildings are of a decent standard and the site is reasonably prominent along Gosport Road. Expansion opportunities are limited.			
Suitability Grades				
	(B1) SUITABILITY	D		
	(B2/B8) SUITABILITY	C		
				





Sites Not Recommended for Protection

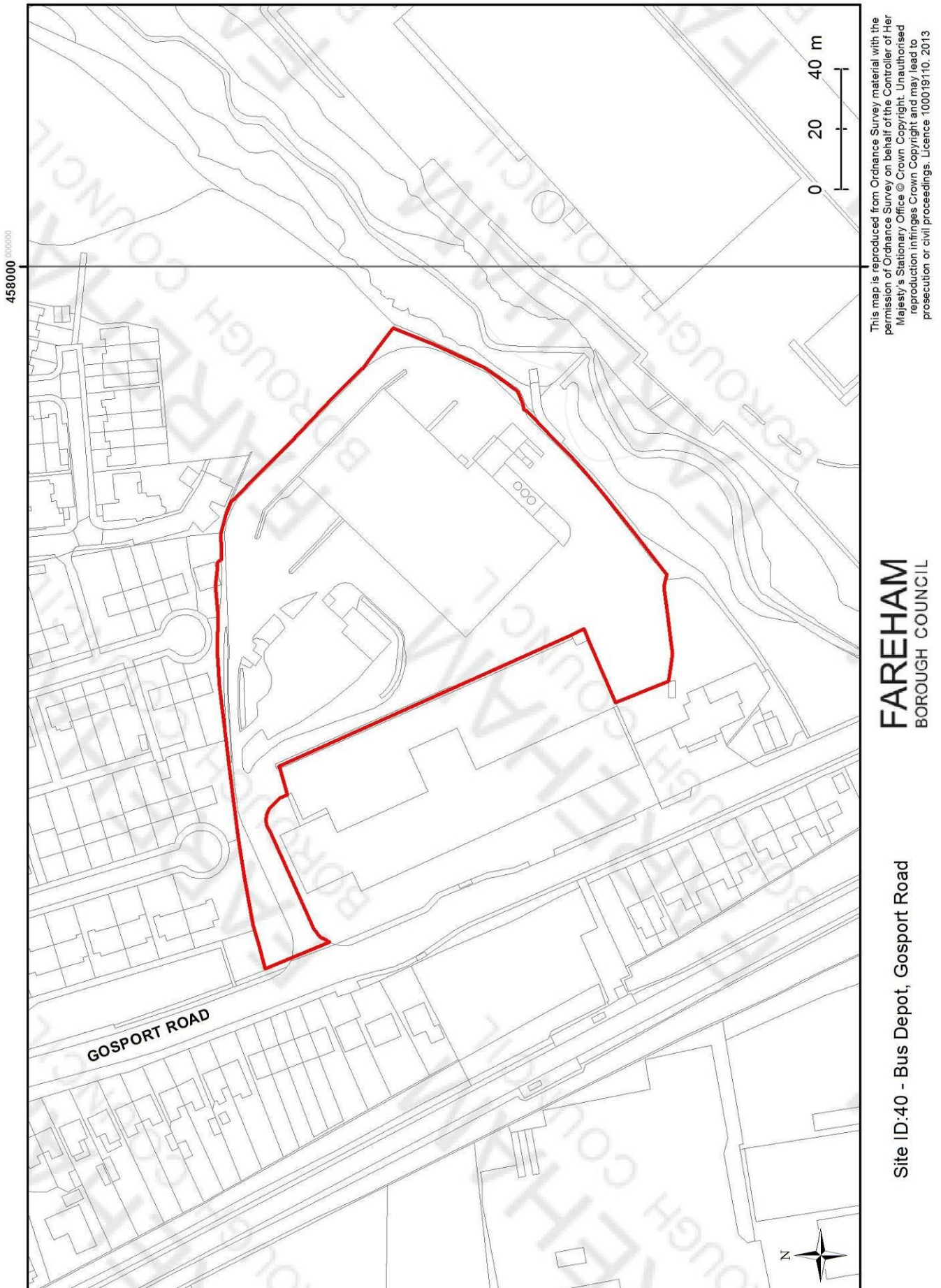
Site 36 Charity Farm

Address:	Wickham Road (A32)																																										
Ward:	Fareham North																																										
Area:	1.19 hectares																																										
Floorspace:	2,841sq.m of buildings																																										
																																											
Includes:	Charity Farm and associated buildings																																										
Use Classes:	Predominantly B2																																										
Local Plan Status:	The site is in the countryside, but is within the boundary of Welborne.																																										
Site Description:	Former farm now re-used for a low intensity, single storey, industrial estate. Direct access off of A32 with good links into Fareham and Junction 10 of the M27.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	3	A2 Neighbour Issues	5	C4 Site Prominence	3	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2																																										
Comments:	The sites isolated countryside location puts it away from local amenities and public transport and also means its scores poorly in terms of employment character. The low intensity uses means that the site has a relatively simple layout, and benefits from low levels of congestion and good road access. The poor quality of the buildings coupled with the likely wider redevelopment of Welborne means that the site is not recommended for retention.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>D</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table> 			(B1) SUITABILITY	D	(B2/B8) SUITABILITY	D																																				
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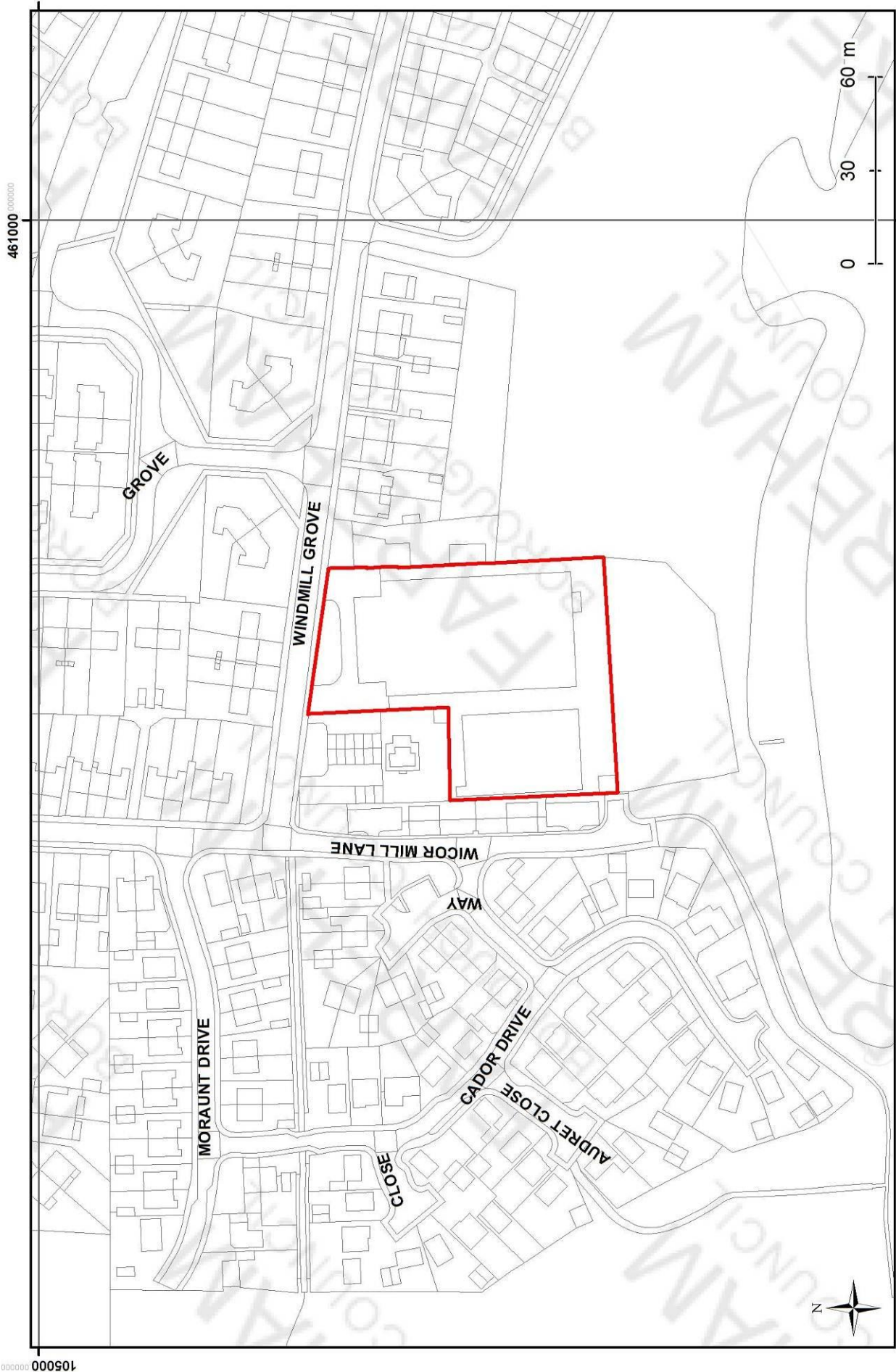
Site 40 Gosport Road Bus Depot

Address:	Gosport Road			
Ward:	Fareham East			
Area:	2.16ha			
Floorspace:	6,779sq.m of buildings			
Includes:	Bus depot behind a row of terraced industrial units.			
Use Classes:	B2, B8			
Local Plan Status:	Category A employment area within urban area. Southern border forms part of Borough border with Gosport.			
Site Description:	Bus depot building is accessed via single track causing some congestion and consists of large corrugated sheds constructed to house and clean buses. Some trees and landscaping at site entrance.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	2
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2
	A2 Neighbour Issues	3	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	3
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	4	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
Comments:	The lack of amenities and its position away from any centre mean the site is less suitable for B1 offices. The bus depot buildings are of low quality and is unlikely to be easy to adapt to alternative uses if it were to become vacant.			
Suitability Grades				
	(B1) SUITABILITY	D		
	(B2/B8) SUITABILITY	C		



Site 83 Windmill Grove

Address:	Windmill Grove																																										
Ward:	Portchester East																																										
Area:	0.67ha																																										
Floorspace:	6,489sq.m																																										
Includes:	Large vacant industrial sheds alongside smaller B2 unit.																																										
Use Classes:	B2/B8																																										
Local Plan Status:	Category B employment area within urban area.																																										
Site Description:	The site is located in south Portchester and slopes down to the shoreline to the south. It consists of relatively old and worn B2/B8 sheds alongside a brick built industrial unit. A high proportion of the site has been vacant for a long period of time.																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>1</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	1	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3	A2 Neighbour Issues	4	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	2	B1 Strategic Location	2	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	4	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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Comments:	The site is located well away from employment related services and lacks prominence, public transport links and any prominence. The building quality is poor and there is little room for expansion or intensification. Given that the majority of the site has been vacant for a considerable length of time it would appear to lack market interest and is therefore not considered worthy of protection.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table> 			(B1) SUITABILITY	E	(B2/B8) SUITABILITY	D																																				
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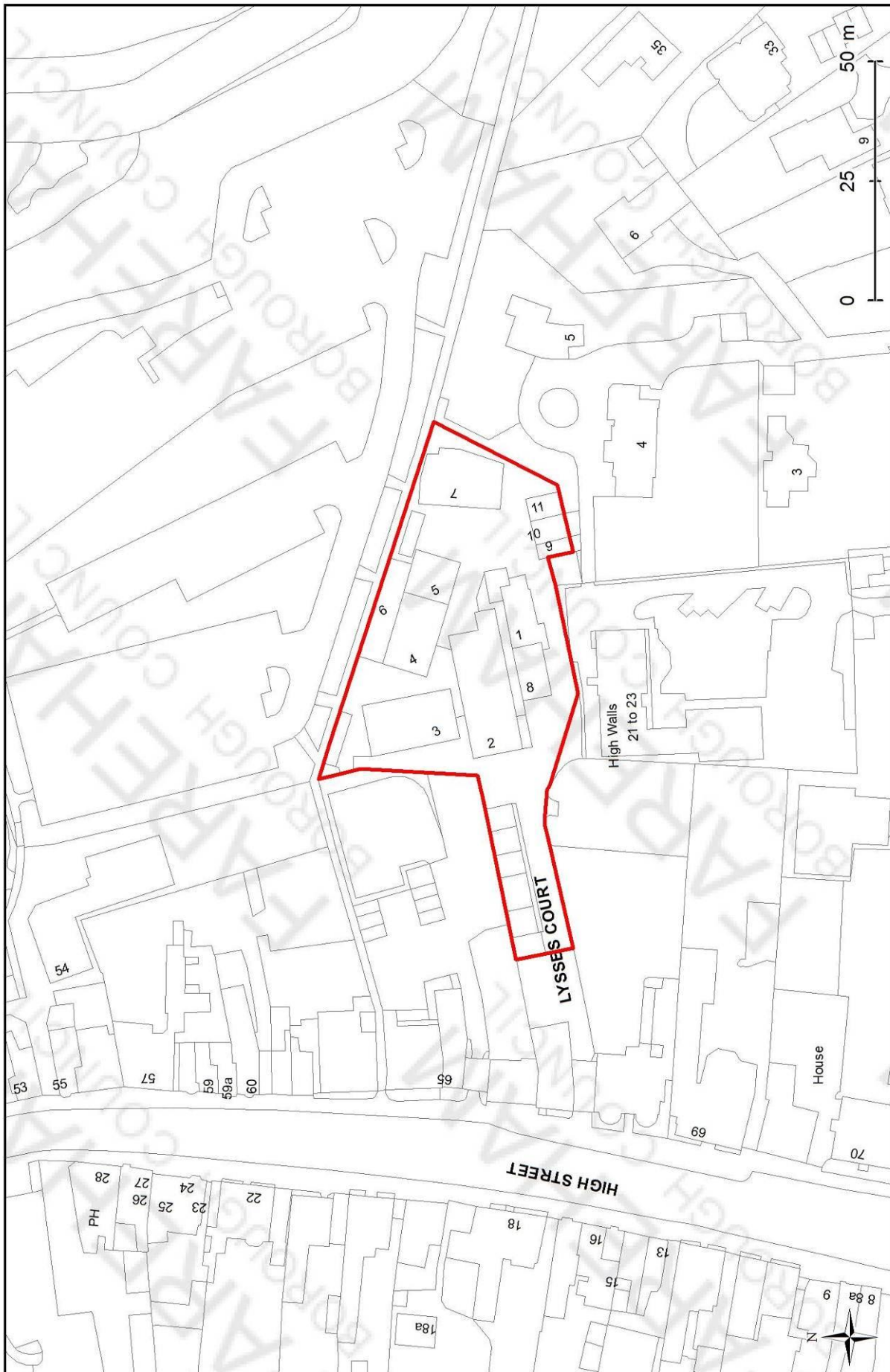
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FAREHAM
BOROUGH COUNCIL

Site ID:83 - Windmill Grove

Site 85 Lysses Court

Address:	Lysses Court																																											
Ward:	Fareham East																																											
Area:	0.32ha																																											
Floorspace:	2,968sq.m																																											
Includes:	A mixture of units in a variety of units of different ages.																																											
Use Classes:	B1, B2, D2 and sui generis																																											
Local Plan Status:	Category B employment area in the urban area and High Street conservation area.																																											
Site Description:	The site is located via a narrow and low entrance off of High Street and is a mixture of low rise buildings of relatively poor quality with some surface parking. Some of the accesses to individual units are narrow and the site is surrounded by residential and office buildings.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>4</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>5</td><td>D2 Road Access for HGVs</td><td>1</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>2</td><td>D4 Public Transport</td><td>3</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	2	A2 Neighbour Issues	4	C4 Site Prominence	1	A3 Local Amenities	4	D1 Road Access	3	B1 Strategic Location	5	D2 Road Access for HGVs	1	B2 Environmental Constraints	5	D3 Congestion	2	B3 Cultural & Heritage Constraints	2	D4 Public Transport	3	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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B1 Strategic Location	5	D2 Road Access for HGVs	1																																									
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B3 Cultural & Heritage Constraints	2	D4 Public Transport	3																																									
B4 Brownfield or Greenfield	5	E1 Planning Status	-																																									
C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The site is located within the Town Centre and has good links to services but is not prominent and has very limited road access, especially for larger vehicles which restricts the types of uses that can occupy the units. Expansion or intensification opportunities are limited given the constricted nature of the site and its location within the conservation area. Whilst the site does offer good start up facilities in a reasonable location, alternative uses which contribute more to the conservation area should be considered.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	C		(B2/B8) SUITABILITY	C																																			
(B1) SUITABILITY	C																																											
(B2/B8) SUITABILITY	C																																											





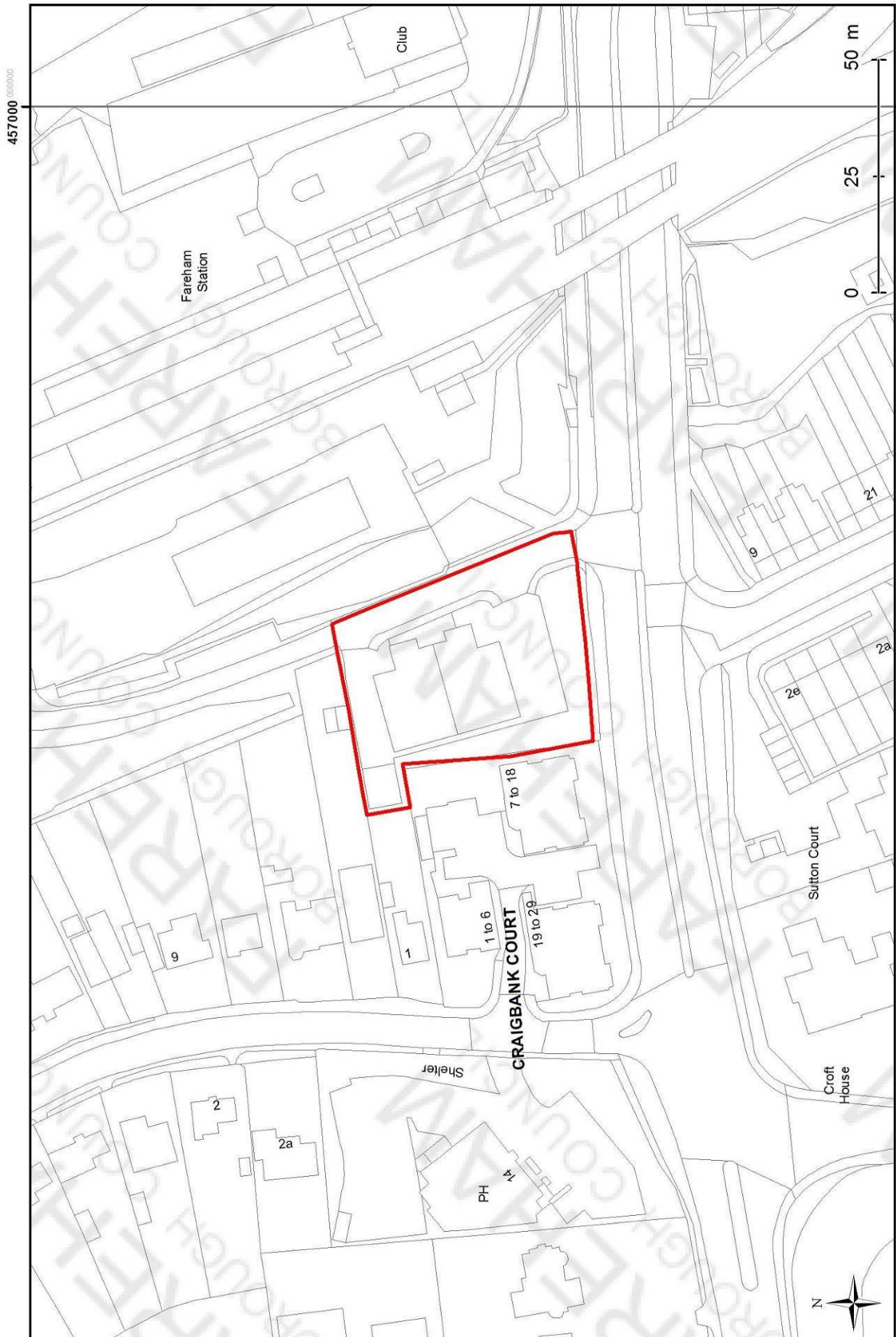
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FAREHAM
BOROUGH COUNCIL

Site ID:85 - Lysses Court

Site 86 1 & 2 The Avenue

Address:	1 & 2 The Avenue			
Ward:	Fareham North			
Area:	0.19 hectares			
Floorspace:	557sq.m of buildings			
Includes:	Two industrial units adjacent to Fareham Station			
Use Classes:	B1c/B2 and retail.			
Local Plan Status:	Category B employment area set within the urban area. Adjacent to boundary Town Centre boundary (as defined in the Town Centre Area Action Plan Issues & Options) as well as land safeguarded for Bus Rapid Transport route into Fareham Station.			
Site Description:	Site holds two attached single storey industrial units with direct access off of the A27 and in close proximity to both Fareham Station and the Town Centre. Surrounded by residential development on three sides, with unused shrub land belonging to the railway station to the east.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	2	C4 Site Prominence	3
	A3 Local Amenities	4	D1 Road Access	3
	B1 Strategic Location	4	D2 Road Access for HGVs	3
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	4
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	The proximity of the site to the Town Centre and public transport links makes this site well suited for a more intensive use. Any proposal for redevelopment would need to consider the residential nature of neighbouring properties. These units are not considered to be a particularly efficient use of land and alternative uses should be considered.			
Suitability Grades				
	(B1) SUITABILITY	B		
	(B2/B8) SUITABILITY	B		
				





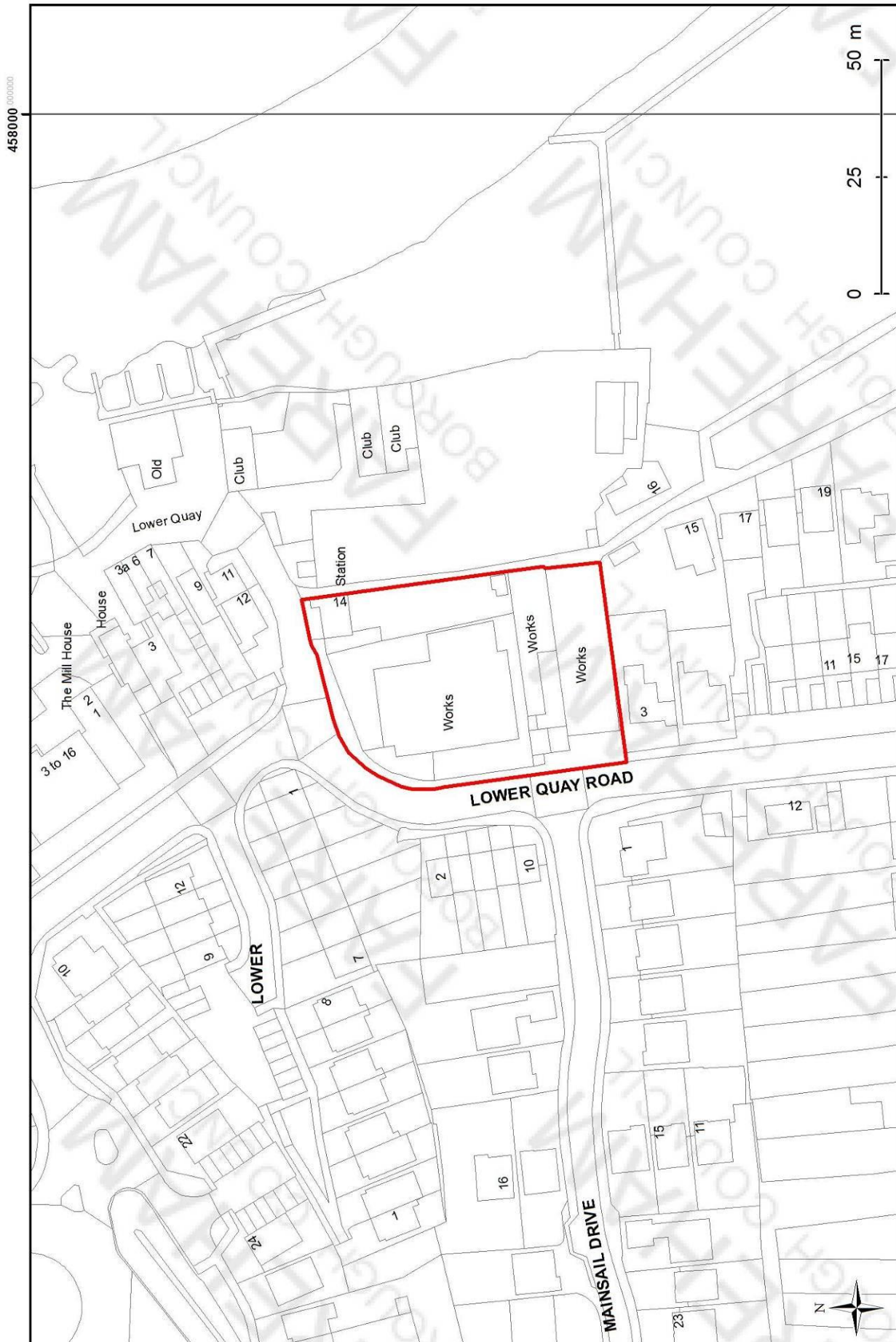
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FAREHAM
BOROUGH COUNCIL

Site ID:86 - 1 & 2 The Avenue

Site 91 Lower Quay & Quayside

Address:	Lower Quay Road, Old Gosport Road			
Ward:	Fareham East			
Area:	0.45 hectares			
Floorspace:	3,605sq.m of buildings			
Includes:	Sea eye house and other employment buildings within or adjacent to the Town Quay Conservation Area			
Use Classes:	B1 and B2			
Local Plan Status:	Part of the site (Sea eye house and associated buildings) is a category A employment area. All of site is either in or adjacent to Town Quay Conservation area, and adjacent to a site of special scientific interest.			
Site Description:	Site is formed of purpose built employment buildings or converted residential buildings within a wider mixed use area which focuses on the marine sector. Majority of the buildings are of high aesthetic quality and positively add to the conservation area.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	3
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	2	C4 Site Prominence	2
	A3 Local Amenities	3	D1 Road Access	3
	B1 Strategic Location	3	D2 Road Access for HGVs	2
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	3	D4 Public Transport	4
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Site benefits from reasonable proximity to Fareham Town Centre and subsequent public transport links. Conservation area location ensures reasonable building quality, but does pose constraints in terms of any potential intensification or redevelopment. Poor HGV access due to narrow streets as well as neighbour issues means the site is considered better suited for B1 development. Parts of the site suffer from long term vacancies which points to a lack of market interest.			
Suitability Grades	(B1) SUITABILITY			B
	(B2/B8) SUITABILITY			C
				





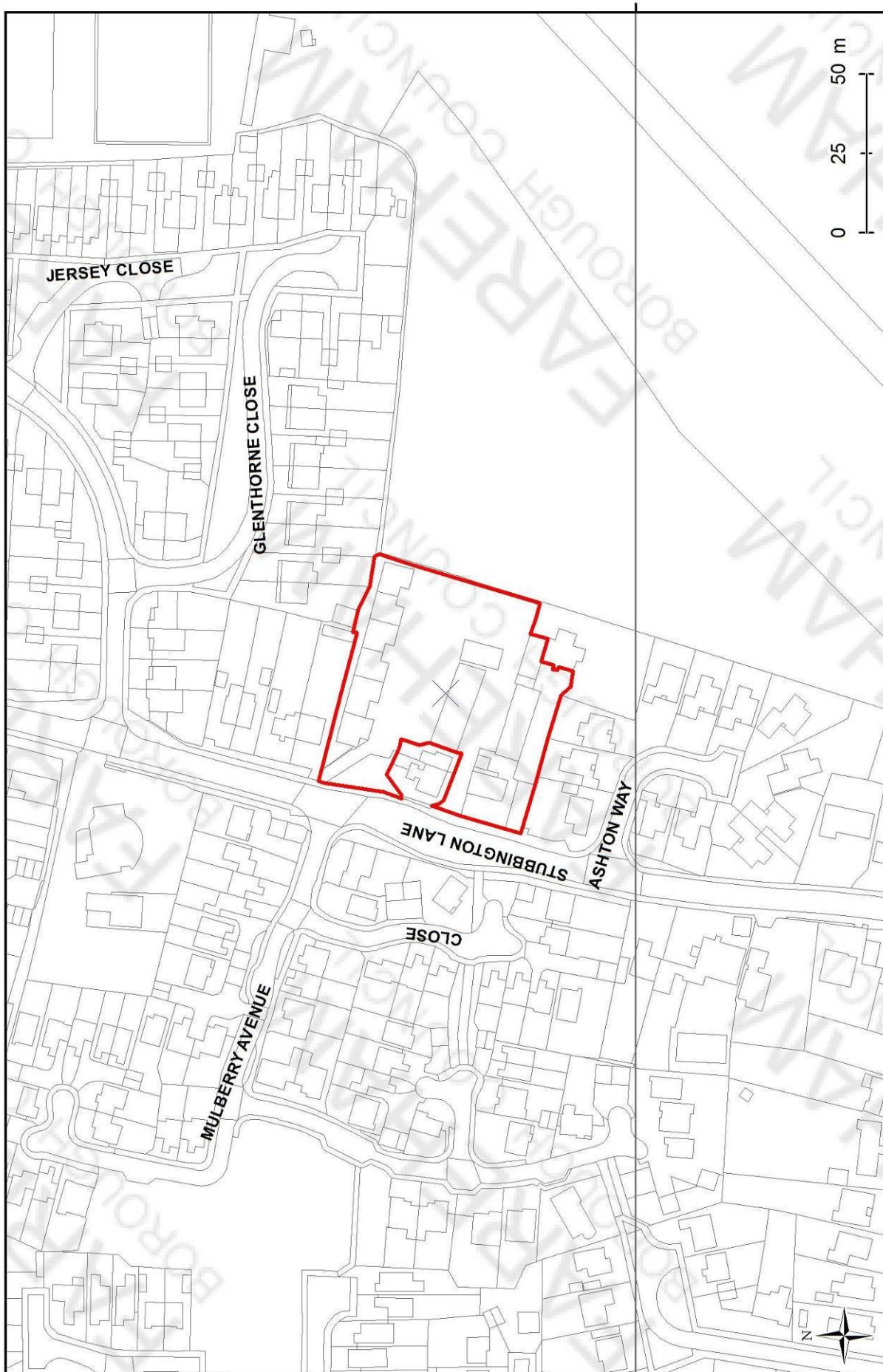
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FAREHAM
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Site ID:91 - Lower Quay & Quayside

Site 93 Hammonds

Address:	Stubbington Lane				
Ward:	Hill Head				
Area:	0.43 hectares				
Floorspace:	1,168sq.m of buildings				
	1,168sq.m in B1-B8 use				
Includes:	Employment area on east side of Stubbington Lane				
Use Classes:	B2, B8				
Local Plan Status:	Category B employment area located within the eastern most boundary of the Stubbington urban area. Adjacent to Strategic Gap and Daedalus Airfield.				
Site Description:	Low intensity industrial area typified by small single storey units in three rows. Common parking areas are poorly kept and buildings are of generally low quality.				
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	2	
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2	
	A2 Neighbour Issues	2	C4 Site Prominence	2	
	A3 Local Amenities	1	D1 Road Access	2	
	B1 Strategic Location	2	D2 Road Access for HGVs	2	
	B2 Environmental Constraints	5	D3 Congestion	2	
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	
	B4 Brownfield or Greenfield	5	E1 Planning Status	-	
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3			
Comments:	Site is located away from major road network and any local amenities or centres. Building quality is relatively poor, as is the site layout and environmental quality. The site does provide "start-up" accommodation and is currently the only employment area in the Stubbington/Hill Head area, but it does not contribute significantly with job numbers and is unlikely to be an attractive proposition for intensification				
Suitability Grades	(B1) SUITABILITY			D	
	(B2/B8) SUITABILITY			D	
					





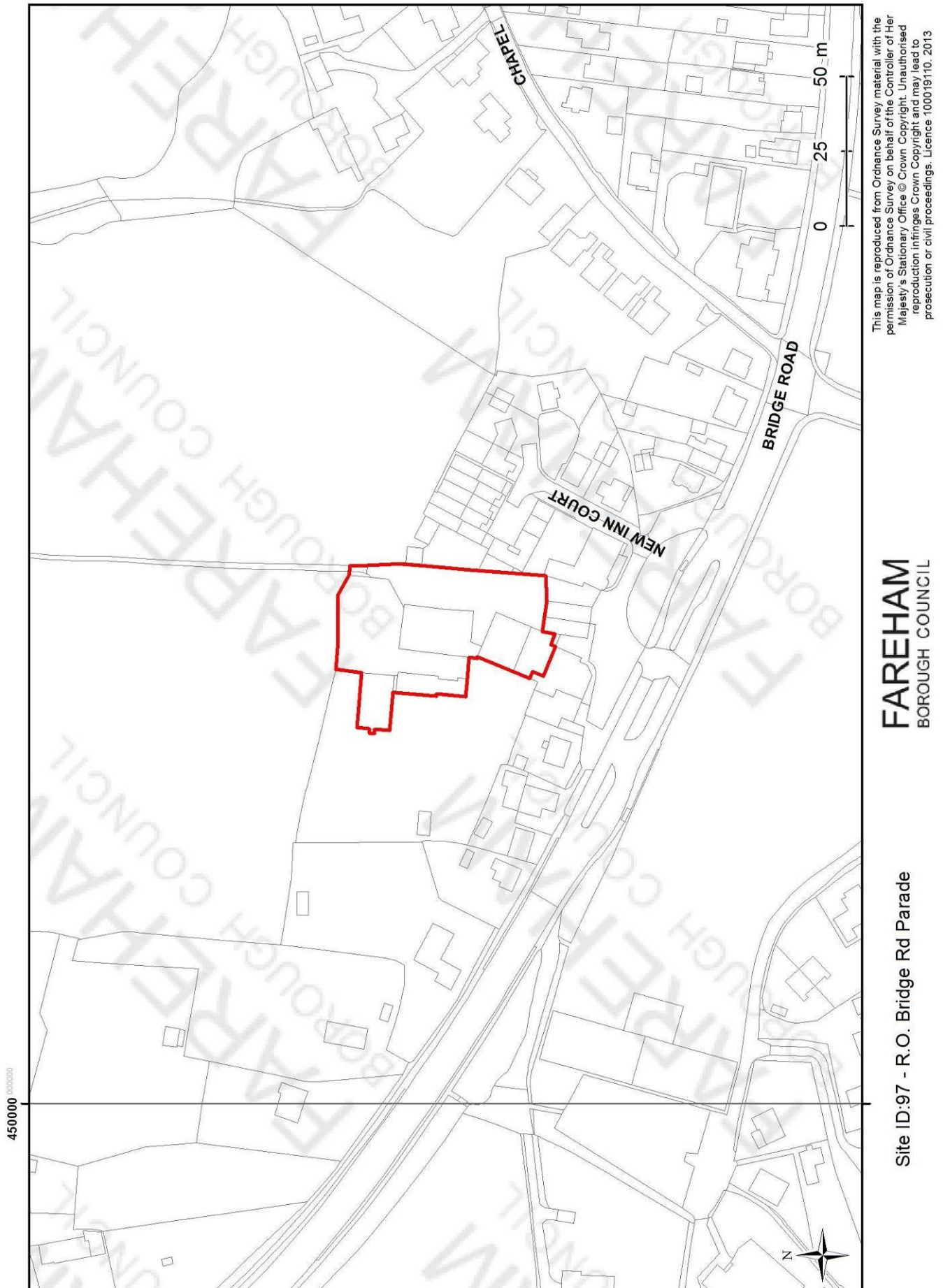
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FAREHAM
BOROUGH COUNCIL

Site ID:93 - Hammond Industrial Park, Stubbington Lane

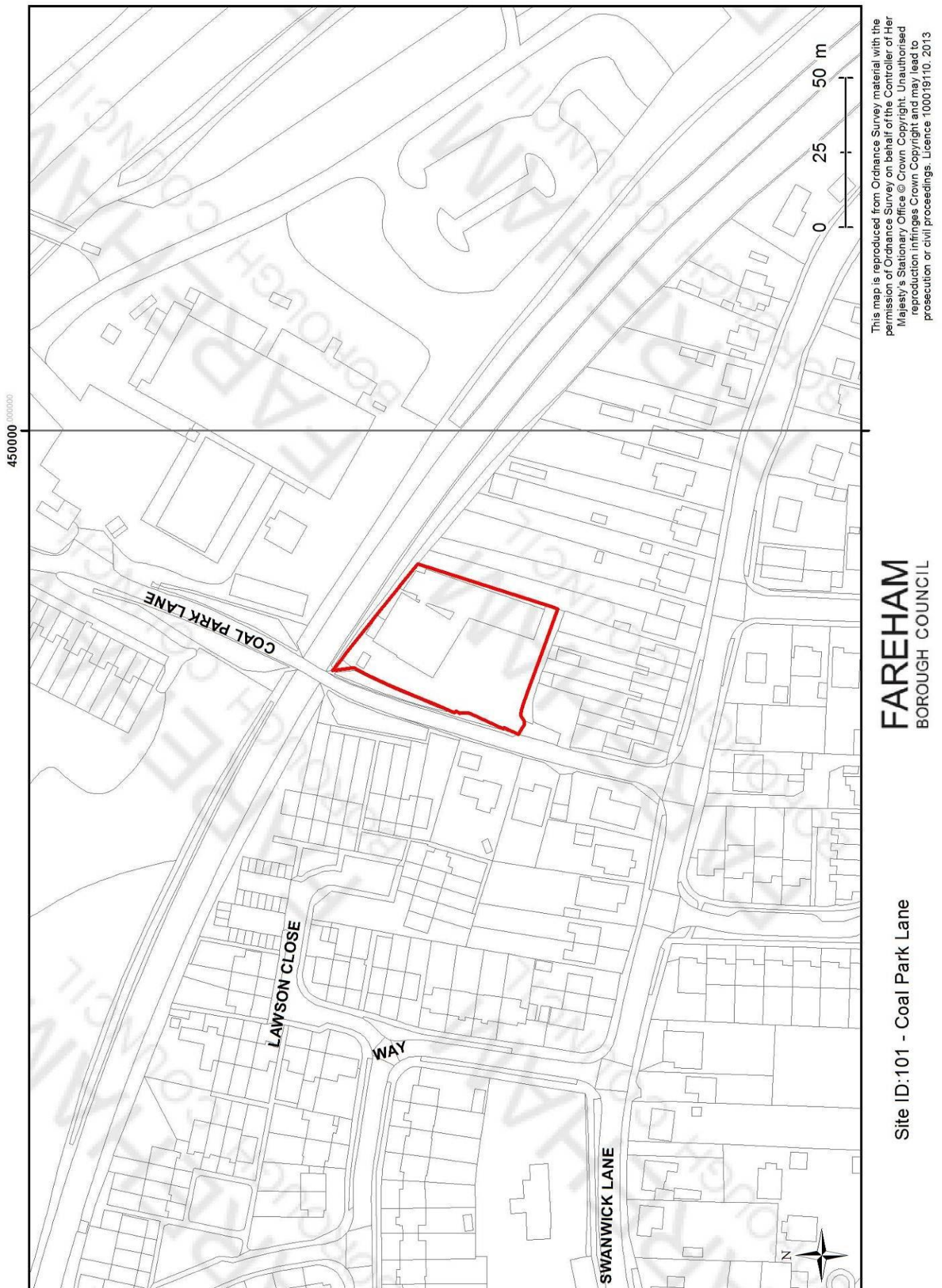
Site 97 Rear of Bridge Road Parade

Address:	Rear of 172-174 Bridge Road																																											
Ward:	Sarisbury																																											
Area:	0.27 hectares																																											
Floorspace:	988sq.m of buildings 988sq.m in B1-B8 use																																											
Includes:	Small industrial area to the rear of the parade to the north of Bridge Road																																											
Use Classes:	B2																																											
Local Plan Status:	Category B employment area set within Sarisbury Green Conservation Area. To the north of defined parade and to the south of urban boundary with countryside and local gap to north.																																											
Site Description:	Low intensity outbuildings used for B2 purposes. Poor access between two shop frontages along Bridge Road. Buildings are mostly single storey with clad corrugated roofing. Relatively low levels of occupancy at time of writing.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>2</td><td>D4 Public Transport</td><td>4</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	3	C4 Site Prominence	2	A3 Local Amenities	2	D1 Road Access	4	B1 Strategic Location	2	D2 Road Access for HGVs	2	B2 Environmental Constraints	4	D3 Congestion	2	B3 Cultural & Heritage Constraints	2	D4 Public Transport	4	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2																																									
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A3 Local Amenities	2	D1 Road Access	4																																									
B1 Strategic Location	2	D2 Road Access for HGVs	2																																									
B2 Environmental Constraints	4	D3 Congestion	2																																									
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2																																											
Comments:	Building quality is poor as is the environmental quality and site layout. Access for HGV's is difficult via narrow access point. Long term vacancies points to a lack of market interest. May be better suited for redevelopment for mix of residential.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>D</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table> 				(B1) SUITABILITY	D	(B2/B8) SUITABILITY	D																																				
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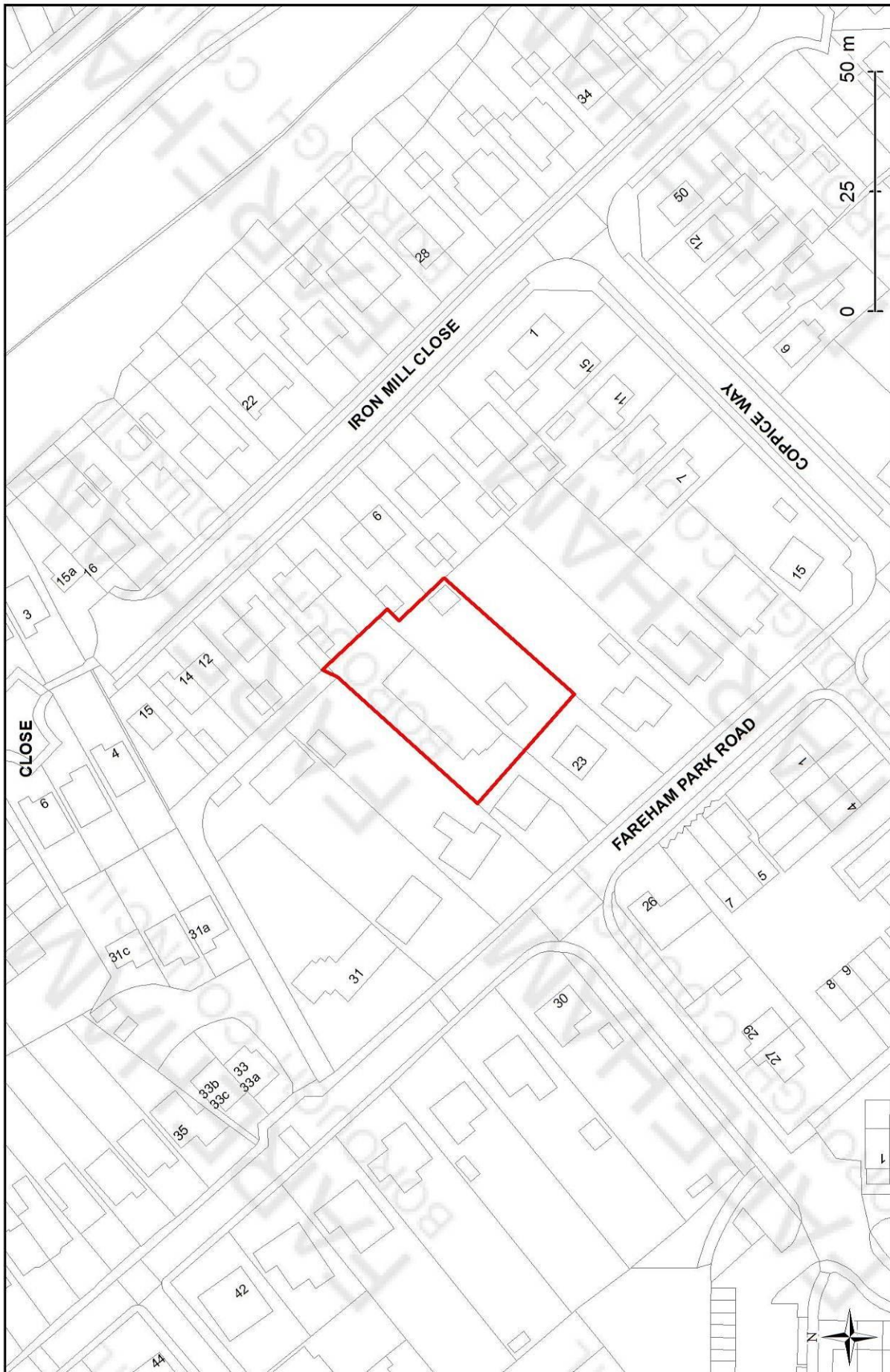
Site 101 Coal Park Lane

Address:	Coal Park Lane																																											
Ward:	Sarisbury																																											
Area:	0.24 hectares																																											
Floorspace:	950sq.m of buildings																																											
	950sq.m in B1-B8 use																																											
Includes:	Three connected buildings to the east of Coal Park Lane south of the railway																																											
Use Classes:	B2, B8																																											
Local Plan Status:	Category B employment area within urban area. To the north is countryside.																																											
Site Description:	Three attached buildings. The northern and eastern buildings are single storey sheds, whilst the central building is a red brick, two storey office block. Site is served by a large car park and small road linking it to Coal Park Lane and Swanwick Lane.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2	A2 Neighbour Issues	4	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	2	B1 Strategic Location	2	D2 Road Access for HGVs	2	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	Poor access and limited prominence count against the score for the site. However, the site does benefit from a simple layout and reasonable building quality. The poor access and neighbour issues would restrict potential expansion and intensification. Not considered worthy of protection due to poor suitability and poor building quality.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	E	(B2/B8) SUITABILITY	C																																				
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(B2/B8) SUITABILITY	C																																											
																																												



Site 133 Barnbrook Systems

Address:	Rear of 23 and 25 Fareham Park Road																																											
Ward:	Fareham North																																											
Area:	0.12 hectares																																											
Floorspace:	956sq.m of buildings																																											
	956sq.m in B1-B8 use																																											
Includes:	Two adjacent buildings built to the rear of 23 and 25 Fareham Park Road																																											
Use Classes:	B1																																											
Local Plan Status:	Urban Area																																											
Site Description:	Relatively modern B1 office buildings built in the former rear gardens of 23 and 25 Fareham Park Road. Single access between dwellings is narrow, and site has limited parking. Office buildings are 2 storey brick built units.																																											
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1																																											
Comments:	Reasonable B1 office building in an out of centre location, suffers from poor road access and limited parking but is relatively close to the local amenities of Highlands Road. Built for specific occupier and it is not considered likely that alternative occupiers would find the location appealing if the current occupier vacated. Therefore not considered worthy of long term protection.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>E</td></tr></table>				(B1) SUITABILITY	C	(B2/B8) SUITABILITY	E																																				
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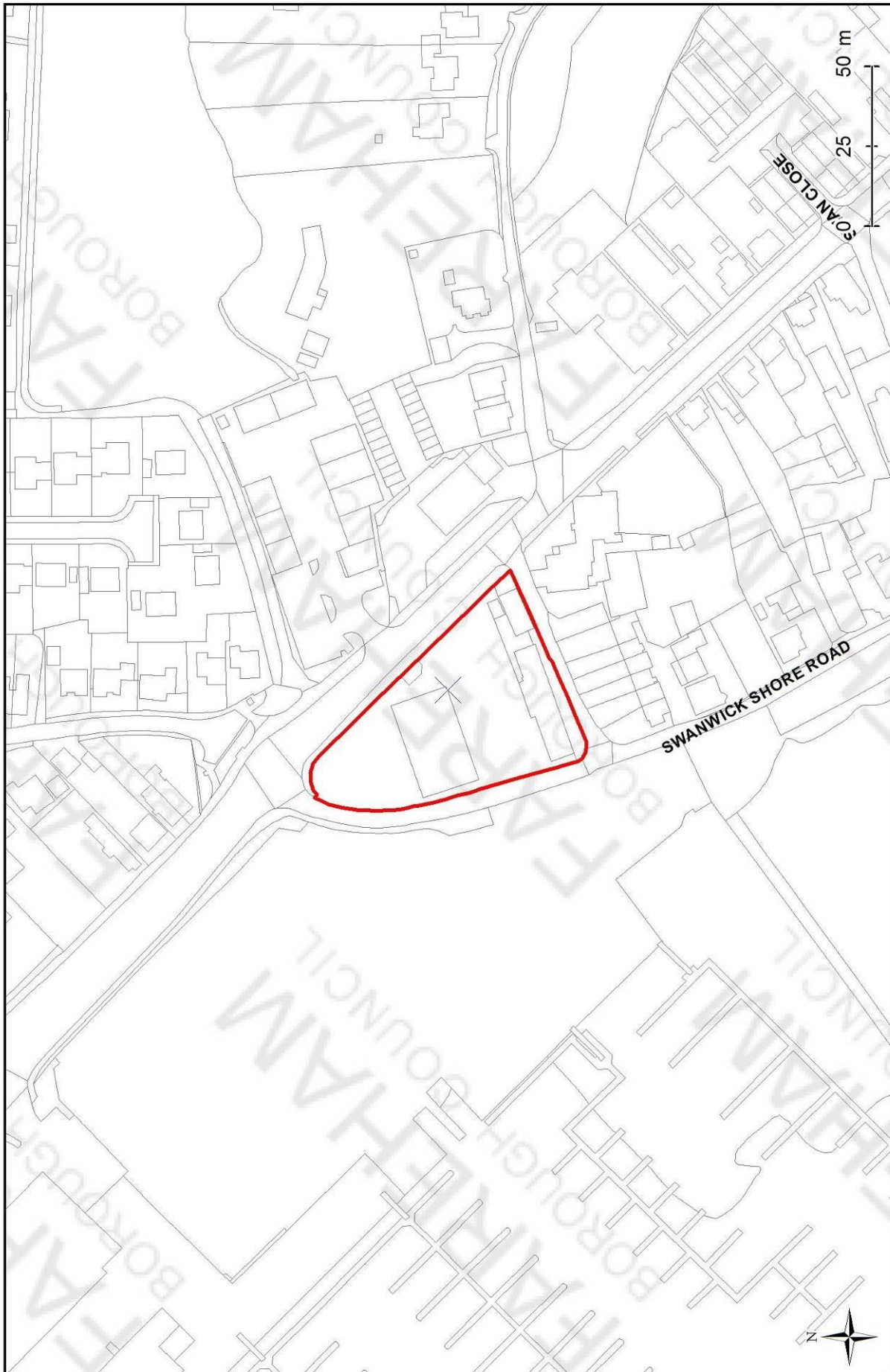
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FAREHAM
BOROUGH COUNCIL

Site ID:133 - Barnbrook Systems

Site 137 Swanwick Shore Road

Address:	Swanwick Shore Road																																											
Ward:	Sarisbury																																											
Area:	0.36ha																																											
Floorspace:	2,279sq.m of buildings																																											
Includes:	Large units between Swanwick Shore Road and Bridge Road.																																											
Use Classes:	B1c/B2																																											
Local Plan Status:	Within urban area.																																											
Site Description:	Large older style industrial sheds located adjacent to Swanwick Marina (Site 104). Site was included in the wider permission for redevelopment of the marina which would result in the industrial floorspace moving from this part of the site to further north, with this section being redeveloped for housing.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>2</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>3</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	2	A2 Neighbour Issues	3	C4 Site Prominence	3	A3 Local Amenities	2	D1 Road Access	3	B1 Strategic Location	2	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	3	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	Site has been vacant for some time, most likely in preparation for redevelopment. In any case the site suffers from poor building quality.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>D</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	D		(B2/B8) SUITABILITY	C																																			
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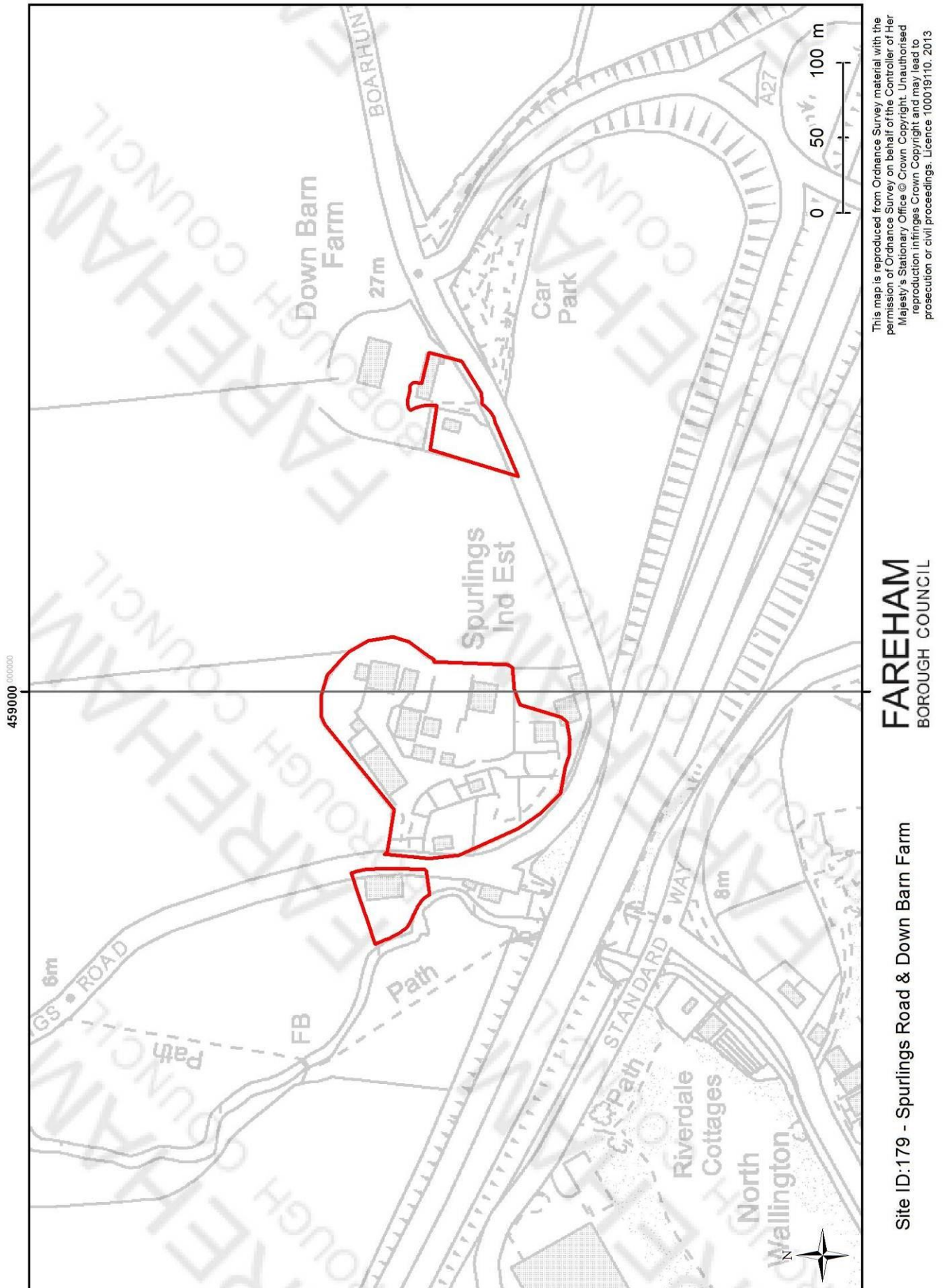
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Site ID: 137 - Swanwick Shore Road

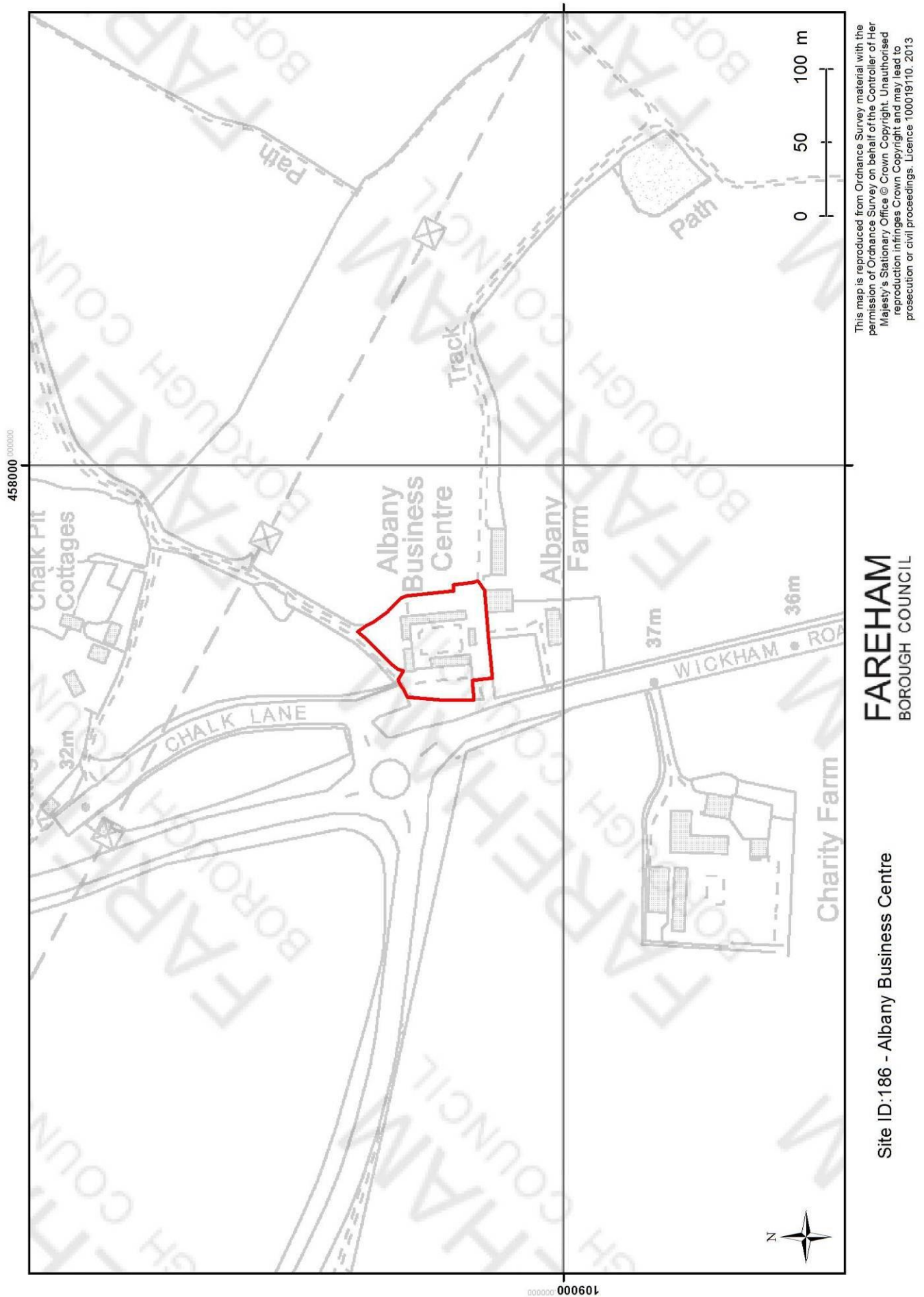
Site 179 Spurlings Road & Down Barn Farm

Address:	Spurlings Road																																											
Ward:	Fareham East																																											
Area:	2.11 hectares																																											
Floorspace:	4,120sq.m of buildings																																											
Includes:	Down Barn Farm, Riverside Yard and Spurlings Yard																																											
Use Classes:	Mostly B2																																											
Local Plan Status:	Whole of site is in the countryside, Down Barn Farm is also located within an area of special landscape character																																											
Site Description:	Mixed site, Spurlings yard and riverside yard are purpose built industrial yards, with a number of modern additions at Spurlings Yard, mainly consisting of clad sheds. Down Barn Farm consists of two former barns converted into B2 sheds.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>2</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	4	C4 Site Prominence	3	A3 Local Amenities	1	D1 Road Access	4	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	2	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	Countryside location means the site scores poorly in terms of public transport, amenities and its strategic location. Site suffers from low environmental quality despite being in the countryside and is difficult to access for HGV's. Not considered suitable for long term protection due to mix of uses and countryside location.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table>				(B1) SUITABILITY	E		(B2/B8) SUITABILITY	D																																			
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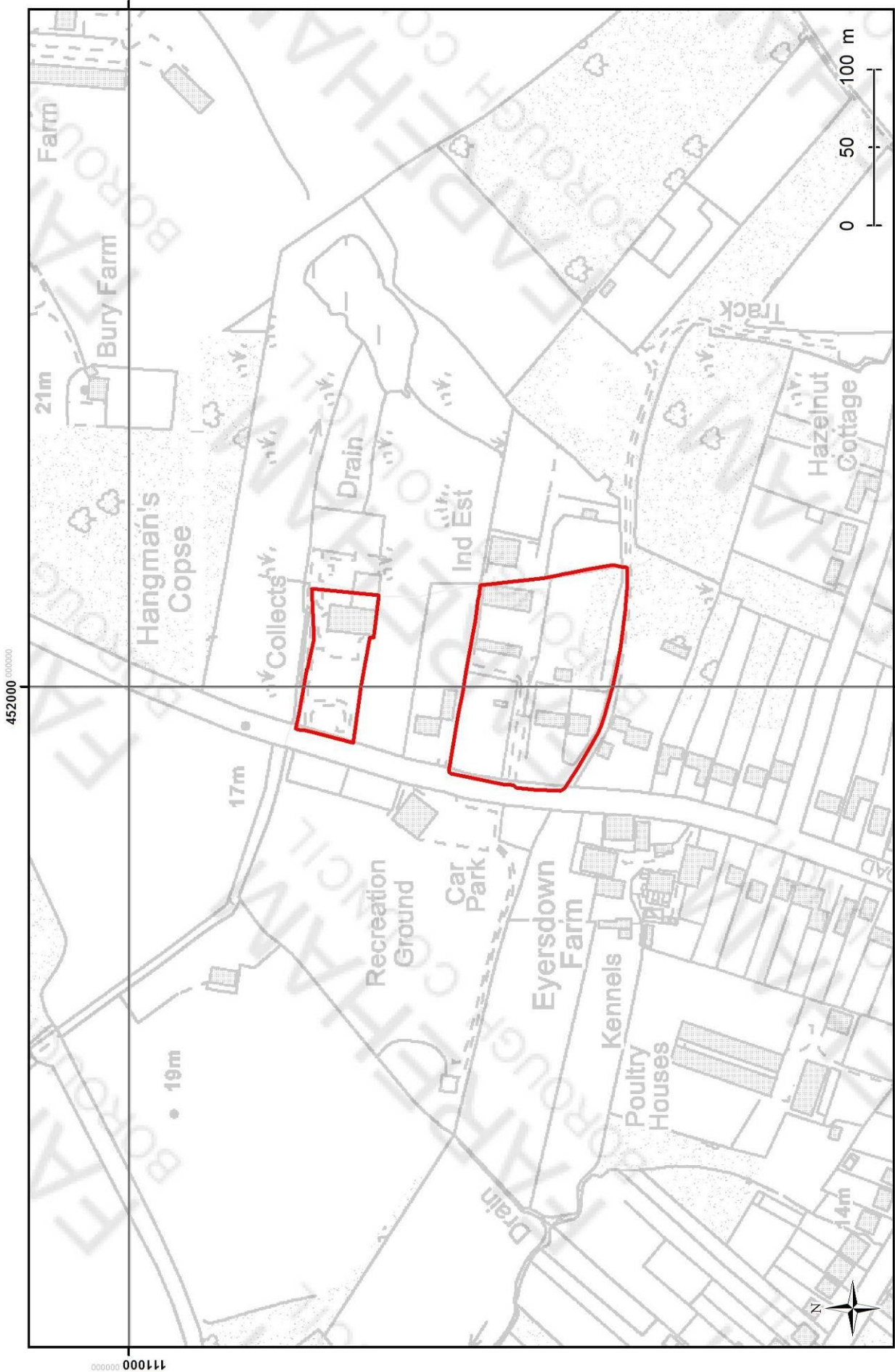
Site 186 Albany Business Centre

Address:	Wickham Road			
Ward:	Fareham East			
Area:	0.5 hectares			
Floorspace:	572sq.m of buildings			
Includes:	Albany Business Centre on east side of Wickham Road			
Use Classes:	B1 and B2			
Local Plan Status:	Countryside			
Site Description:	Converted stables now small B1, B2 units set out in a court yard layout with car parking around the outside. Single access off of roundabout on Wickham Road			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	3
	A2 Neighbour Issues	4	C4 Site Prominence	2
	A3 Local Amenities	1	D1 Road Access	3
	B1 Strategic Location	1	D2 Road Access for HGVs	3
	B2 Environmental Constraints	3	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Converted stables are of reasonable quality with easy access to Wickham Road via roundabout. Its location out of centre means it is perhaps better suited for B2/B8 uses. Site may become more suitable for employment uses once Welborne is developed as it would become less isolated.			
Suitability Grades	(B1) SUITABILITY D			
	(B2/B8) SUITABILITY C			
				



Site 187 310A-312 & 316 Botley Road

Address:	310A-312 & 316 Botley Road																																											
Ward:	Sarisbury																																											
Area:	1.59 hectares																																											
Floorspace:	1,747sq.m of buildings																																											
	1,108sq.m in B1-B8 use																																											
Includes:	SML Technologies building and mix of employment buildings behind 310A-312 Botley Road																																											
Use Classes:	B1, B2 and B8																																											
Local Plan Status:	Countryside																																											
Site Description:	316 Botley Road is a purpose single storey office block with associated parking and landscaping of reasonable quality. 310A-312 Botley Road is a more mixed site with a range of low density uses including some apparent open storage																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>4</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>4</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	4	A2 Neighbour Issues	4	C4 Site Prominence	2	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	4	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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Comments:	Site is in a relatively isolated location near the northern boundary with Winchester District. Layout of the area is simple and road access is good. Site lacks prominence and is poorly served by public transport																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>D</div></div> <div><div>(B2/B8) SUITABILITY</div><div>C</div></div>																																											
																																												





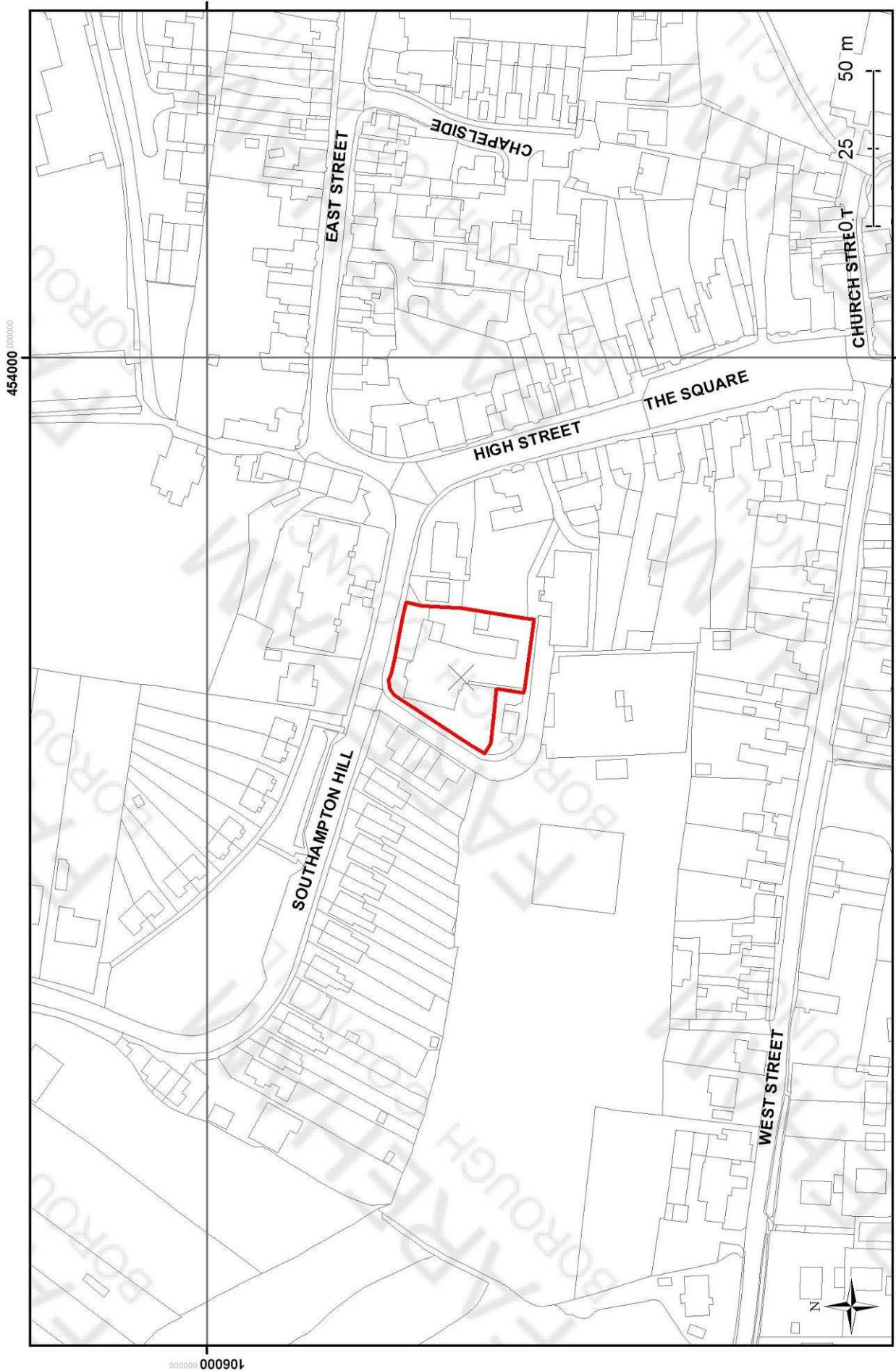
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Site ID:187 - 310a-312 & 316 Botley Road

Site 1232 Polygraphic House, 8-10 Southampton Hill, Titchfield

Address:	8-10 Southampton Hill, Titchfield			
Ward:	Titchfield			
Area:	0.15ha			
Floorspace:	1,374sq.m			
Includes:	Two adjacent office buildings at 8-10 Southampton Hill			
Use Classes:	B1			
Local Plan Status:	Part urban area, part countryside on the edge of Titchfield conservation area.			
Site Description:	Two adjacent office blocks. The western building is reasonably modern red brick two storey whilst the eastern building is of a less standard layout and appears to be a little older. There is no landscaping and a limited area of parking off of Southampton Hill.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	4
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	3
	A2 Neighbour Issues	2	C4 Site Prominence	2
	A3 Local Amenities	4	D1 Road Access	3
	B1 Strategic Location	3	D2 Road Access for HGVs	2
	B2 Environmental Constraints	4	D3 Congestion	3
	B3 Cultural & Heritage Constraints	4	D4 Public Transport	2
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
Comments:	The site is close to Titchfield village Centre and its associated amenity, but is not particularly prominent and does not have decent access. It has been vacant for a considerable period of time which would indicate a lack of market interest for offices in this location. Alternative uses may result in a better setting for the conservation area.			
Suitability Grades				
	(B1) SUITABILITY	C		
	(B2/B8) SUITABILITY	C		
				





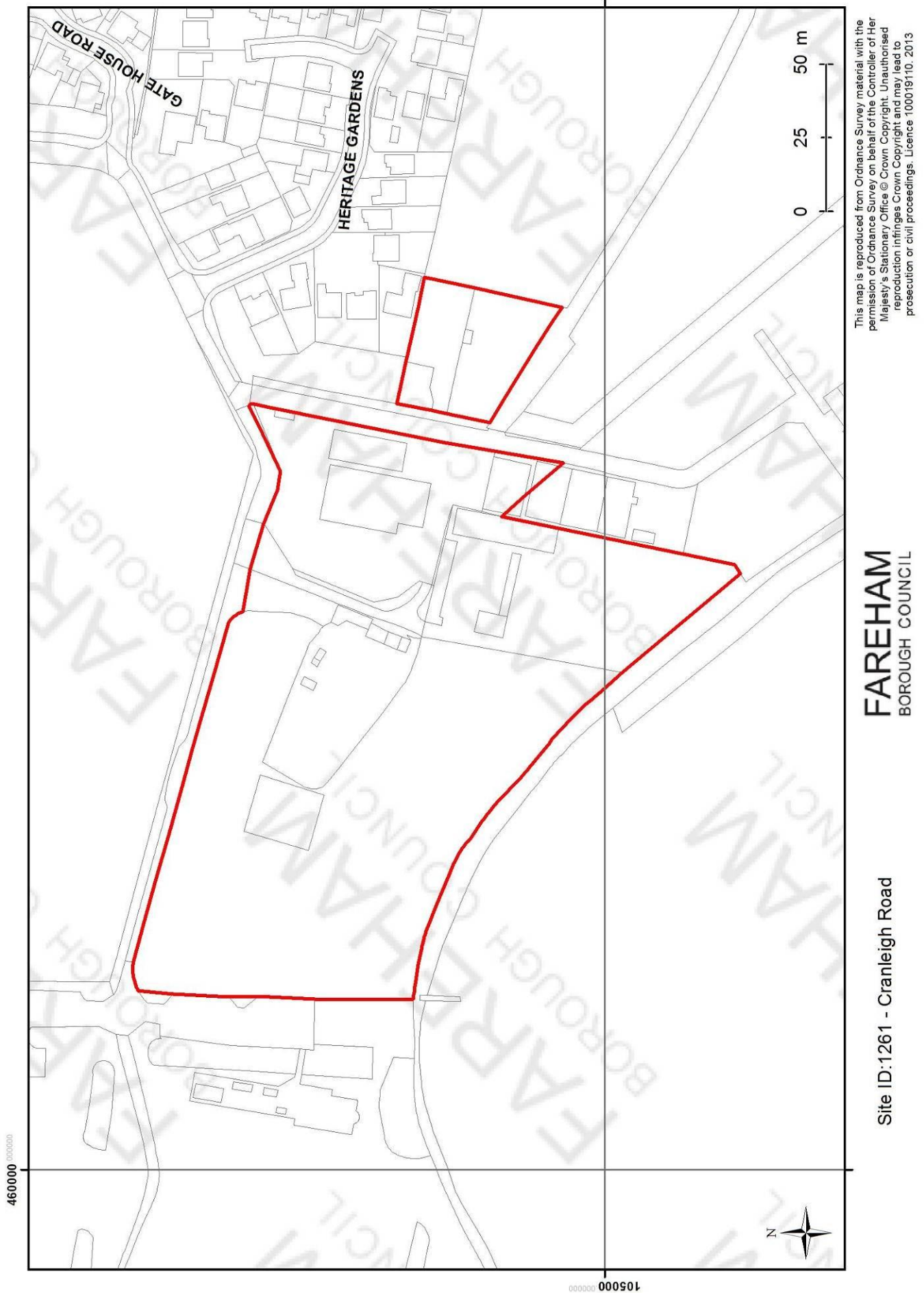
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Site ID:1232 - Polygraphic House 8-10 Southampton Hill Titchfield Hampshire

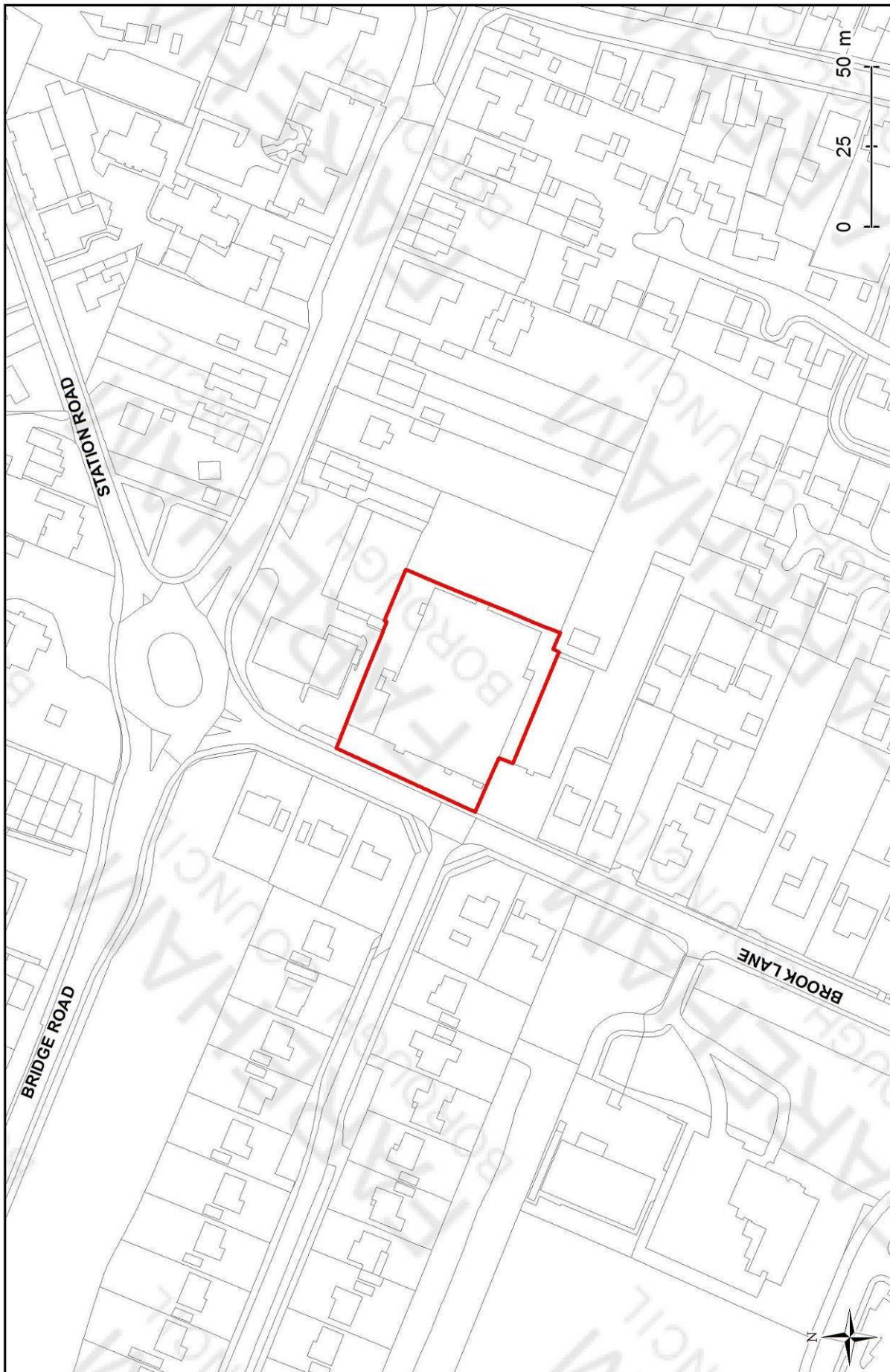
Site 1261 Cranleigh Road

Address:	Cranleigh Road																																										
Ward:	Portchester East																																										
Area:	2.39 hectares																																										
Floorspace:	2,952sq.m of buildings																																										
Includes:	Wicor Farm, Lake Works and The Yard																																										
Use Classes:	B2, B8 and sui generis																																										
Local Plan Status:	Countryside site, within coastal zone, adjacent to boatyard and site of nature conservation value																																										
Site Description:	Mixed site. Lake Works is a mix of large corrugated sheds and small converted stables to form a mix of employment uses. The Yard is mainly an open storage paved area and Wicor Farm is a previous farm building in poor repair which is currently vacant																																										
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>2</td><td>D3 Congestion</td><td>2</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>1</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>			A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	5	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	2	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	2	D3 Congestion	2	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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Comments:	Poorly arranged site in a countryside location which is a real restriction on intensification. Site suffers from an isolated location and the poor quality of the majority of the existing buildings.																																										
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table> 			(B1) SUITABILITY	E	(B2/B8) SUITABILITY	D																																				
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Site 1267 Brook Lane

Address:	Brook Lane																																											
Ward:	Park Gate																																											
Area:	0.32 hectares																																											
Floorspace:	2,960sq.m of buildings																																											
Includes:	Large factory style building on east side of Brook Lane																																											
Use Classes:	A1, B1, B2																																											
Local Plan Status:	Urban area																																											
Site Description:	Single large building split into smaller units. The building is single storey with multiple pitched roof and adequate parking to front. Surrounded by residential on all sides.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(iii) Character of Area and Pot. to Expand (B2/B8)</td><td>4</td><td>C3 Site Layout</td><td>3</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>4</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>3</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>2</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2	A1(iii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	3	A2 Neighbour Issues	3	C4 Site Prominence	2	A3 Local Amenities	4	D1 Road Access	4	B1 Strategic Location	3	D2 Road Access for HGVs	3	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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Comments:	Site is located to the south of Park Gate Local Centre and thus benefits from good local amenities. The A27 is easily accessible although it can be congested at peak times. The existing building is relatively run down and lacks environmental quality. Long terms vacancies point to a lack of market interest.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table> 				(B1) SUITABILITY	C	(B2/B8) SUITABILITY	C																																				
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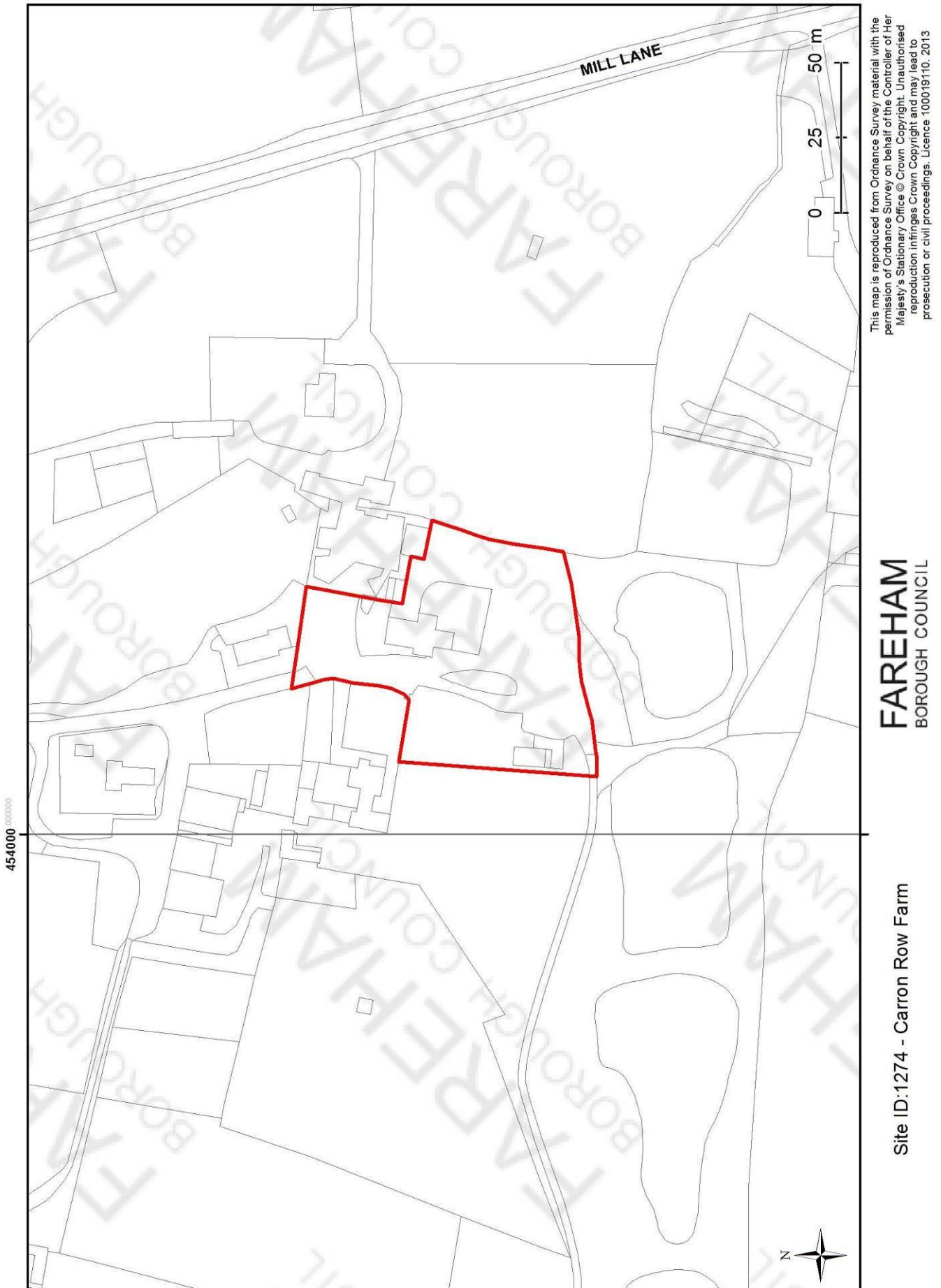
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Site ID:1267 - Brook Lane

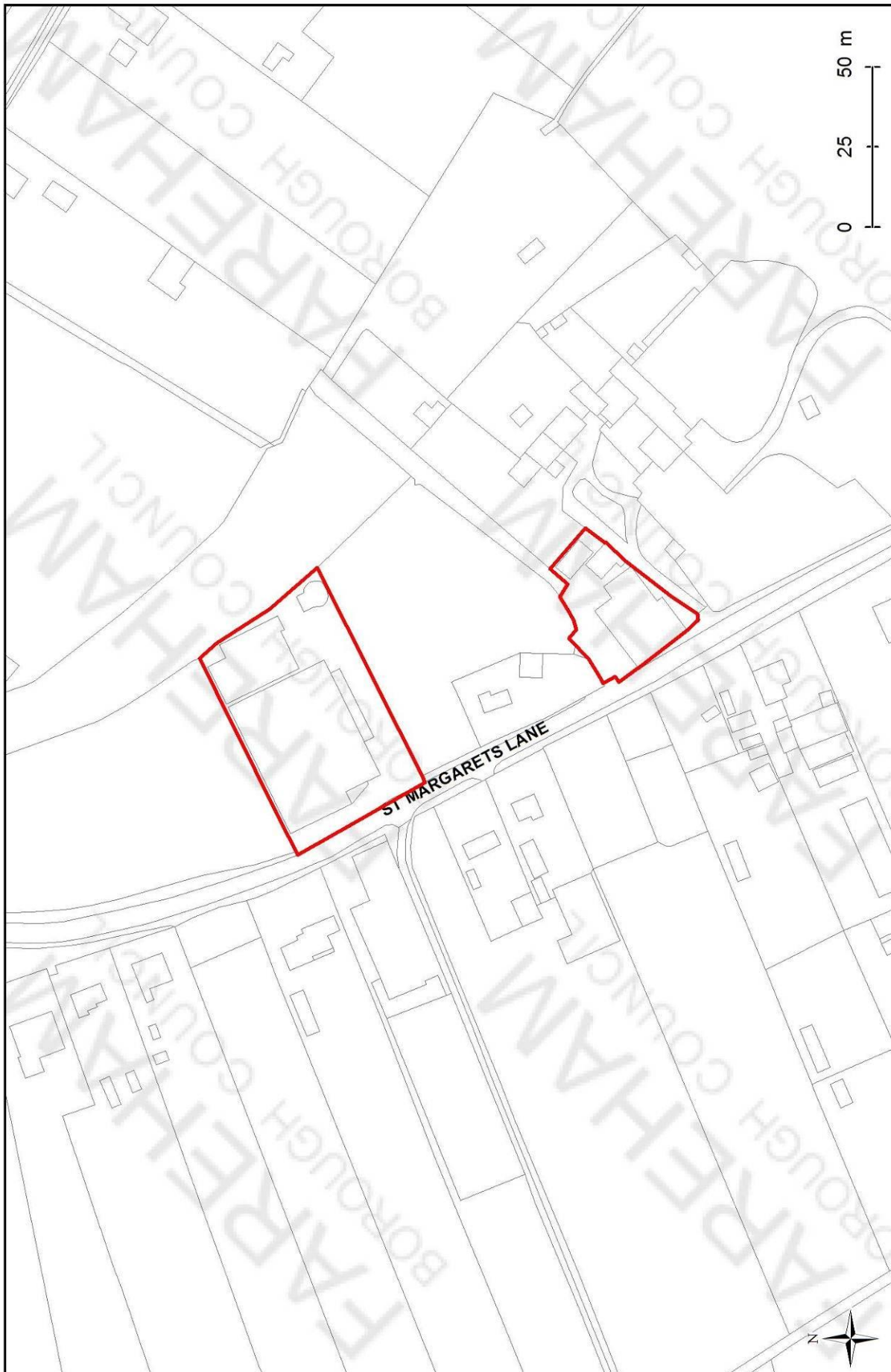
Site 1274 Carron Row Farm

Address:	Off of Segensworth Road																																											
Ward:	Titchfield																																											
Area:	0.55 hectares																																											
Floorspace:	572sq.m of buildings																																											
Includes:	Former farm buildings associated with Carron Row Farm																																											
Use Classes:	B1c																																											
Local Plan Status:	Countryside site. Within Strategic Gap and partly within Titchfield Abbey conservation area																																											
Site Description:	Historic two storey farm building converted for business use with surrounding landscaping. Much of the land has been turned into parking spaces. Associated buildings have also been turned into business space																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>3</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>1</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	3	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	1	A2 Neighbour Issues	3	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	2	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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B4 Brownfield or Greenfield	5	E1 Planning Status	-																																									
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	Site suffers from a poor layout and very poor prominence being tucked away from the main road. The existing buildings are of reasonable quality. Position within conservation area means future intensification is unlikely																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>E</div></div> <div><div>(B2/B8) SUITABILITY</div><div>D</div></div> 																																											



Site 1275 St Margarets Lane

Address:	St Margarets Lane																																											
Ward:	Titchfield																																											
Area:	0.44 hectares																																											
Floorspace:	4,503sq.m of buildings																																											
Includes:	B2,B8 buildings on the north side of St Margarets Lane either side of St Margarets Cottage																																											
Use Classes:	B2, B8, A1																																											
Local Plan Status:	Countryside and strategic gap																																											
Site Description:	Site has two parts. The northern part is a large single storey brick built depot, with attached two storey associated offices, with a smaller single storey B2 unit behind. The southern part is made up of two storey pitched roof units, one of which is currently in retail use																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>1</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>4</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2	A2 Neighbour Issues	4	C4 Site Prominence	2	A3 Local Amenities	1	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	4	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
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C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The site is relatively isolated, and is in a countryside location which restricts intensification of uses. The layout and prominence of both parts of the site are poor, although road access is good, with quick access to the A27 available. Parts of the site have been lost to alternative uses.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>E</div></div> <div><div>(B2/B8) SUITABILITY</div><div>D</div></div> 																																											




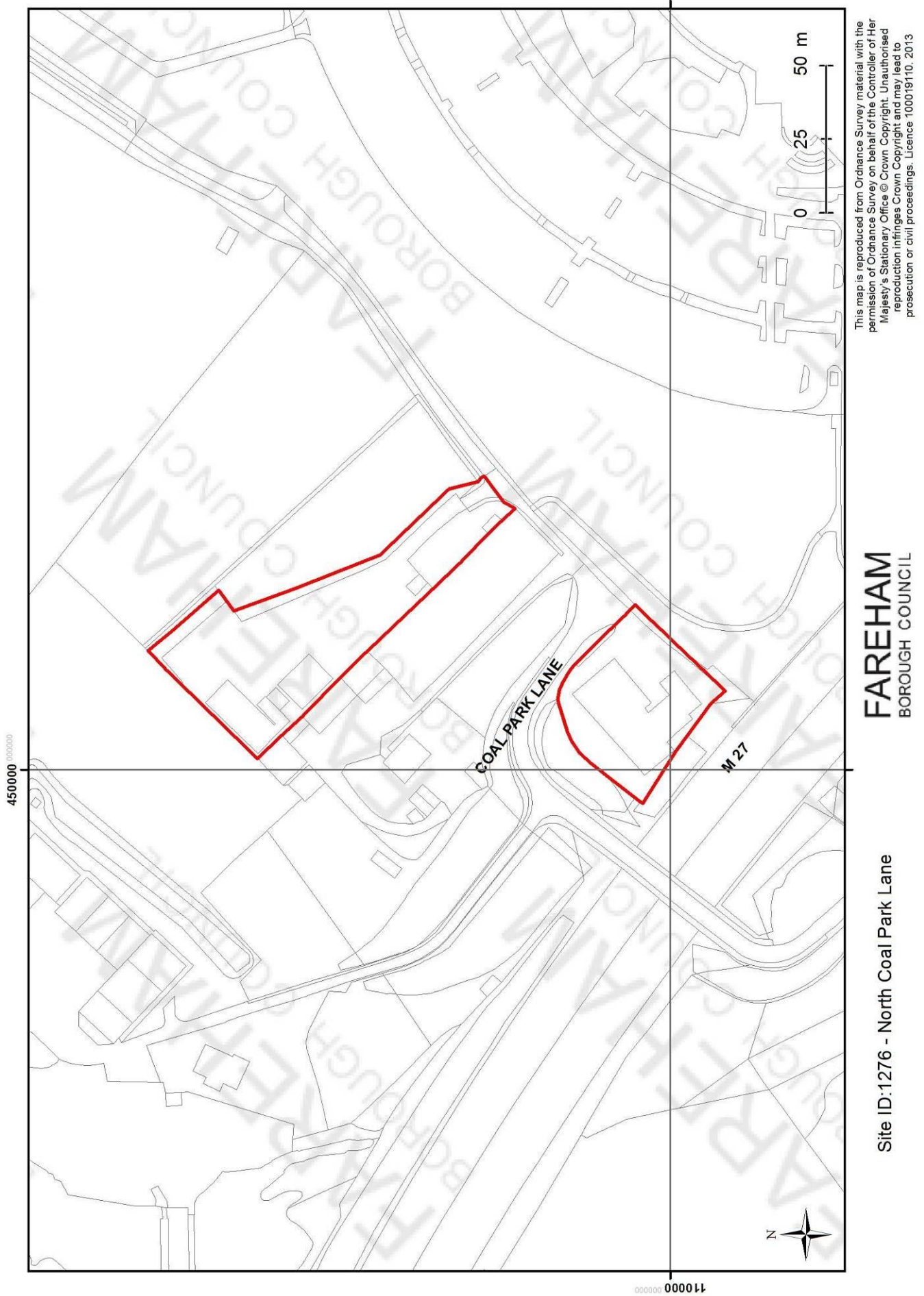
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FAREHAM
BOROUGH COUNCIL

Site ID:1275 - St Margarets Lane (North & South)

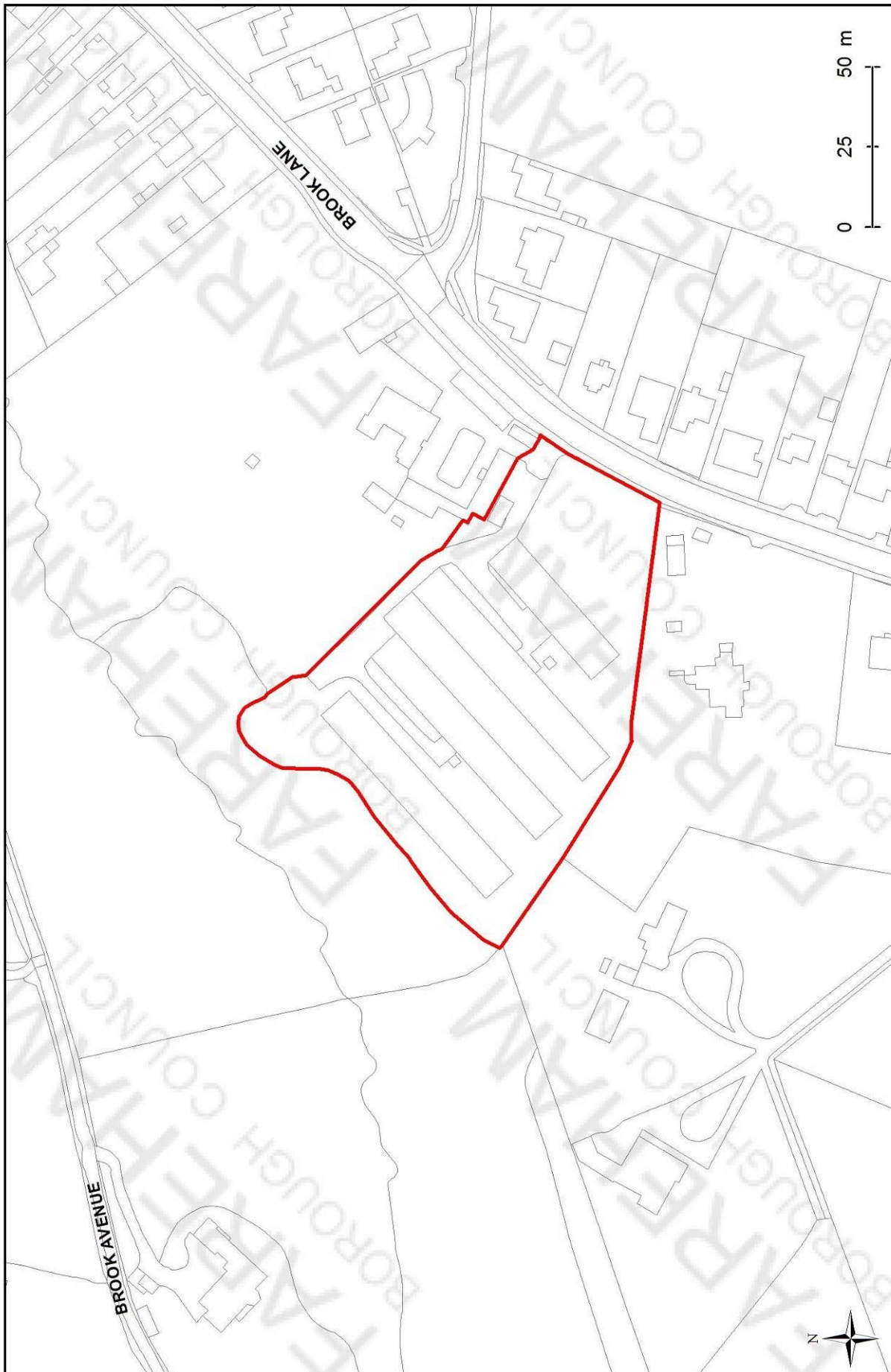
Site 1276 North Coal Park Lane

Address:	Coal Park Lane (north of M27)			
Ward:	Sarisbury			
Area:	0.6 hectares			
Floorspace:	1,674sq.m of buildings			
	1,674sq.m in B1-B8 use			
Includes:	Barncroft & Powell buildings and Midas Revenger			
Use Classes:	B2			
Local Plan Status:	Countryside site in area of special landscape character. Adjacent to nature reserve			
Site Description:	Barncroft & Powell building is a two storey brick built structure with single storey extensions and outbuilding. The front area is paved with 2m high metallic fencing on all sides. Midas Revenger is a marine based business premises made up mainly of single storey green clad sheds			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	3
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	3
	B1 Strategic Location	1	D2 Road Access for HGVs	3
	B2 Environmental Constraints	2	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Site is remote from the urban area and is difficult to access via narrow bridges over the railway and motorway. However the site has no neighbour issues and the buildings are of reasonable B2/B8 quality. Location outside of the urban area means expansion and/or intensification would not be supported.			
Suitability Grades	(B1) SUITABILITY			E
	(B2/B8) SUITABILITY			C
				



Site 1280 Great Brook

Address:	Brook Lane																																											
Ward:	Warsash																																											
Area:	1.09 hectares																																											
Floorspace:	3,133sq.m of buildings 3,133sq.m in B1-B8 use																																											
Includes:	Former nursery buildings at Great Brook																																											
Use Classes:	B2, B8																																											
Local Plan Status:	Countryside site within local gap. Adjacent to area of special landscape character and site of importance for nature conservation																																											
Site Description:	Low intensive industrial uses in single storey former nursery buildings. Set within landscaped areas and serviced by thin network of access roads. Part of site has yet to be converted.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>2</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>2</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>1</td></tr><tr><td>A3 Local Amenities</td><td>1</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>4</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>-</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>-</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>4</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	2	A2 Neighbour Issues	3	C4 Site Prominence	1	A3 Local Amenities	1	D1 Road Access	2	B1 Strategic Location	1	D2 Road Access for HGVs	3	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	4	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	-	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		
A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	2																																									
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B4 Brownfield or Greenfield	5	E1 Planning Status	-																																									
C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	-																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4																																											
Comments:	Site is good distance from local amenities and poorly served by public transport. Existing nursery buildings are of reasonable quality and have been converted well. Road access is an issue given tight access into site off of Brook Lane. Site does serve local businesses but is not considered suitable for expansion or intensification due to countryside location.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>E</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>D</td></tr></table>				(B1) SUITABILITY	E		(B2/B8) SUITABILITY	D																																			
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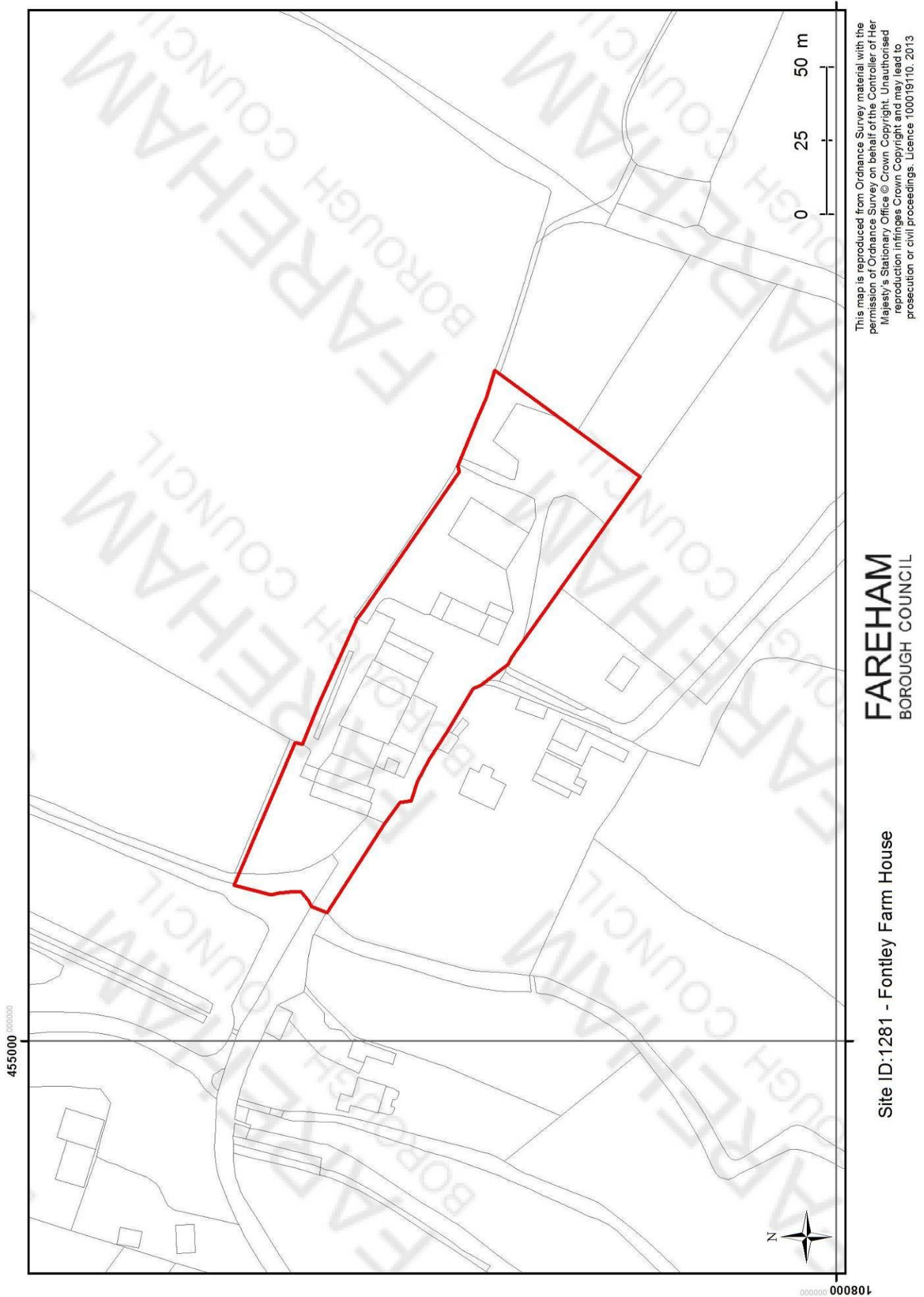
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FAREHAM
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Site ID:1280 - Great Brook



Site 1281 Fontley Farm House

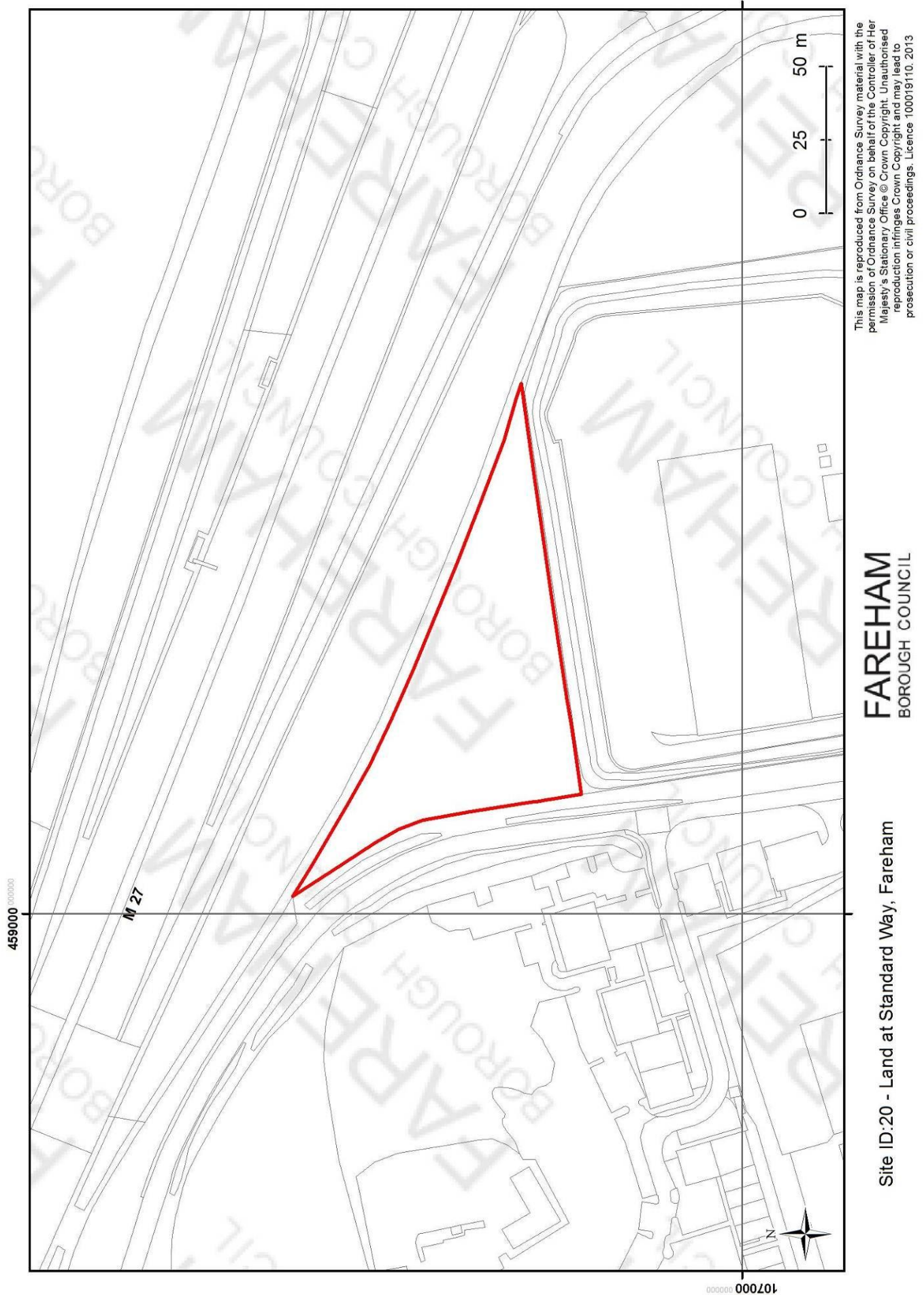
Address:	Iron Mill Lane			
Ward:	Fareham North			
Area:	0.86 hectares			
Floorspace:	1,443sq.m of buildings			
	1,443sq.m in B1-B8 use			
Includes:	Disused farm buildings and purpose built sheds adjacent to Fontley Farm House			
Use Classes:	B8			
Local Plan Status:	Countryside site only just within Borough boundary. Within strategic gap and area of special landscape character			
Site Description:	Mixture of converted agricultural buildings and purpose built B8 sheds. Mostly vacant at time of writing. Access down very narrow private Iron Mill Lane. Unclear which parts of site are for agricultural uses and which are not			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	1
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	2
	A2 Neighbour Issues	4	C4 Site Prominence	1
	A3 Local Amenities	1	D1 Road Access	1
	B1 Strategic Location	1	D2 Road Access for HGVs	1
	B2 Environmental Constraints	3	D3 Congestion	3
	B3 Cultural & Heritage Constraints	1	D4 Public Transport	1
	B4 Brownfield or Greenfield	5	E1 Planning Status	-
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	1	E2 Economic Constraints	-
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
Comments:	Site has a severe access problem due to narrow private road being the only way in and out of the site. The site has no public transport links and is not in a prominent position. Converted buildings are of reasonable quality			
Suitability Grades				
	(B1) SUITABILITY	E		
	(B2/B8) SUITABILITY	E		
				



Sites Considered for Allocations

Site 20 Land at Standard Way, Wallington

Address:	Standard Way, North Wallington			
Ward:	Fareham East			
Area:	0.588ha			
Includes:	Small paddock area located to the north of Standard Way and to the north of Fareham Heights office park			
Use Classes:	Potential extension to the employment area of North Wallington			
Local Plan Status:	Countryside			
Site Description:	Open greenfield, lined with trees with access off of Standard Way. Tree lined boundaries, with M27 to north.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	-
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	1	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	4
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		
Comments:	The site has good road access via Standard Way, and is located between the employment area at North Wallington and the larger Broadcut/Fareham Industrial Park area. However, it is isolated from local amenities and public transport links and is outside of the urban area. The site is more suitable for B2/B8 uses, which would mirror the uses nearby in Fareham Industrial Estate and the majority of North Wallington. However, as the ELR has identified sufficient land for this use on alternative sites within the urban area this site is not considered necessary.			
Suitability Grades	(B1) SUITABILITY	D		
	(B2/B8) SUITABILITY	C		



Site 81 Park Gate Centre & North

Address: Botley Road, Middle Road, Duncan Road, Beacon Bottom, Station Road

Ward: Park Gate

Area: 7.79 hectares



Includes: Duncan Road Industrial Area and all buildings in employment use within Park Gate Local Centre and along Botley Road.

Use Classes: Potential for increase in B1 in the Centre or along Botley Road

Local Plan Status: Urban area and Local Centre

Site Description: The site includes a number of residential units interspersed with B1 office buildings. There could be the potential for further B1 development in the area if the market demands increase.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-
	A2 Neighbour Issues	2	C4 Site Prominence	4
	A3 Local Amenities	5	D1 Road Access	4
	B1 Strategic Location	5	D2 Road Access for HGVs	2
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	4
	B4 Brownfield or Greenfield	5	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	3
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	4		

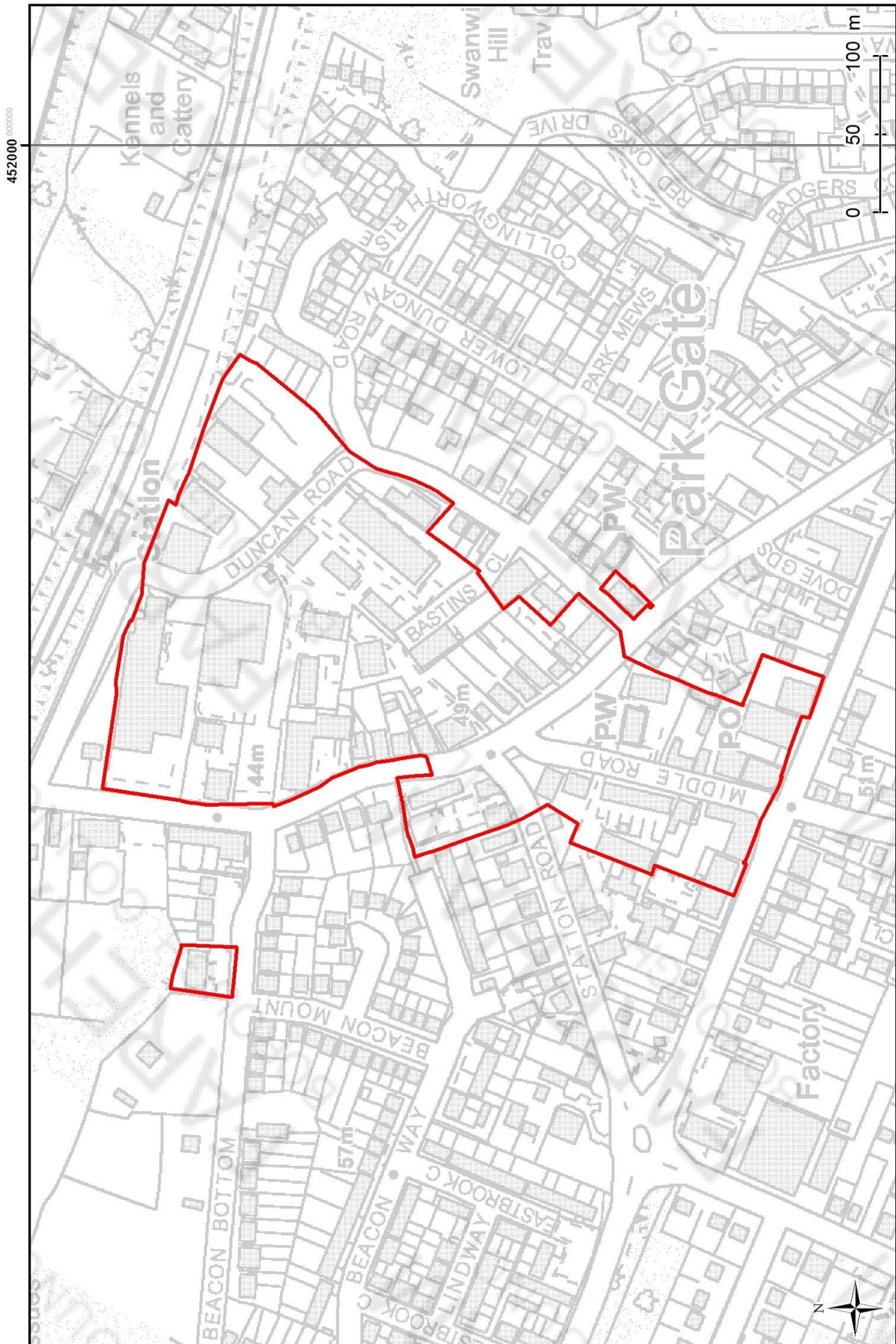
Comments: Although the site is well suited for employment uses due to its proximity to public transport links and the provision of services in the immediate vicinity large scale employment development in the area is considered unlikely. Future increases in employment floorspace may occur naturally through change of use away from residential but it is considered inappropriate to recommend an allocation purely for employment purposes.

Suitability Grades

(B1) SUITABILITY **A**

(B2/B8) SUITABILITY **B**






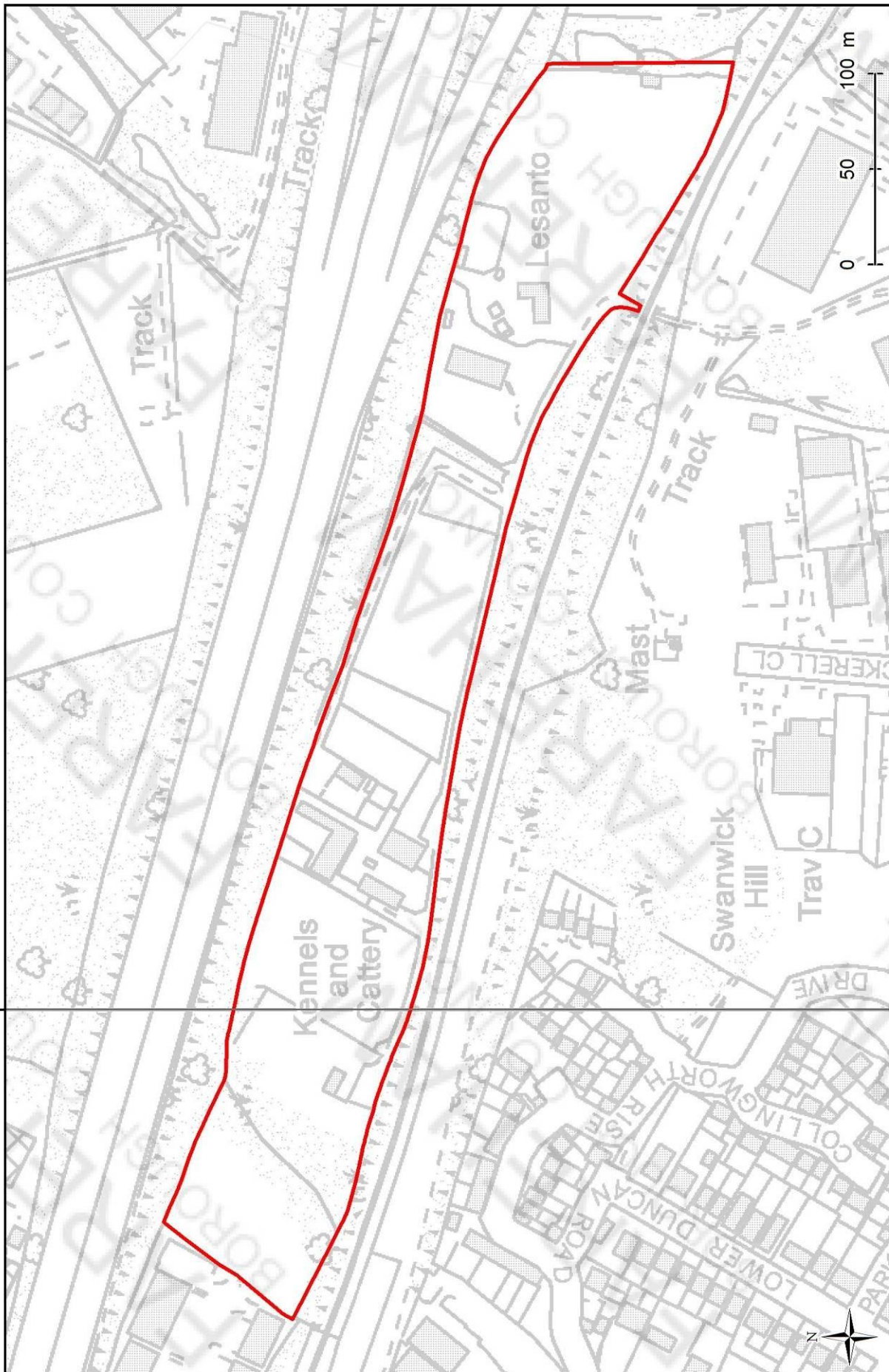
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Site ID:81 - Park Gate Employment Area

Site 123 Little Park Farm

Address:	Little Park Farm Road		
Ward:	Park Gate		
Area:	5.23 hectares		
Potential Floorspace:	From 11,000sq.m up to around 18,000sq.m dependent on plot ratios chosen and the quality of access provided.		
Includes:	Strip of land between M27 and railway line to the west of M27 junction 9		
Use Classes:	Potential for low traffic generating B2/B8		
Local Plan Status:	Previous employment allocation		
Site Description:	Site is a mix of various low density agricultural and commercial uses accessed via narrow road under single lane railway bridge. Site is currently untidy with little continuity and although in close geographical distance to both the railway line and M27 junction 9 it suffers significant access problems.		
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1) A1(ii) Character of Area and Pot. to Expand (B2/B8) A2 Neighbour Issues A3 Local Amenities B1 Strategic Location B2 Environmental Constraints B3 Cultural & Heritage Constraints B4 Brownfield or Greenfield C1(i) Building Age/Condition/Quality/Adaptability (B1) C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1 2 5 2 3 5 5 2 - -	C2 Site Environmental Quality C3 Site Layout C4 Site Prominence D1 Road Access D2 Road Access for HGVs D3 Congestion D4 Public Transport E1 Planning Status E2 Economic Constraints -
Comments:	Access issues are the main concern for this site which are likely to be costly to overcome. Although the site benefits from limited neighbour, environmental and cultural constraints the access issue means only low traffic generating uses will be achievable. Recent discussions with the landowner has demonstrated that the site can be brought forward and access solutions can be found. Given that the site is within the urban area and has no neighbour constraints it is considered suitable for allocation for employment uses.		
Suitability Grades	(B1) SUITABILITY	C	
	(B2/B8) SUITABILITY	C	



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Site ID:123 - Little Park Farm

Site 154 Maytree Road

Address: West Street, Maytree Road

Ward: Fareham North

Area: 0.706ha



Includes: Delme Court, Fortnum Cars and car park to rear

Use Classes: Suitable for a mix of B1, retail and residential

Local Plan Status: Within Town Centre boundary

Site Description: Delme Court is a three-storey, part retail part residential block adjacent to the Station roundabout. To the east of Delme Court is a car showroom and sales office with Council owned car park to the rear. Car park is accessed off of West Street.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	1	C4 Site Prominence	5
	A3 Local Amenities	5	D1 Road Access	5
	B1 Strategic Location	5	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	2
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	3
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

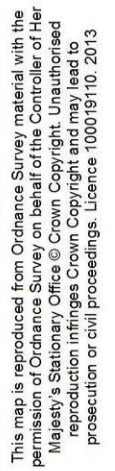
Comments: Being within the Town Centre, the site scores well in terms of its local amenities and strategic location. The site is in a prominent location with Fareham station and the A27 in close proximity, which also positively influences the road access and public transport scores.

Suitability Grades

(B1) SUITABILITY **A**





(B2/B8) SUITABILITY **B**

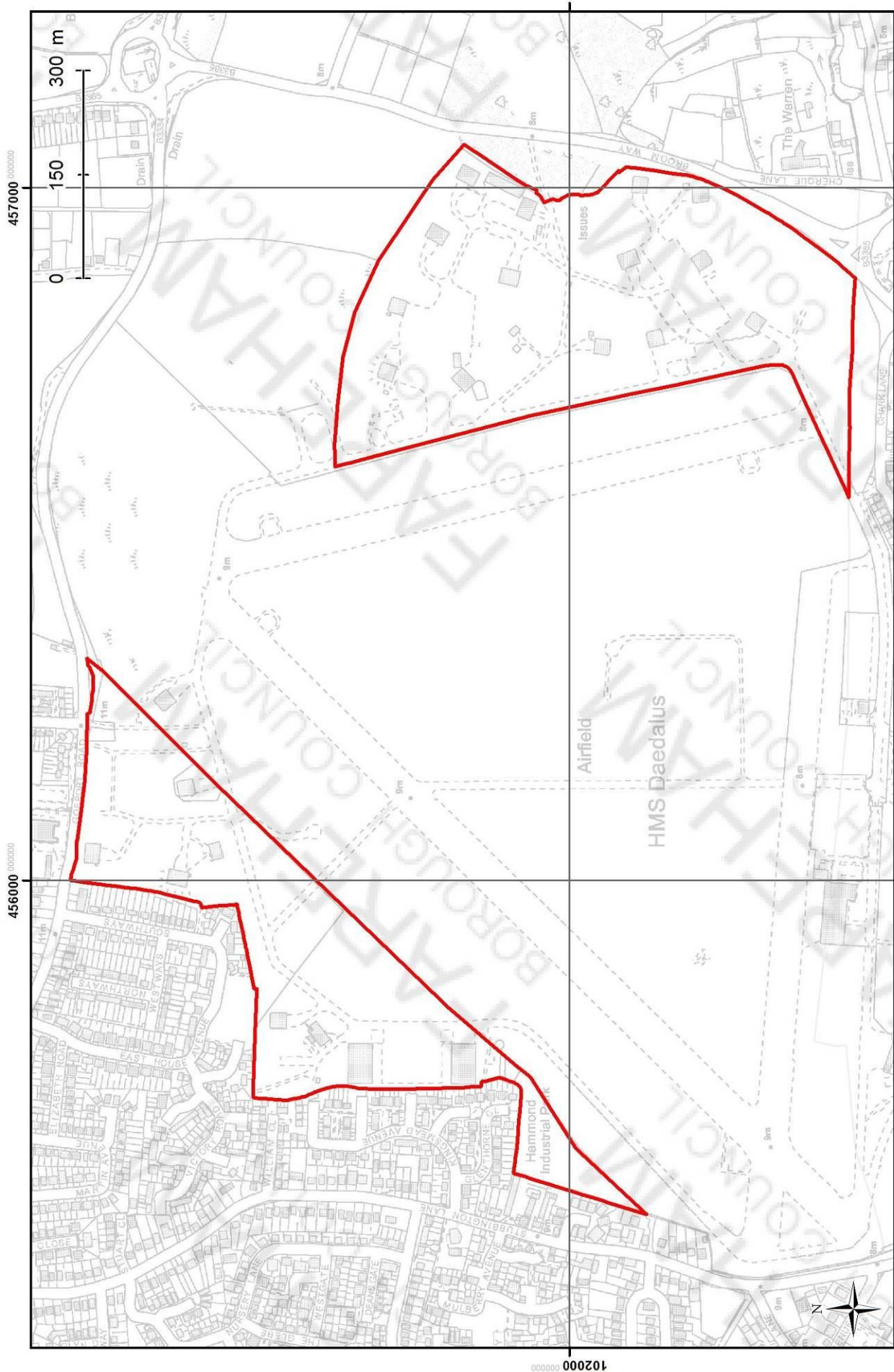




Site ID:154 - Maytree Road, Fareham

Site 172 Solent Enterprise Zone

Address:	Gosport Road, Broom Way, Chark Lane																																											
Ward:	Stubbington																																											
Area:	37.22 hectares																																											
Floorspace:	Outline application is for around 52,000sq.m of employment floorspace (gross) across the site. There may be space for additional capacity if plot densities are increased.																																											
Includes:	Areas of existing employment and open space around existing Airfield																																											
Use Classes:	Proposed marine and aviation based B8 with some B1 to south																																											
Local Plan Status:	Identified as a "major development site" in the Local Plan and as a strategic employment site in the emerging Core Strategy																																											
Site Description:	Airfield and associated hangers located in a settlement gap between Gosport and Stubbington. Residential area of Stubbington to the west with more general industrial buildings and former Naval buildings to the south over the boundary to Gosport Borough.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>-</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>3</td><td>C3 Site Layout</td><td>-</td></tr><tr><td>A2 Neighbour Issues</td><td>5</td><td>C4 Site Prominence</td><td>3</td></tr><tr><td>A3 Local Amenities</td><td>2</td><td>D1 Road Access</td><td>2</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>5</td></tr><tr><td>B2 Environmental Constraints</td><td>3</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>1</td><td>E1 Planning Status</td><td>4</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>4</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>3</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-	A2 Neighbour Issues	5	C4 Site Prominence	3	A3 Local Amenities	2	D1 Road Access	2	B1 Strategic Location	1	D2 Road Access for HGVs	5	B2 Environmental Constraints	3	D3 Congestion	3	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1	B4 Brownfield or Greenfield	1	E1 Planning Status	4	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	4	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3		
A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-																																									
A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-																																									
A2 Neighbour Issues	5	C4 Site Prominence	3																																									
A3 Local Amenities	2	D1 Road Access	2																																									
B1 Strategic Location	1	D2 Road Access for HGVs	5																																									
B2 Environmental Constraints	3	D3 Congestion	3																																									
B3 Cultural & Heritage Constraints	5	D4 Public Transport	1																																									
B4 Brownfield or Greenfield	1	E1 Planning Status	4																																									
C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	4																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	3																																											
Comments:	The site benefits from a lack of neighbourhood issues and limited other constraints. The site has easy access for HGV's and benefits from a number of existing hangers that can be re-used. The major issues with the site is its distance from the strategic road network and congestion issues on immediately adjacent roads. Planned improvements to the surrounding road network will alleviate some of the transport concerns. The site was allocated in the Core Strategy as a "strategic employment area" and has since established as an "Enterprise Zone" for the Solent area.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>C</td><td rowspan="2"></td></tr><tr><td>(B2/B8) SUITABILITY</td><td>C</td></tr></table>				(B1) SUITABILITY	C		(B2/B8) SUITABILITY	C																																			
(B1) SUITABILITY	C																																											
(B2/B8) SUITABILITY	C																																											



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FAREHAM
BOROUGH COUNCIL

Site ID:172 - Daedalus

Site 198 Civic & Cultural Quarter

Address: Osborn Road, High Street, Civic Way, Church Path

Ward: Fareham East

Area: 3.516ha



Includes: Civic Offices, Government Offices, Ferneham Hall, Osborn Road Multi Storey car park, surface car parks, Health centre and day centre/clinic.

Use Classes: Potentially a mixture of D classes for health services and cultural provision as well as some B1 and reinstatement of car parking

Local Plan Status: Urban area within Town Centre boundary. Part existing open space.

Site Description: Varied area with a mix of civic, cultural and health facilities to the north of Fareham Shopping Centre. Multi-storey car park to west with surface car parking to the north of Ferneham Hall and library buildings in the centre of site. Landscaped gardens provide open feel and are designated open space.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	2	C4 Site Prominence	4
	A3 Local Amenities	5	D1 Road Access	4
	B1 Strategic Location	5	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	2
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	2
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

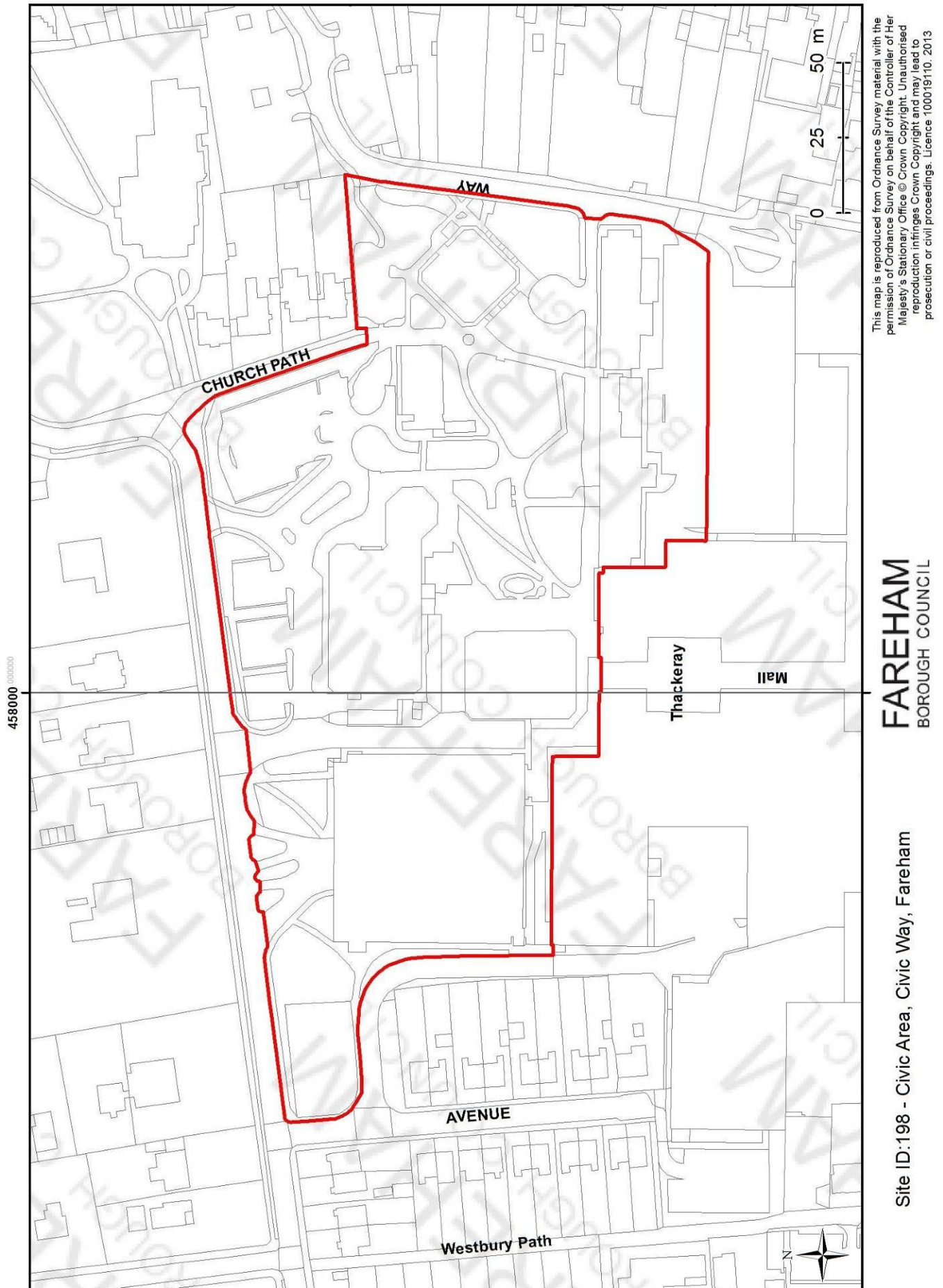
Comments: Overall office suitability is positively influenced by the proximity to Fareham Town Centre amenities and public transport benefits. Site would need to be redeveloped comprehensively in order to suitably accommodate the mix of uses envisaged. An extension to the Civic Offices is likely to be the biggest contributor to employment floorspace in this area, although there are no current proposals for this.

Suitability Grades

(B1) SUITABILITY **A**

(B2/B8) SUITABILITY **C**





Site 199 Market Quay Car Park

Address: Harper Way, Quay Street

Ward: Fareham East

Area: 0.955ha



Includes: Market Quay surface car park

Use Classes: Potentially a retail led development with residential and potentially B1 above ground floor level. Multi-storey car park.

Local Plan Status: Covered by Market Quay policy in Local Plan. Within Town Centre boundary.

Site Description: Site is currently a large surface car park, serving the Town Centre, with easy access onto the A27 and A32.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	1	C4 Site Prominence	5
	A3 Local Amenities	5	D1 Road Access	5
	B1 Strategic Location	5	D2 Road Access for HGVs	5
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	2
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	2
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

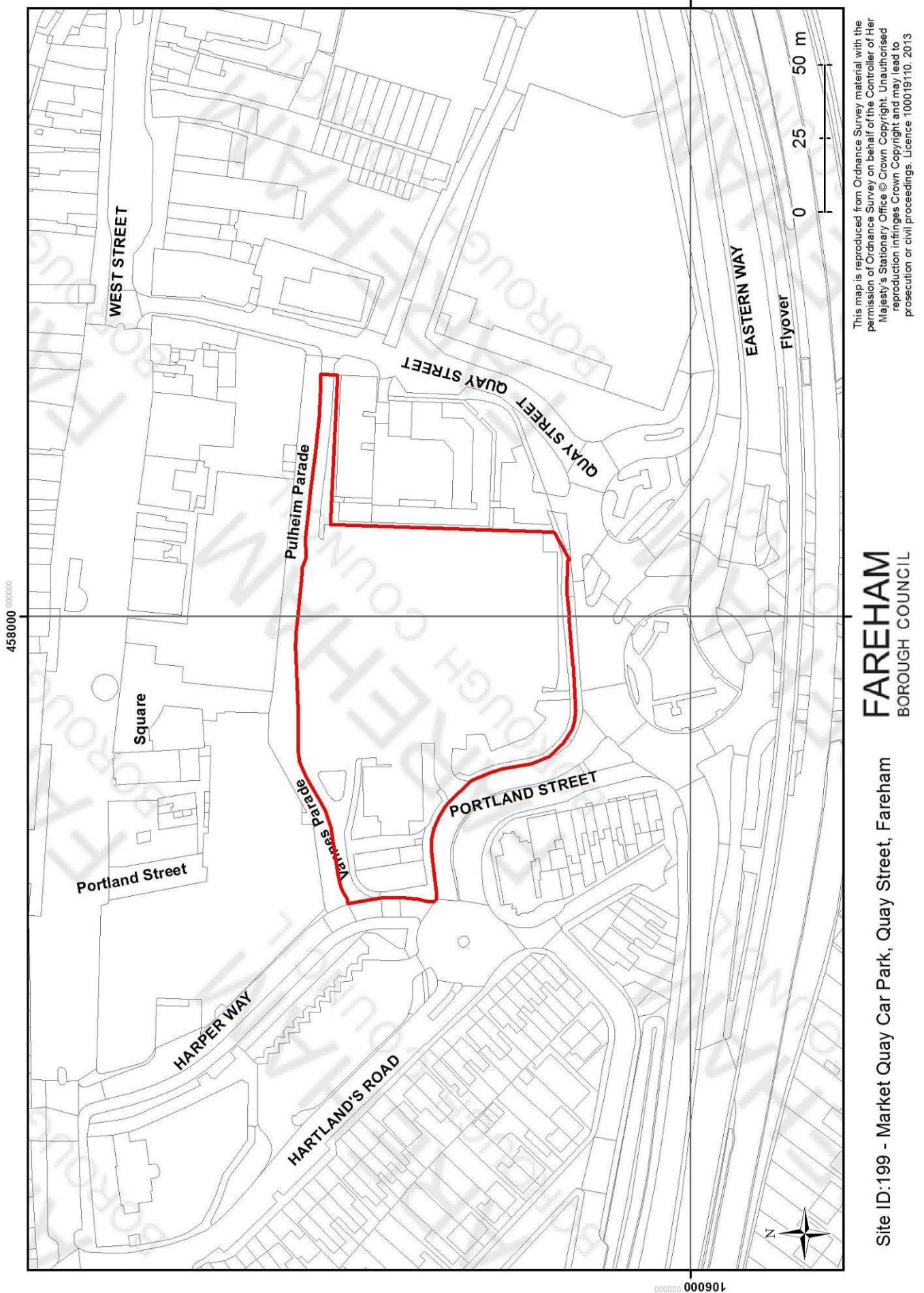
Comments: Site is adjacent to the primary shopping area of Fareham Town Centre and as such is well served by public transport and local amenities. Redevelopment of the adjacent roundabout has improved access to the site. The site's position means it would be a prominent feature of the town as it is visible from the train line and A27/A32. Redevelopment proposals are likely to be in the long term and it is unclear whether there will be significant market demand for offices. Therefore it is considered inappropriate to rely on figures from this site as part of overall supply.

Suitability Grades



(B1) SUITABILITY **A**

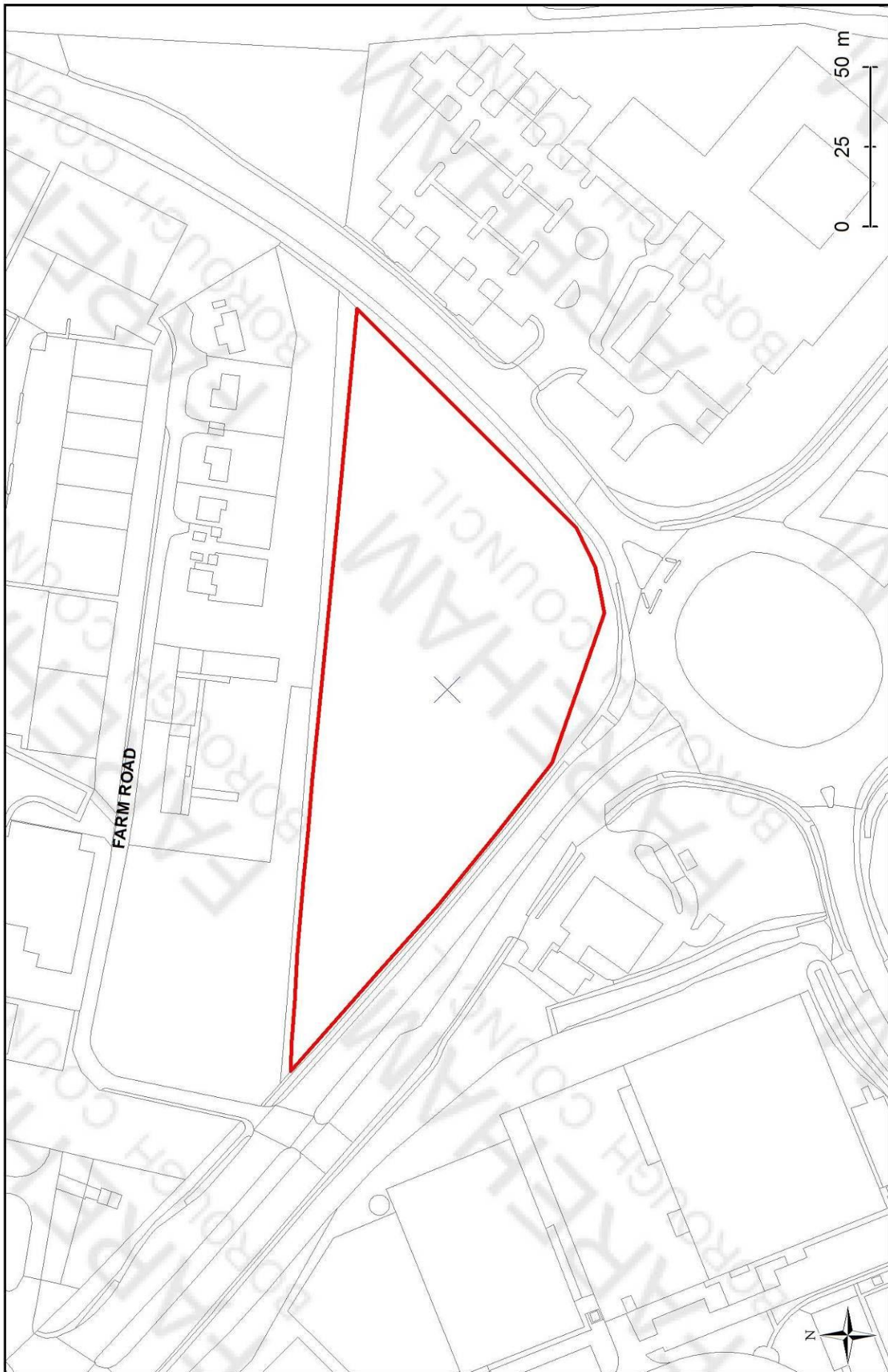
(B2/B8) SUITABILITY **C**





Site 205 Land North of St. Margaret's roundabout

Address:	Corner of Southampton Road and Cartwright Drive					
Ward:	Titchfield					
Area:	1.23 hectares					
Includes:	Small paddock area north of St Margaret's roundabout and south of the former ATC buildings					
Use Classes:	Potential for extension to Segensworth South employment area					
Local Plan Status:	Countryside, adjacent to urban boundary					
Site Description:	Site is currently used as a small paddock. Easy access could potentially be provided from either Cartwright Drive, Southampton Road or the access road to the former ATC buildings. Residential development has recently been permitted on the former ATC buildings area to the north of the site.					
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	1	C2 Site Environmental Quality	-		
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-		
	A2 Neighbour Issues	4	C4 Site Prominence	4		
	A3 Local Amenities	1	D1 Road Access	4		
	B1 Strategic Location	1	D2 Road Access for HGVs	5		
	B2 Environmental Constraints	5	D3 Congestion	2		
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2		
	B4 Brownfield or Greenfield	1	E1 Planning Status	1		
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	2		
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-				
Comments:	Although the site is located in close proximity the A27 and the larger Segensworth South employment area, the recent permission for residential development to the north isolates this site from employment neighbours. This, combined with its location outside of the urban area, means that recommending the site for allocation for employment uses is considered inappropriate, especially considering the potential oversupply for B2/B8 uses in the Borough.					
Suitability Grades						
	(B1) SUITABILITY	D				
	(B2/B8) SUITABILITY	C				



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FAREHAM
BOROUGH COUNCIL

Site ID:205 - Grazing Land North of A27 Roundabout

Site 211 Fareham Station East

Address: Station roundabout, the Avenue, Gordon Road

Ward: Fareham North

Area: 1.663ha

Potential Floorspace: The site is projected to yield around 15,000sq.m of new floorspace, of which around 6,000sq.m could be for B1 use.



Includes: Fareham Station car park, Fire station and assortment of buildings to north, Coyote station but not aggregates depot.

Use Classes: Potentially employment led, with some residential and some retail/restaurant uses at ground floor level. Need to consider potential BRT route.

Local Plan Status: Safeguarded for employment development under policy E4, however this policy is no longer applicable due to the improbability of the redevelopment of the aggregates depot.

Site Description: Site's primary use is car parking for the adjacent railway station. To the rear of the site is a large aggregates depot which takes advantage of the railway network. The buildings to the south of the site are of varying sizes and styles and range in use from the fire station, to a night club, to a mix of low intensive industrial.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-
	A2 Neighbour Issues	2	C4 Site Prominence	5
	A3 Local Amenities	5	D1 Road Access	4
	B1 Strategic Location	5	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	2
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	2
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		

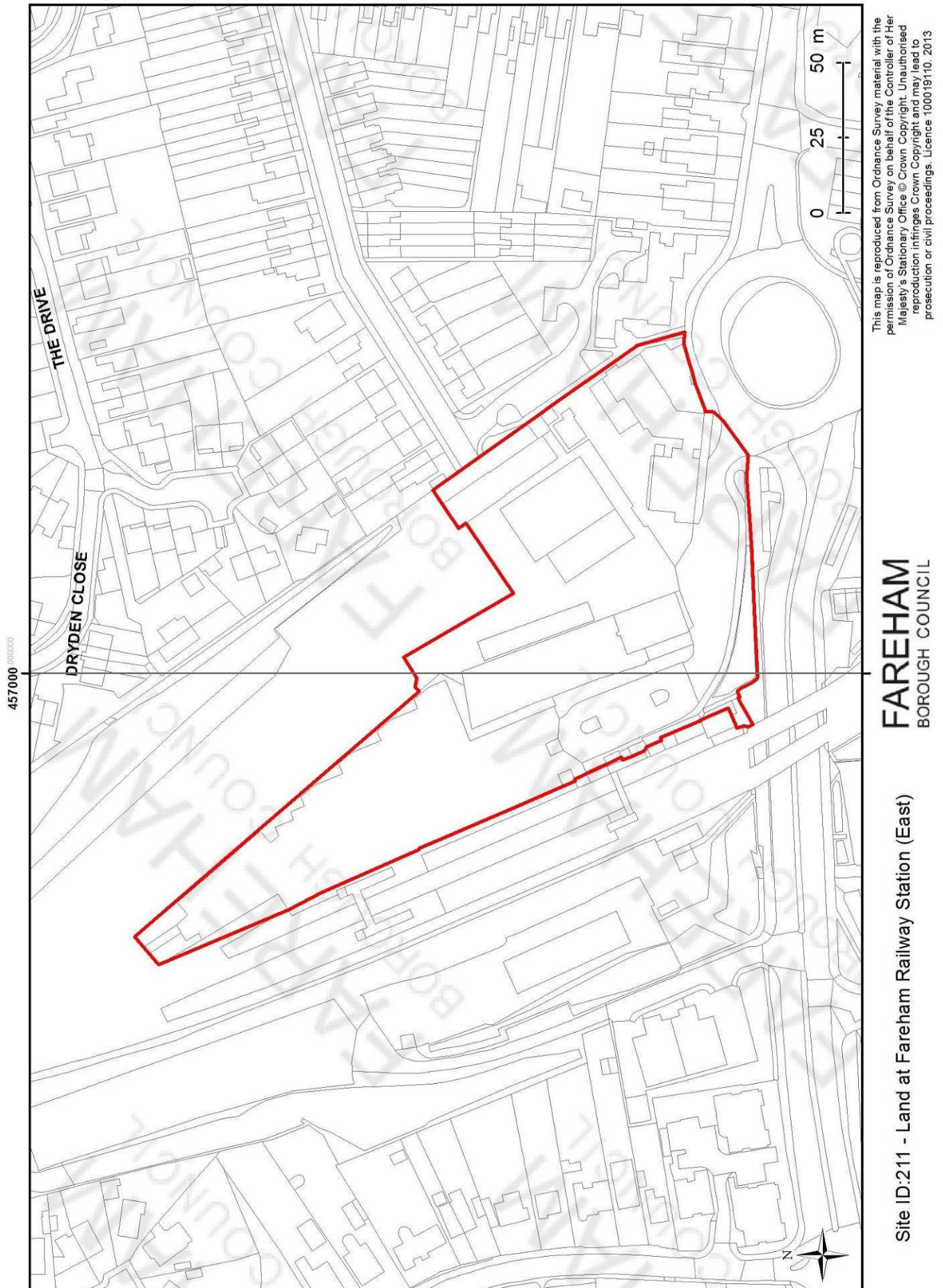
Comments: Site benefits from its proximity to Fareham Station and is in arguably the most accessible location in the Borough due to the future route of BRT. Local amenities are close by and the site has potential to be a landmark "gateway" development given its prominent location. However, the site is unlikely to come forward in the short-term and it is unclear whether market demand will mean that the site will be employment led. Therefore potential figures from this site are not counted towards supply.

Suitability Grades



(B1) SUITABILITY **A**

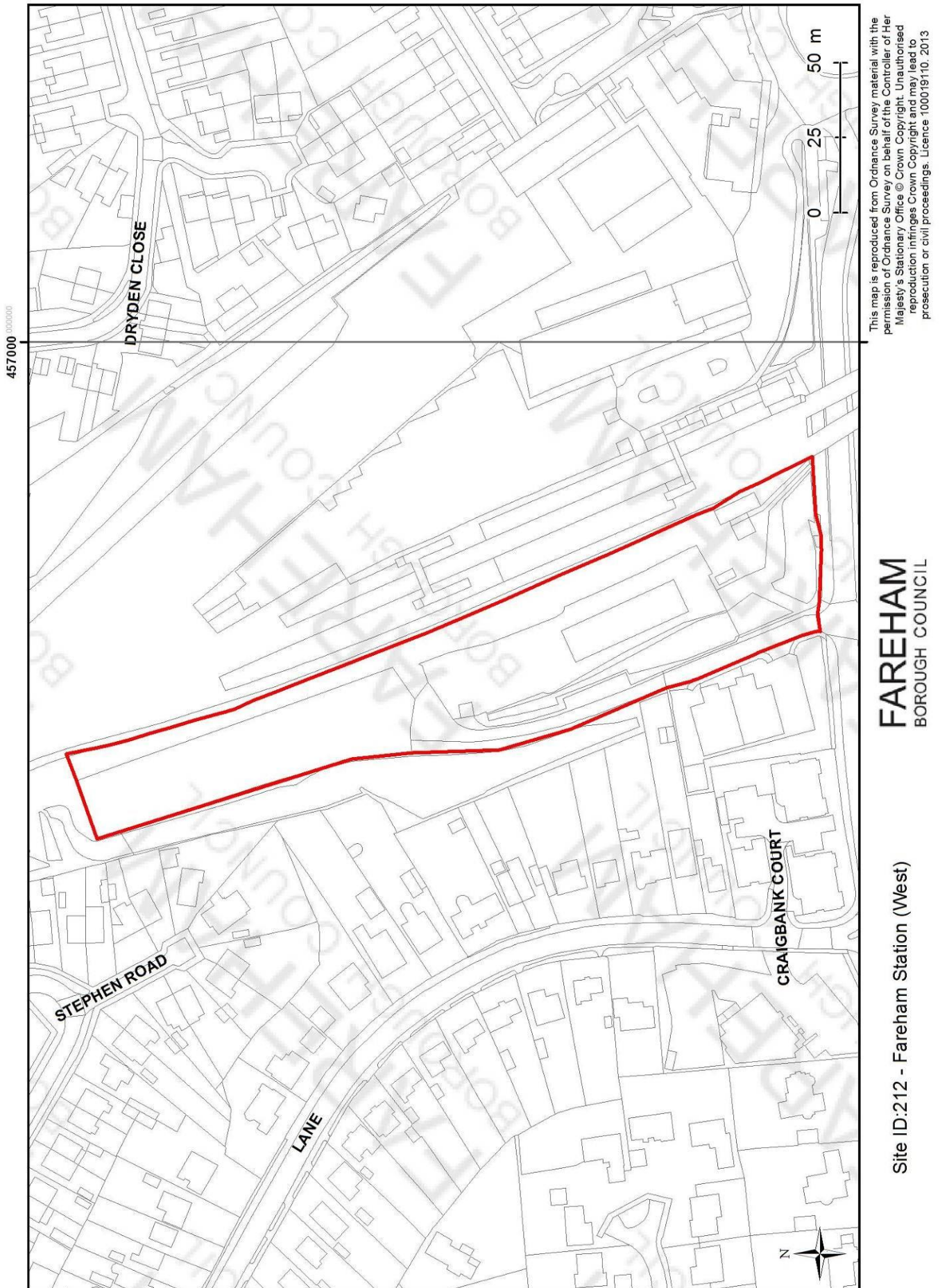
(B2/B8) SUITABILITY **B**





Site 212 Fareham Station West

Address:	The Avenue																																											
Ward:	Fareham North																																											
Area:	1.048ha																																											
Includes:	Some existing industrial based units and some ad-hoc car parking with vacant ground on the west side of the railway line.																																											
Use Classes:	Existing sui-generis uses on site. Potential for B1.																																											
Local Plan Status:	Urban area, part of site covered by potential BRT/LRT route.																																											
Site Description:	Site is currently partly in use by a variety of small operators, but is mostly vacant land or ad-hoc parking. There is potential contamination given that one of the existing uses is car repairs which specialise in fuel system repairs.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>2</td><td>C2 Site Environmental Quality</td><td>-</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>2</td><td>C3 Site Layout</td><td>-</td></tr><tr><td>A2 Neighbour Issues</td><td>4</td><td>C4 Site Prominence</td><td>4</td></tr><tr><td>A3 Local Amenities</td><td>5</td><td>D1 Road Access</td><td>4</td></tr><tr><td>B1 Strategic Location</td><td>4</td><td>D2 Road Access for HGVs</td><td>2</td></tr><tr><td>B2 Environmental Constraints</td><td>4</td><td>D3 Congestion</td><td>1</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>5</td><td>D4 Public Transport</td><td>5</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>1</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>2</td><td>E2 Economic Constraints</td><td>2</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>2</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	-	A2 Neighbour Issues	4	C4 Site Prominence	4	A3 Local Amenities	5	D1 Road Access	4	B1 Strategic Location	4	D2 Road Access for HGVs	2	B2 Environmental Constraints	4	D3 Congestion	1	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5	B4 Brownfield or Greenfield	5	E1 Planning Status	1	C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	2	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2		
A1 (i)Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-																																									
A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	-																																									
A2 Neighbour Issues	4	C4 Site Prominence	4																																									
A3 Local Amenities	5	D1 Road Access	4																																									
B1 Strategic Location	4	D2 Road Access for HGVs	2																																									
B2 Environmental Constraints	4	D3 Congestion	1																																									
B3 Cultural & Heritage Constraints	5	D4 Public Transport	5																																									
B4 Brownfield or Greenfield	5	E1 Planning Status	1																																									
C1(i) Building Age/Condition/Quality/Adaptability (B1)	2	E2 Economic Constraints	2																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	2																																											
Comments:	The site is prominent and close the facilities of Fareham Town Centre and the connections from Fareham Station. However, the site has potential contamination issues and is bordered by residential properties on the west side. Previous contact from landowners shows a desire to redevelop the site for alternative, non-economic development uses in the short to medium term. It is considered, therefore, to be inappropriate to allocate this site for employment purposes.																																											
Suitability Grades	<table><tr><td>(B1) SUITABILITY</td><td>A</td></tr><tr><td>(B2/B8) SUITABILITY</td><td>B</td></tr></table> 				(B1) SUITABILITY	A	(B2/B8) SUITABILITY	B																																				
(B1) SUITABILITY	A																																											
(B2/B8) SUITABILITY	B																																											



Site 324 Land North of Wallington

Address: Standard Way, North Wallington

Ward: Fareham East

Area: 0.87 hectares



Includes: Small paddock area located to the south of Standard Way and to the north of Fareham Heights office park

Use Classes: Potential extension to the employment area of North Wallington

Local Plan Status: Countryside

Site Description: Open greenfield, lined with trees on the northern extremity of the Wallington urban area. Fareham Heights and Fort Wallington are located to the south, with the M27 to the north.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	-
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	1	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	4
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		

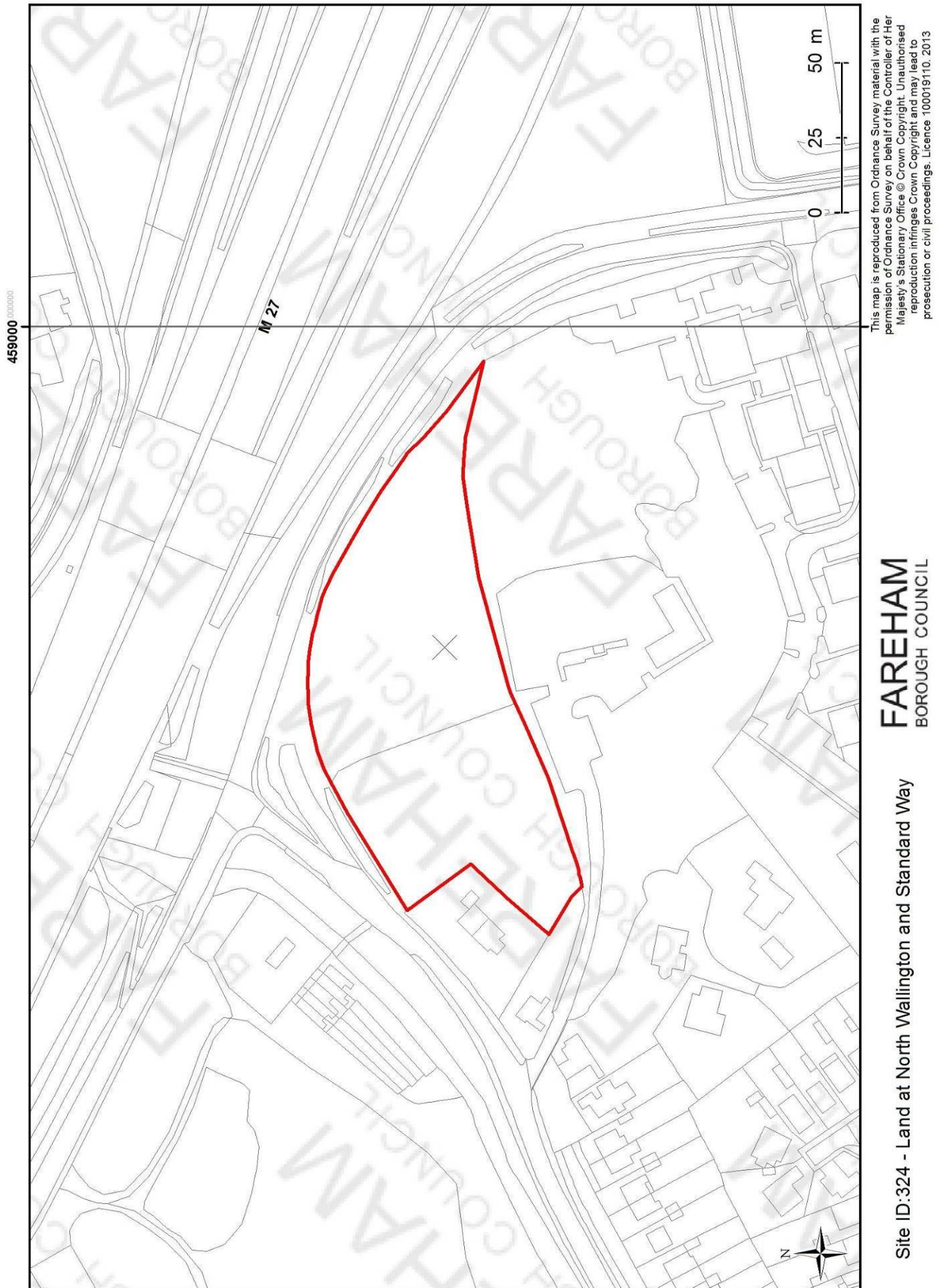
Comments: The site has good road access via Standard Way, and is located between the employment area at North Wallington and the larger Broadcut/Fareham Industrial Park area. However, it is isolated from local amenities and public transport links and is outside of the urban area. The site is more suitable for B2/B8 uses, which would mirror the uses nearby in Fareham Industrial Estate and the majority of North Wallington. However, as the ELR has identified sufficient land for this use on alternative sites within the urban area this site is not considered necessary. Any development would also need to consider impact on neighbouring properties.

Suitability Grades

(B1) SUITABILITY **D**

(B2/B8) SUITABILITY **C**





Site 458 Portchester District Centre

Address: West Street, New Parade

Ward: Portchester East

Area: 3.461 hectares



Includes: Portchester District Centre and adjacent car parks

Use Classes: Potential for added B1 floorspace

Local Plan Status: District Centre

Site Description: The Centre is based along the pedestrianised New Parade and is mainly two storey development with retail units on the ground floor. The Centre is served by areas of car parking to the south and is easily accessible from the A27.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	1	C4 Site Prominence	3
	A3 Local Amenities	5	D1 Road Access	5
	B1 Strategic Location	4	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	1
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

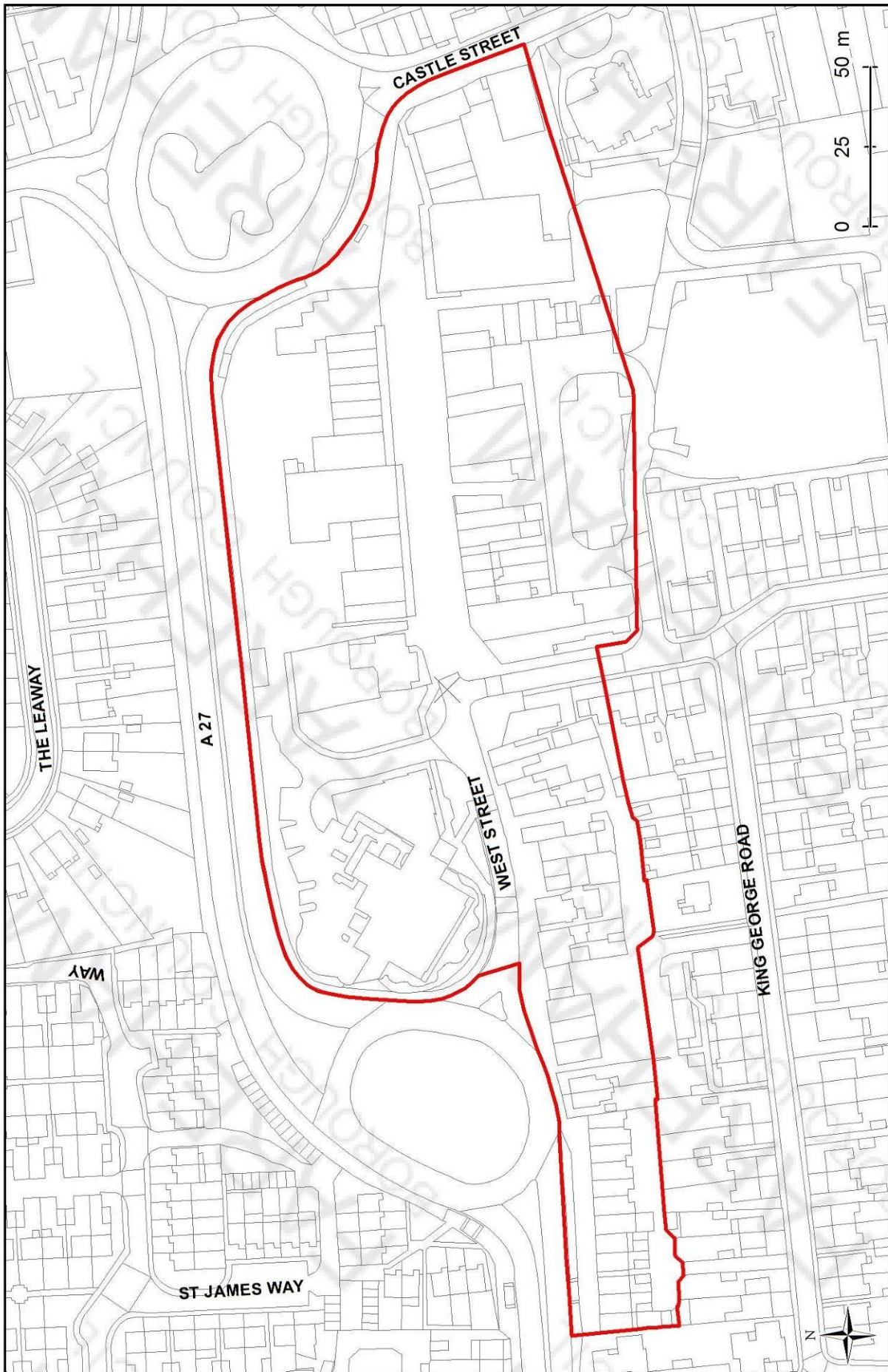
Comments: The site scores highly in terms of suitability for B1 development mainly due to the public transport links, road access and local amenities, whilst environmental constraints are limited as the site is brownfield. However, the centre has only one existing purpose built B1 development and only a few A2 units which signifies limited market demand. Future large scale employment development in Portchester is therefore considered unlikely.

Suitability Grades

(B1) SUITABILITY **B**

(B2/B8) SUITABILITY **C**







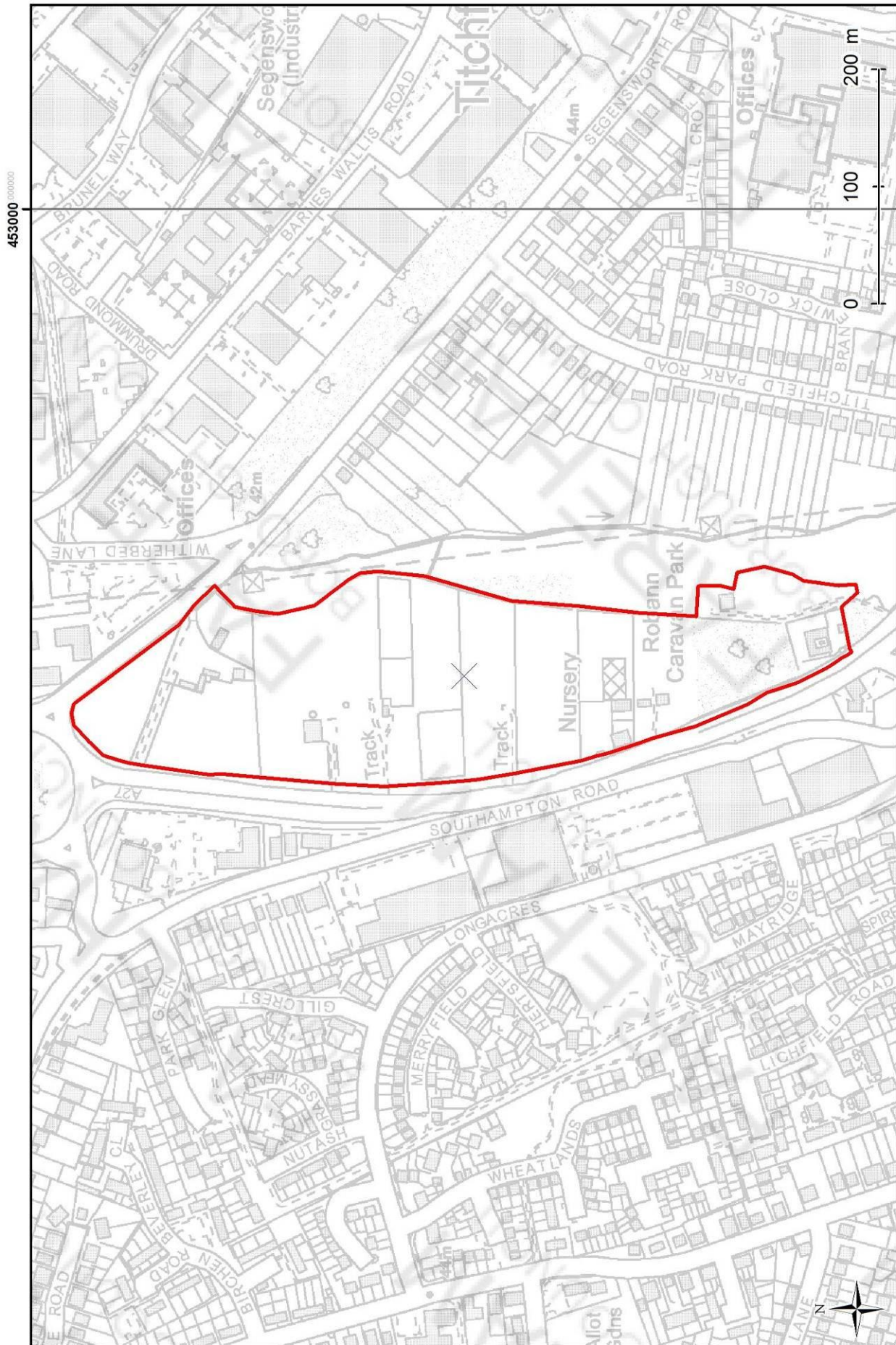
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FAREHAM
BOROUGH COUNCIL

Site ID:458 - Portchester District Centre

Site 1291 Land South East of Segensworth roundabout

Address:	Corner of Southampton Road and Segensworth Road			
Ward:	Titchfield Common			
Area:	8.432 hectares			
Includes:	Area of greenspace and agricultural buildings north and east of A27 to the south of Segensworth roundabout			
Use Classes:	Potential redevelopment including some employment floorspace and Lorry Park to serve wider Segensworth area			
Local Plan Status:	Countryside site in a local gap with a site of importance to nature conservation to the east			
Site Description:	Site is a currently underused area of relatively inaccessible greenspace in the centre of the employment led Segensworth area. Position to the south of Segensworth roundabout provides easy access to the M27 via junction 9.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-
	A2 Neighbour Issues	3	C4 Site Prominence	4
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	1	D2 Road Access for HGVs	5
	B2 Environmental Constraints	4	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	1	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	2
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		
Comments:	Although the site is easily accessible and well located within a wider employment led area it is currently defined as greenfield. The site is not considered to be a suitable office location, and as employment floorspace targets for B2/B8 uses can be met elsewhere it is considered unnecessary to recommend allocation as an employment site. There are a number of landowners who have interests in the site, and it appears they would prefer to see a residential led development on the site in any case.			
Suitability Grades	(B1) SUITABILITY	D		
	(B2/B8) SUITABILITY	C		
				



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FAREHAM
BOROUGH COUNCIL

Site ID:1291 - Land South of Segensworth Roundabout

Site 1379 Military Road Depot and Land adjacent

Address: Military Road, North Wallington

Ward: Fareham East

Area: 4.94 hectares



Includes: Depot off of Military Road and surrounding land.

Use Classes: Potential extension to the employment area of North Wallington

Local Plan Status: Countryside

Site Description: Large depot building with associated parking and yard space. Depot has tree and shrub boundary, with the remainder of the site being open horse fields with tree boundaries. The site slopes significantly down to the east and main road.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-
	A2 Neighbour Issues	5	C4 Site Prominence	4
	A3 Local Amenities	1	D1 Road Access	4
	B1 Strategic Location	2	D2 Road Access for HGVs	4
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	3	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	4
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		

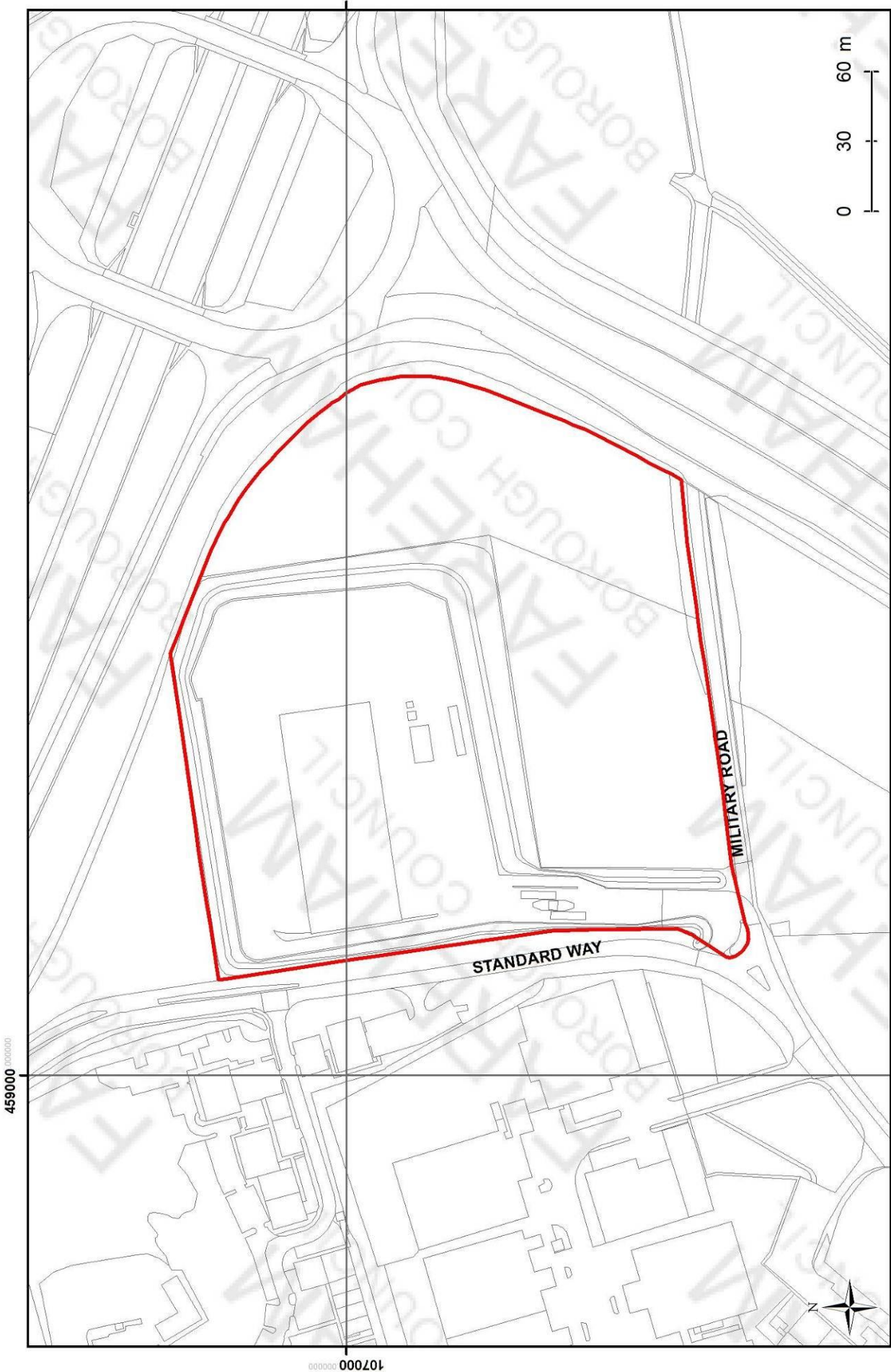
Comments: The site has reasonable road access via Standard Way, and is located close to the employment area at North Wallington, with the existing depot considered to be "brownfield land". However, the site is outside the urban area boundary and any redevelopment is likely to be far more suitable for industrial and/or warehousing, which part of the site is currently used for. Given that the ELR shows that the provision for B2/B8 can be met on sites in the existing urban area it would seem inappropriate to allocate this site for additional employment uses.

Suitability Grades

(B1) SUITABILITY **D**

(B2/B8) SUITABILITY **B**





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FAREHAM
BOROUGH COUNCIL

Site ID:1379 - Land East of Pinks Hill

Site 1427 Locks Heath District Centre

Address: Centre Way

Ward: Locks Heath

Area: 4.23 hectares



Includes: Existing centre and surrounding car parks

Use Classes: Potential for B1 office development subject to market demand

Local Plan Status: District Centre

Site Description: The site is currently a purpose built District Centre and associated car park to serve the population of the Western Wards. The shopping centre is laid out in single storey to two storey format with a range of unit sizes. The centre benefits from free parking and a pedestrianised shopping area.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	1	C4 Site Prominence	3
	A3 Local Amenities	4	D1 Road Access	5
	B1 Strategic Location	4	D2 Road Access for HGVs	4
	B2 Environmental Constraints	5	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	4	E2 Economic Constraints	1
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

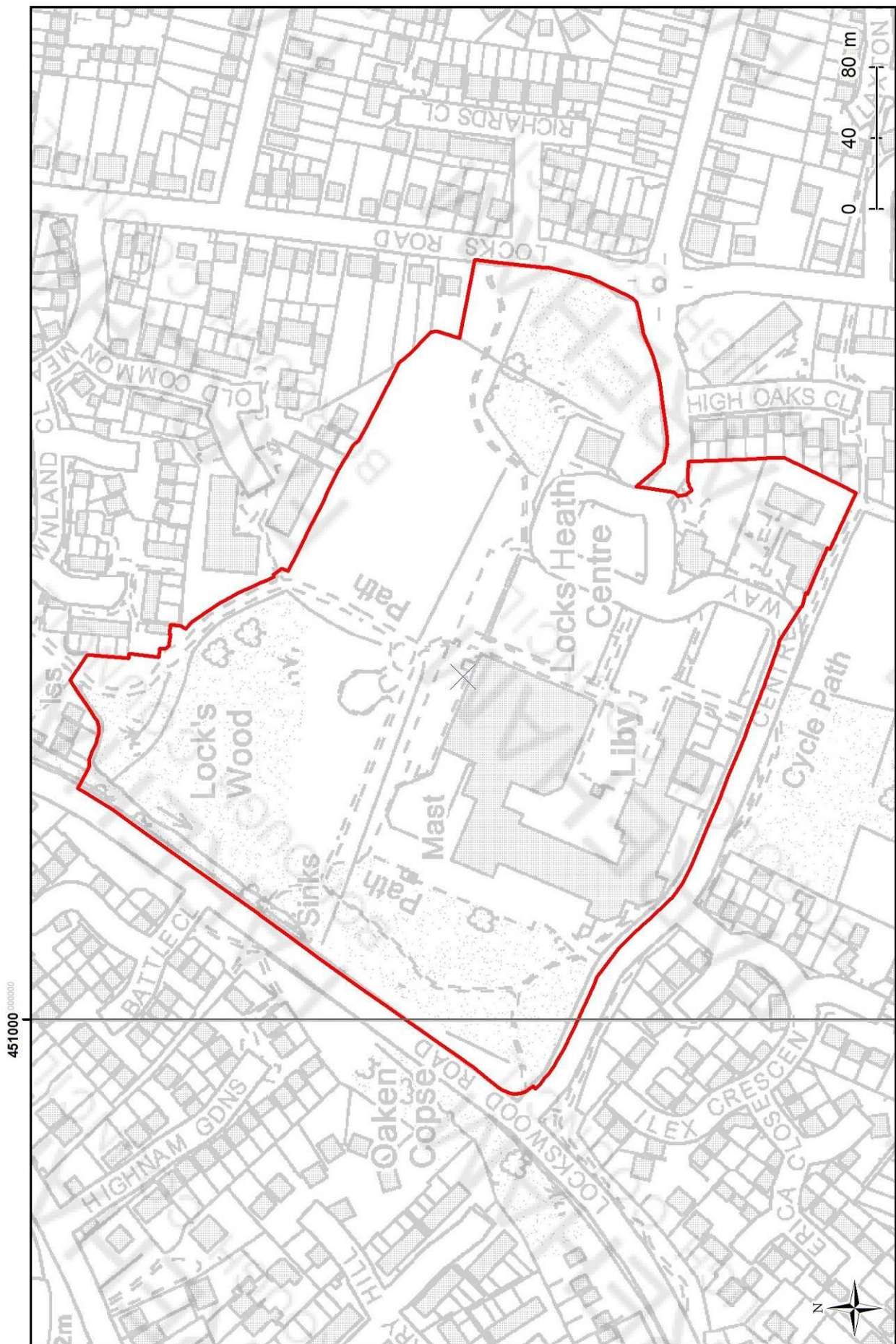
Comments: The site scores well for its suitability for employment uses due mainly to its proximity to services, easy road access and good public transport links. However the centre currently lacks any significant office development and has a very limited A2 presence which hints towards a lack of market demand, therefore recommending for allocation for employment uses is considered inappropriate.

Suitability Grades

(B1) SUITABILITY **B**

(B2/B8) SUITABILITY **C**





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FAREHAM
BOROUGH COUNCIL

Site ID:1427 - Extended Locks Heath Centre (Option 2)

Site 1627 Solent 2

Address: Rookery Avenue

Ward: Sarisbury

Area: 6.73 hectares



Includes: Area south of Rookery Avenue and north of M27 within the Borough boundary

Use Classes: Open space

Local Plan Status: Existing employment allocation: Policy E3 in Local Plan

Site Description: Site is currently open space lined with trees. Area is adjacent to larger Whiteley business park which is within the boundary of Winchester City Council. Other areas near to the site are currently under construction or have recently been completed. Access to the site is via Rookery Avenue which provides a quick link to Junction 9 of the M27.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	3	C3 Site Layout	-
	A2 Neighbour Issues	4	C4 Site Prominence	4
	A3 Local Amenities	2	D1 Road Access	5
	B1 Strategic Location	3	D2 Road Access for HGVs	5
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	1	E1 Planning Status	4
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	5
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		

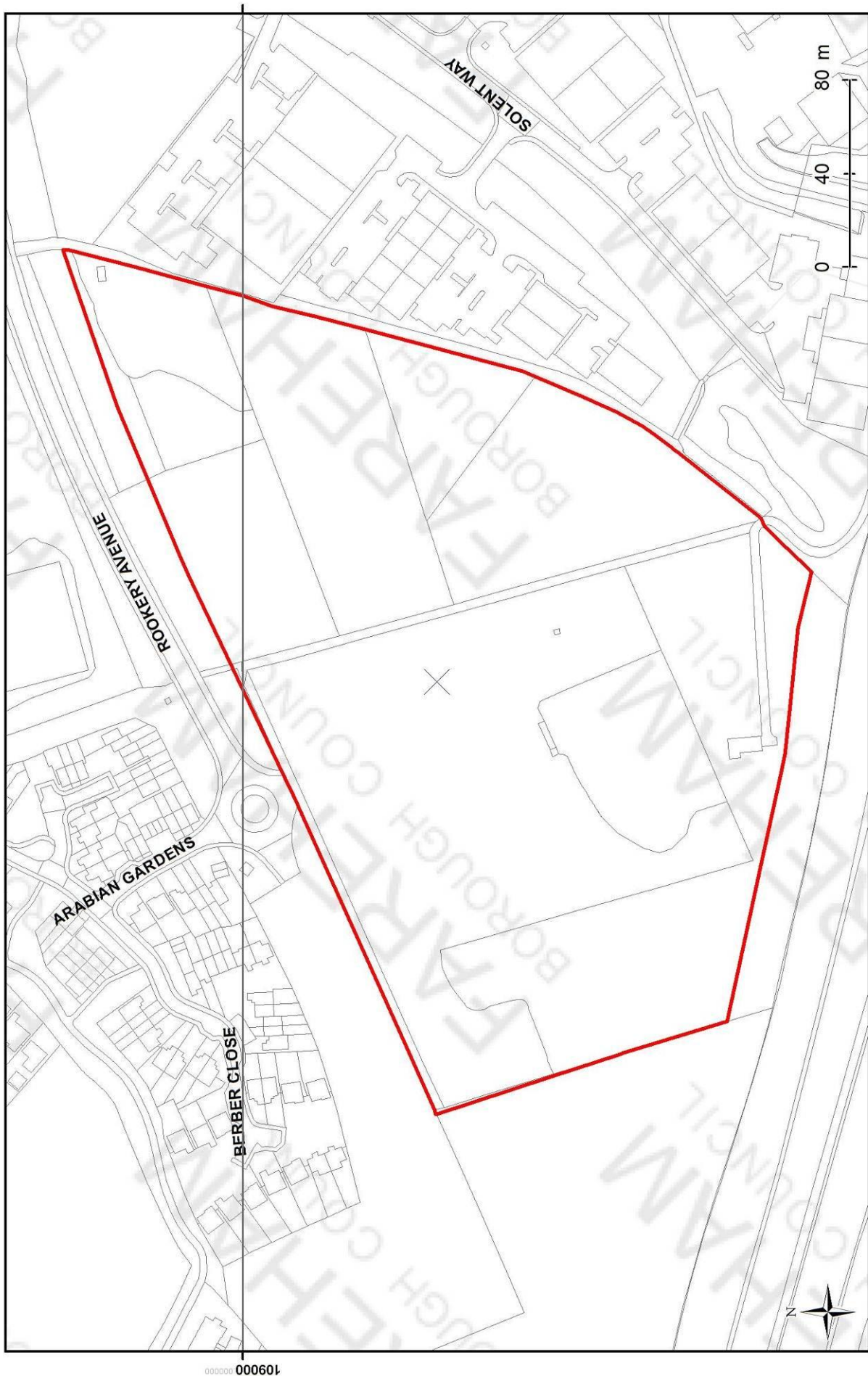
Comments: The site forms part of a wider employment area north of M27 junction 9. It therefore benefits from good road and HGV access and no neighbour issues. The site benefits from a planning consent for around 23,500sq.m of B1 floorspace which has had a material start keeping the permission live. The site is adjacent to SINC designations to the east and west and has noise issues from the motorway to the north.

Suitability Grades

(B1) SUITABILITY **B**

(B2/B8) SUITABILITY **B**





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FAREHAM
BOROUGH COUNCIL

Site ID:1627 - Solent Business Park - Phase 2

Site 1914 Fareham Shopping Centre

Address: Fareham Shopping Centre, West Street

Ward: Fareham East

Area: 3.231ha



Includes: Fareham Shopping Centre and upper floors.

Use Classes: Mix of retail uses, with some offices above. Potential for wider redevelopment or more B1 uses on upper floors.

Local Plan Status: Within Town Centre boundary.

Site Description: Site is currently an undercover shopping centre which is part of the core shopping area of Fareham Town Centre. The upper floors are underutilised, with only a small proportion used for the management of the Centre.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-
	A2 Neighbour Issues	1	C4 Site Prominence	5
	A3 Local Amenities	5	D1 Road Access	5
	B1 Strategic Location	5	D2 Road Access for HGVs	5
	B2 Environmental Constraints	5	D3 Congestion	1
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	5
	B4 Brownfield or Greenfield	5	E1 Planning Status	2
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	2
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		

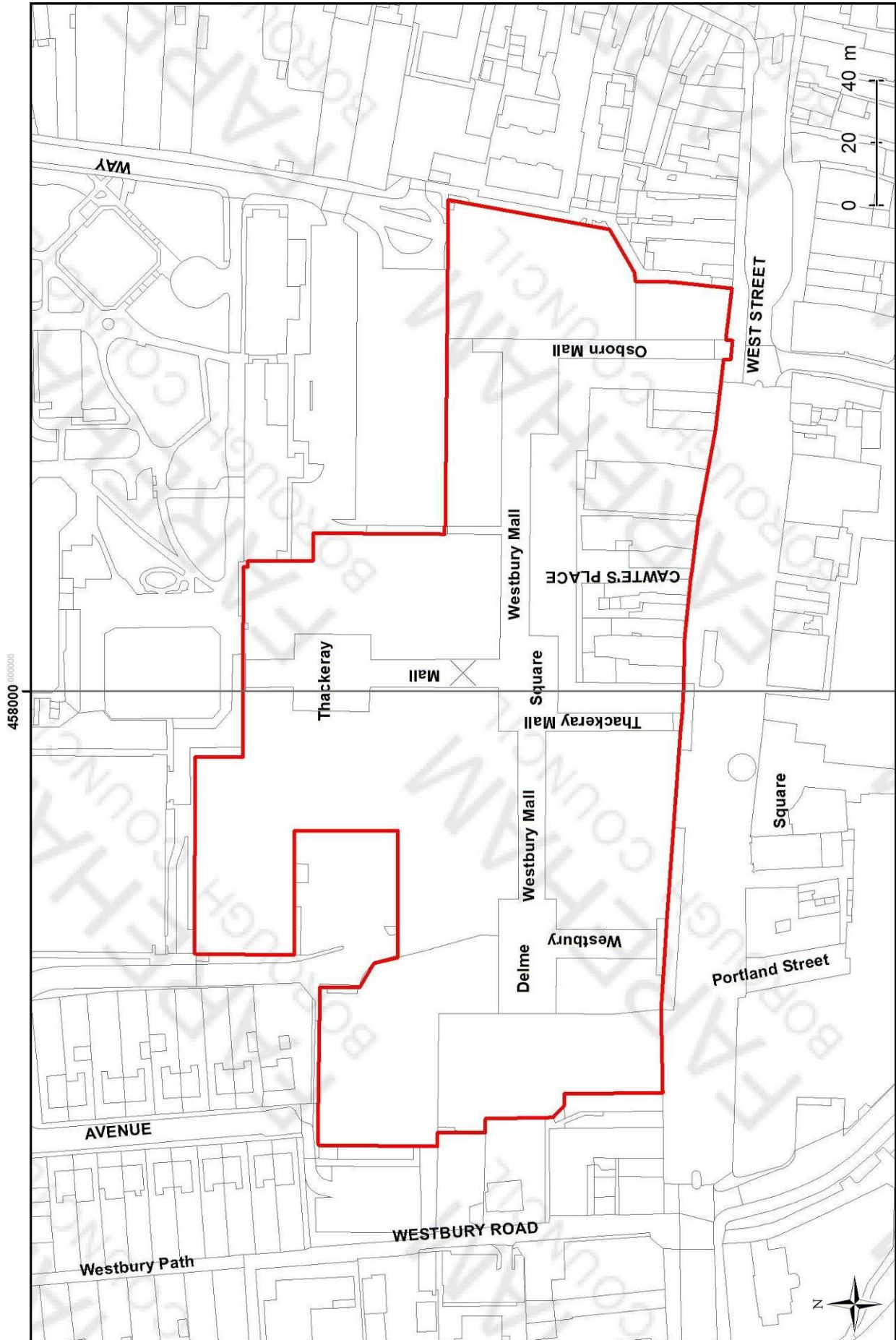
Comments: Site is adjacent to the primary shopping area of Fareham Town Centre and as such is well served by public transport and local amenities. The current situation on the upper floors has been the case for a significant period of time, meaning a short term solution is unlikely. Potential redevelopment within the centre could bring forward potential occupiers, although it is not clear whether these will be B1 occupiers or not. Given the uncertainty over what may happen at the site it is not considered appropriate to consider any floorspace towards overall supply.

Suitability Grades

(B1) SUITABILITY **A**

(B2/B8) SUITABILITY **C**





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FAREHAM
BOROUGH COUNCIL

Site ID: 1914 - Fareham Shopping Centre

Site 1998 Pinks Hill

Address: Pinks Hill, North Wallington

Ward: Fareham East

Area: 5.557 hectares



Includes: Large paddock area located to the north of Pinks Hill and to the south of Fort Wallington

Use Classes: Potential extension to the employment area of North Wallington

Local Plan Status: Countryside

Site Description: Large open, tree lined green fields that slope down towards the A32 from Fort Wallington. There are some small structures on the fields that are linked to the paddock uses. Some residential properties close to the south west corner, although these are separated by tree buffers.

Assessment Scores:	A1 (i) Character of Area and Potential to Expand (B1)	2	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	2	C3 Site Layout	-
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	1	D1 Road Access	5
	B1 Strategic Location	2	D2 Road Access for HGVs	3
	B2 Environmental Constraints	3	D3 Congestion	2
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	1
	B4 Brownfield or Greenfield	1	E1 Planning Status	1
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	4
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		

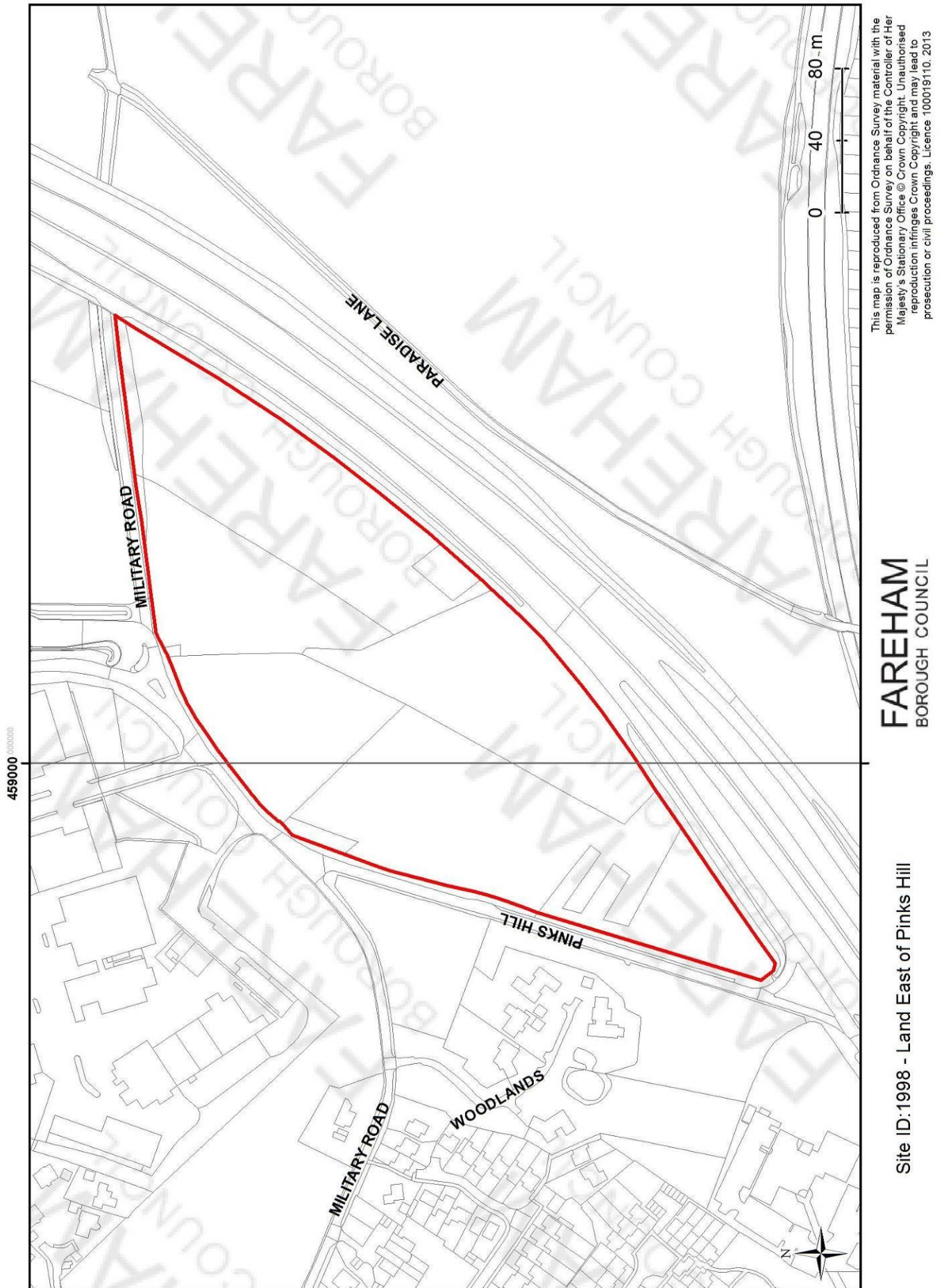
Comments: The site is very close to the A32 but primary access for lorries and HGVs is via Standard Way, which is a less convenient route. The site is isolated from local amenities and the public transport network and is outside of the urban area. Given that the ELR shows that the provision for B2/B8 can be met on sites in the existing urban area it would seem inappropriate to allocate this site for additional employment uses.

Suitability Grades


(B1) SUITABILITY **D**

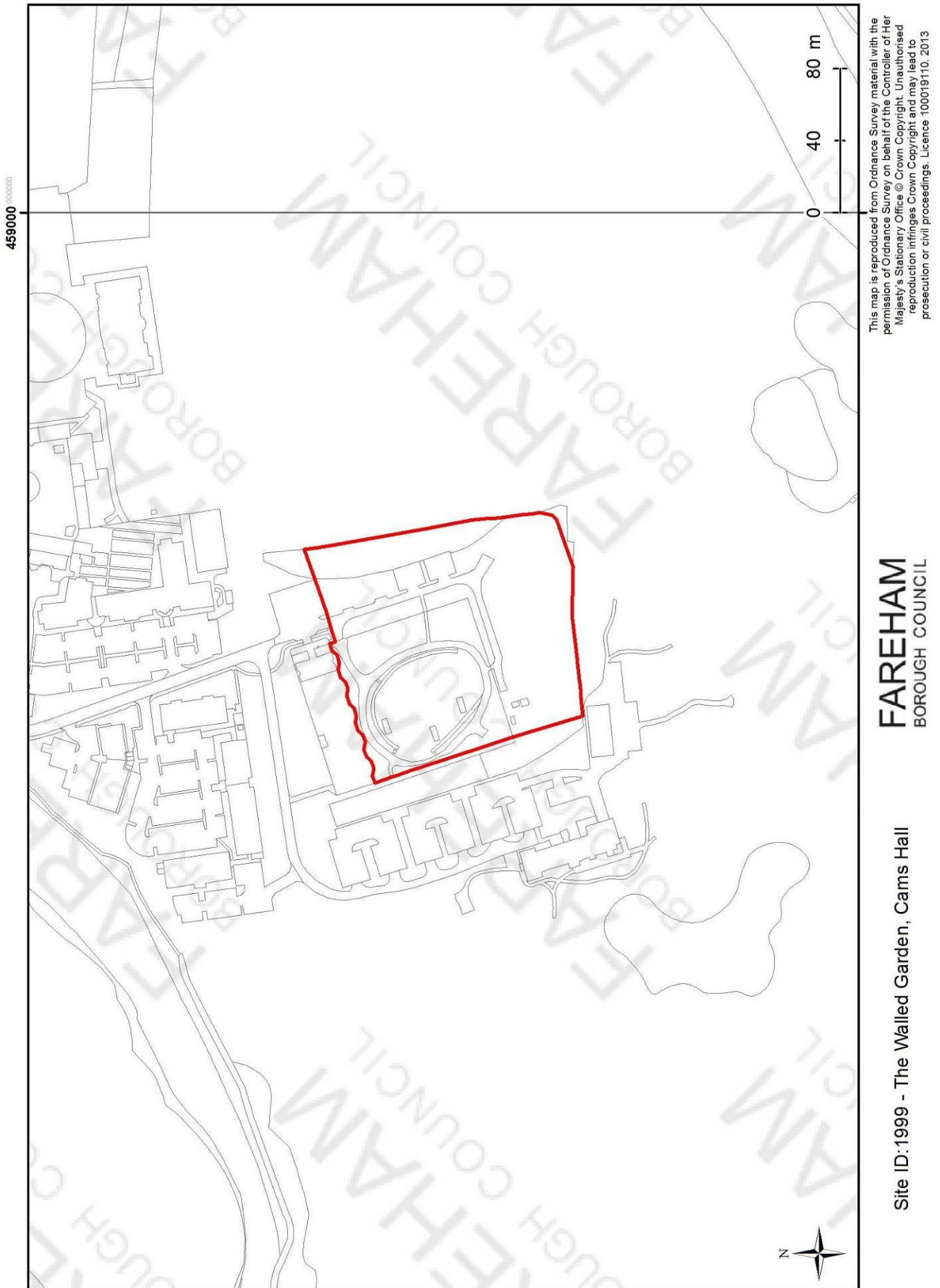
(B2/B8) SUITABILITY **C**







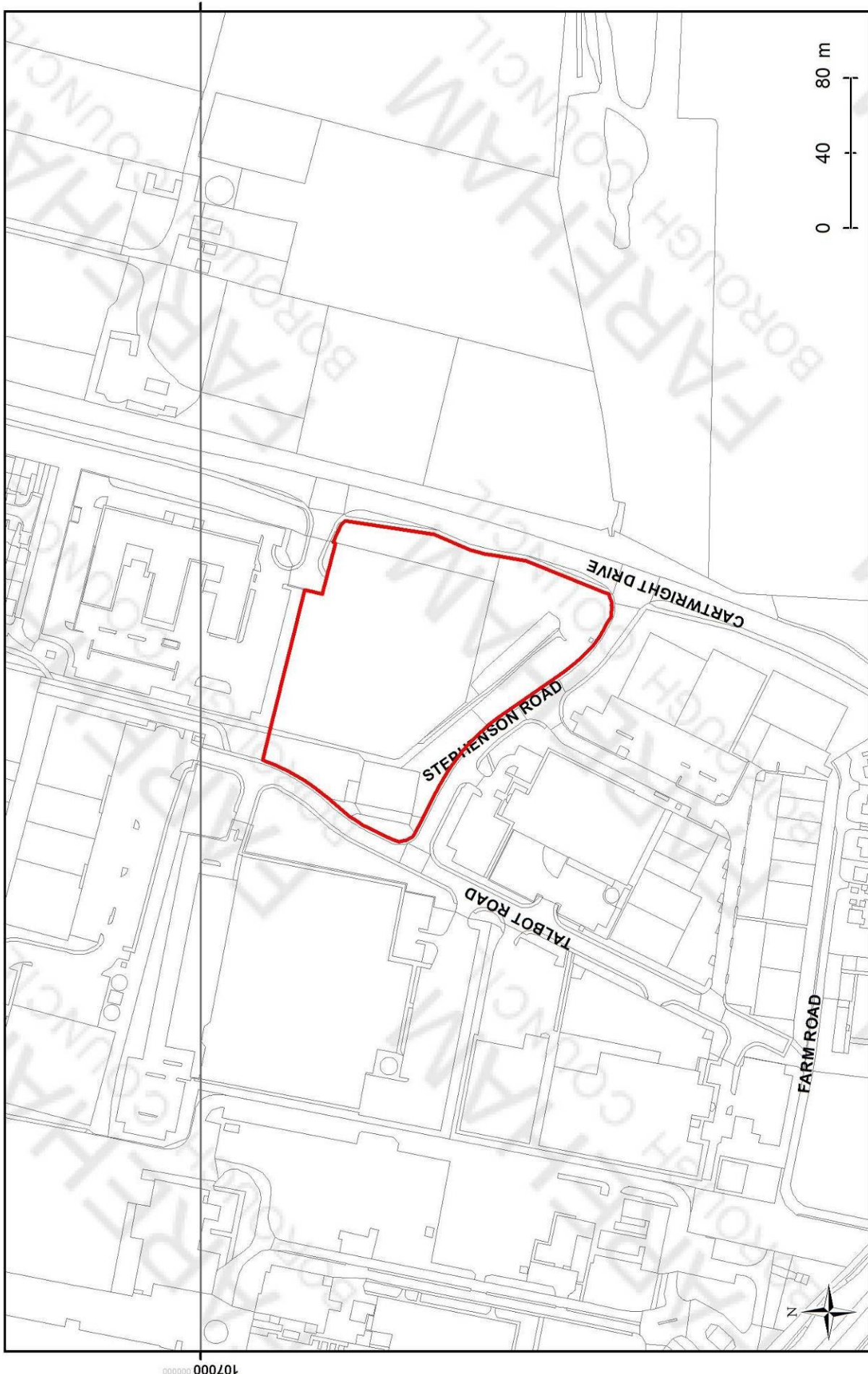
Site 1999 The Walled Garden, Cams Hall

Address:	Walled Garden, Cams Hall																																											
Ward:	Portchester West																																											
Area:	1.66ha																																											
Potential Floorspace:	Extant permission for 1,952sq.m of B1-B8 floorspace.																																											
Includes:	Land within the Walled Garden at Cams Hall																																											
Use Classes:	B1																																											
Local Plan Status:	Part of Cams Estate conservation area.																																											
Site Description:	Site is currently an open garden set within high walls, which was originally part of wider Cams Estate. Surrounding area now utilised for economic development uses and Golf Course.																																											
Assessment Scores:	<table><tr><td>A1 (i)Character of Area and Potential to Expand (B1)</td><td>4</td><td>C2 Site Environmental Quality</td><td>-</td></tr><tr><td>A1(ii) Character of Area and Pot. to Expand (B2/B8)</td><td>1</td><td>C3 Site Layout</td><td>-</td></tr><tr><td>A2 Neighbour Issues</td><td>3</td><td>C4 Site Prominence</td><td>2</td></tr><tr><td>A3 Local Amenities</td><td>3</td><td>D1 Road Access</td><td>3</td></tr><tr><td>B1 Strategic Location</td><td>1</td><td>D2 Road Access for HGVs</td><td>3</td></tr><tr><td>B2 Environmental Constraints</td><td>5</td><td>D3 Congestion</td><td>3</td></tr><tr><td>B3 Cultural & Heritage Constraints</td><td>2</td><td>D4 Public Transport</td><td>1</td></tr><tr><td>B4 Brownfield or Greenfield</td><td>5</td><td>E1 Planning Status</td><td>5</td></tr><tr><td>C1(i) Building Age/Condition/Quality/Adaptability (B1)</td><td>3</td><td>E2 Economic Constraints</td><td>5</td></tr><tr><td>C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)</td><td>1</td><td></td><td></td></tr></table>				A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	-	A1(ii) Character of Area and Pot. to Expand (B2/B8)	1	C3 Site Layout	-	A2 Neighbour Issues	3	C4 Site Prominence	2	A3 Local Amenities	3	D1 Road Access	3	B1 Strategic Location	1	D2 Road Access for HGVs	3	B2 Environmental Constraints	5	D3 Congestion	3	B3 Cultural & Heritage Constraints	2	D4 Public Transport	1	B4 Brownfield or Greenfield	5	E1 Planning Status	5	C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	5	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1		
A1 (i)Character of Area and Potential to Expand (B1)	4	C2 Site Environmental Quality	-																																									
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B4 Brownfield or Greenfield	5	E1 Planning Status	5																																									
C1(i) Building Age/Condition/Quality/Adaptability (B1)	3	E2 Economic Constraints	5																																									
C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	1																																											
Comments:	Site is located within a wider employment site (Site 165) and therefore benefits from some local amenities. There are no environmental constraints, but the heritage assets on site means that any new development will need to well-designed in order to remain respectful to original buildings. Site has previous permission for offices and is therefore considered suitable for an allocation for this use.																																											
Suitability Grades	<div><div>(B1) SUITABILITY</div><div>A</div></div> <div><div>(B2/B8) SUITABILITY</div><div>B</div></div> 																																											



Site 2001 Midpoint 21, Cartwright Drive

Address:	Midpoint 21, Cartwright Drive			
Ward:	Titchfield			
Area:	1.843ha			
Potential Floorspace:	Original permission for 4,000sq.m unit			
Includes:	Remaining section of land in larger employment site to the west of Cartwright Drive			
Use Classes:	Potentially a single B2/B8 unit with associated car park.			
Local Plan Status:	Covered by Market Quay policy in Local Plan. Within Town Centre boundary.			
Site Description:	Site is currently a large surface car park, serving the Town Centre, with easy access onto the A27 and A32.			
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	3	C2 Site Environmental Quality	-
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	5	C3 Site Layout	-
	A2 Neighbour Issues	5	C4 Site Prominence	3
	A3 Local Amenities	4	D1 Road Access	5
	B1 Strategic Location	3	D2 Road Access for HGVs	5
	B2 Environmental Constraints	4	D3 Congestion	3
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2
	B4 Brownfield or Greenfield	4	E1 Planning Status	5
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	5
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-		
Comments:	Site is part of wider Segensworth South site (site 78) and benefits from no neighbour issues and access to reasonable employment related services. The site has easy access Cartwright Drive which links quickly to the A27 and wider strategic road network. Site has a previous permission for industrial uses and has had recent market interest pointing to the likelihood of development in the short-medium term.			
Suitability Grades				
	(B1) SUITABILITY	A		
	(B2/B8) SUITABILITY	A		
				




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FAREHAM
BOROUGH COUNCIL

Site ID:2001 - Midpoint 27, Cartwright Drive

107000 000000

Sites 2004 & 2005 Kites Croft

Address:	Kites Croft				
Ward:	Titchfield Common				
Area:	0.971ha				
Potential Floorspace:	Previous permission for 3,090sq.m of B1-B8 floorspace.				
Includes:	Two small undeveloped parcels of land within wider Kites Croft Business Park				
Use Classes:	Potentially two industrial units with associated surface parking				
Local Plan Status:	Covered in the Kites Croft employment allocation. Within the urban area.				
Site Description:	Site is currently two areas of open shrub land either side of the access road that runs through Kites Croft Business Park. There are tree buffers on the extremities of the site, and act as a buffer between the site and the A27 to the east. The sites were included in the original permission for the wider redevelopment of the site.				
Assessment Scores:	A1 (i)Character of Area and Potential to Expand (B1)	5	C2 Site Environmental Quality	-	
	A1(ii) Character of Area and Pot. to Expand (B2/B8)	4	C3 Site Layout	-	
	A2 Neighbour Issues	5	C4 Site Prominence	4	
	A3 Local Amenities	1	D1 Road Access	4	
	B1 Strategic Location	2	D2 Road Access for HGVs	5	
	B2 Environmental Constraints	3	D3 Congestion	2	
	B3 Cultural & Heritage Constraints	5	D4 Public Transport	2	
	B4 Brownfield or Greenfield	5	E1 Planning Status	5	
	C1(i) Building Age/Condition/Quality/Adaptability (B1)	-	E2 Economic Constraints	5	
	C1(ii) Building Age/Cond/Quality/Adaptability (B2/B8)	-			
Comments:	Site is part of wider Segensworth South and Kites Croft employment area (site 78) and benefits from no neighbour issues and access to reasonable employment related services. The Business Park has easy access to the A27 and wider strategic road network and has good HGV access. The site has a previous permission and is within the urban area, it is therefore considered suitable as an employment allocation.				
Suitability Grades	(B1) SUITABILITY			A	
	(B2/B8) SUITABILITY			A	
	