



Fareham Draft Local Plan 2036

Strategic Employment Land Availability Assessment (SELAA)

October 2017

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1. Introduction

- 1.1 The Strategic Employment Land Availability Assessment (SELAA) forms an integral part of the evidence base that underpins the Fareham Borough Local Plan 2036. The SELAA is a requirement identified in the National Planning Policy Framework (NPPF). It provides an assessment of land with the potential for employment development by identifying sites, assessing their potential and the opportunities that exist for the future supply of land for economic development, allowing the Council to choose sites to go forward into the Local Plan to meet
- 1.2 This SELAA has been produced in order to reflect the latest evidence on employment need in Fareham Borough and it incorporates sites promoted to the Council since the 'Call for Sites' was undertaken in November/December 2015. It has been produced in compliance with the NPPF and the requirements of the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2015).

To reiterate Paragraph 003¹ of the Planning Practice Guidance;

The SELAA does not determine whether a site should be allocated for employment development. That is the role of the Local Plan. The SELAA includes all known sites / land that have the potential for employment development and the inclusion of a site in the SELAA does not have any relevance as to whether planning permission would be granted at the site; the SELAA is an evidence base for the Local Plan not planning applications.

- 1.3 This update will enable the monitoring of employment land supply and provide the evidence base for the new Local Plan to ensure the Council can meet its objectively assessed need for employment land provision as set out in the PUSH Spatial Position Statement 2016.
- 1.4 The SELAA is the first stage in identifying the selection of sites that should be looked at further in considering which sites could be allocated for employment development. To this extent it forms a first stage 'sift' of sites to understand the key constraints for each site and an assessment as to whether a site has potential or should be discounted. The process of selecting sites for Local Plan allocation goes beyond the SELAA process.

¹ Reference ID: 3-003-20140306 (Revision date: 06 03 2014)

- 1.5 The findings of this assessment will form an important evidence source to inform future plan making. However, this document does not in itself determine whether a site should be allocated or granted planning permission for employment development. All sites listed within the assessment will be subject to the standard Development Management process. It is the role of the Local Plan to determine which sites are the most suitable for allocation. Further details about the site selection process used in formulating the emerging Fareham Local Plan 2036 is set out in the Draft Local Plan and Sustainability Appraisal.

2. Employment Need and Policy Context

- 2.1 Although Fareham has an adopted Local Plan in place, new employment evidence has been published to inform work to develop the South Hampshire Spatial Position Statement (2016). The Economic and Employment Land Evidence Base Paper (May 2016) provides a 'policy-off' assessment of employment forecasting need across South Hampshire from 2011 until 2036. This evidence has been supplemented by specific evidence in identifying for Fareham Borough to inform the Draft Local Plan 2036.
- 2.2 In setting out employment land allocations and policies for the emerging Local Plan to meet the requirement during the plan period (2011-2036), the following will be taken into account:
- Employment land already built or committed through the granting of planning permission;
 - The need to enable the replacement of poor quality existing employment floorspace which will need to be replaced during the plan period; and
 - Economic aspirations, local circumstances and the Council's objectives.
- 2.3 All local authorities are required to regularly keep their assessments up to date (on at least an annual basis). In accordance with National Planning Practice Guidance (PPG) (March 2014), the SELAA is required to:
- identify sites and broad locations with potential for employment development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.4 Full details of the assessment methodology are set out in Section 3 of this report. The outcomes of the assessment are provided in Sections 5-7.

3. Methodology

- 3.1 The methodology used in formulating the SELAA follows that identified in the Planning Practice Guidance. [Paragraph ID: 3-006](#) in the PPG provides a flow chart to explain the process for assessing both housing and economic land availability. It illustrates the main stages for a Housing and Economic Land Availability Assessments. Stage 3 (Windfall Assessment) is not relevant for the SELAA.

Stage 1: Determining assessment area and site size

Geographical Area and Wider Involvement

- 3.2 The assessment has been completed on a borough-wide level looking at sites both within the existing defined urban area and those outside of the urban area. The only area excluded is that of Welborne which is subject to the adopted Welborne Plan (2015). The quantum of employment floorspace expected to be completed at Welborne up until 2036 will count toward the overall borough need.
- 3.3 Although this SELAA assessment has been completed at local authority level, regular formal and informal communication has taken place within PUSH in relation to employment floorspace, particularly during the development of the Economic and Employment Floorspace study for Fareham Borough. This is in line with the Duty to Co-operate and is more formally reported in the Council's Duty to Cooperate paper.
- 3.4 In addition to the involvement of PUSH, Fareham Borough Council has run a series of 'Call for Sites' to provide local landowners, developers, planning/land agents, local communities and any other interested parties the opportunity to promote sites. These have taken place in August 2010, in October/November 2012 when further sites were submitted to the Council through the various consultation stages of the existing Local Plan, whilst a further call for sites took place in November/December 2015 for the purposes of the Draft Local Plan. In addition further sites that have been suggested to the Council for development throughout 2016 have also been considered within the SELAA, despite the formal call for sites process having passed.

Site Size

- 3.5 Sites and broad locations of 0.25 hectares (or 500 square metres of floor space) and above were included and assessed. This is in line with the advice contained in the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment. Any sites promoted or identified that fall below this threshold have been listed in a sub-section titled 'Sites Below Study Threshold'.

Identifying Sites

- 3.6 This SELAA provides the employment floorspace availability position within Fareham Borough as at 1st April 2017. The SELAA has taken forward all sites from the Employment Land Review (2013) which are still available, and where appropriate, reviewed the sites suitability. In addition the SELAA has considered the suitability of all newly promoted and identified sites.
- 3.7 Although the evidence base on Housing and Economic Land Availability has not been carried out as a single standalone assessment, the two have been considered and developed alongside one another. In particular any surplus or no longer suitable employment land that could be developed for housing purposes has been considered as part of the SHLAA.

Call for Sites

- 3.8 Further detail in relation to the 'Call for Sites' exercises that have been undertaken is provided in paragraph 3.4.

Site Survey

- 3.9 A detailed assessment of each site was made including the involvement of specialist officers as required (such as Tree Officers, Conservation Officers, Highway Officers and Ecology Officers). All key characteristics for the sites were recorded in accordance with the PPG. This includes site size and location (including site mapping), current use and character (the site and surrounding area), constraints, development progress and an initial assessment on suitability.

Stage 2: Site Assessment

Calculating Development Potential

- 3.10 Where possible, employment floorspace potential has been derived from planning applications, pre-application discussions and site submission material where the developer/land-owner has indicated a potential capacity which is considered realistic. Where this information was not available the likely developable floorspace has been based on 40% of the entire plot. This is a conservative estimate and provided as a guide, not a floorspace restriction.
- 3.11 To further inform the potential floorspace yield for individual sites, the surrounding density character was considered. Where any particular opportunities were available to maximise density further, then the likely yield was increased. Likewise, if significant and/or particular constraints were identified that would further limit the yield then an appropriate adjustment was made and

explanation given in the individual site profile/table. This balance between a quantitative and qualitative application of yield potential should ensure a more accurate assessment of the potential of individual sites.

Considering whether a site is developable/deliverable

- 3.12 The SELAA provides an assessment of whether sites are deliverable and developable.
- 3.13 To be considered **deliverable** a site should be 'available now, offer a suitable location for development now, and be achievable with a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they are not viable, there is no longer a demand for the floorspace type or sites have long term phasing plans.' (NPPF, paragraph 47, footnote 11)
- 3.14 A site is considered **developable** where it is 'in a suitable location for economic development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.' (NPPF, paragraph 47, footnote 12)
- 3.15 The definition of 'developable' includes whether a site is 'suitable', 'available' and 'achievable'.
- Suitable** – Assessment against the Development Plan, emerging policy and national policy (considering any constraints and whether they can be overcome)
- Availability** – A site is available when, based on the best information, there is confidence that there are no legal or ownership problems (e.g. ransom strips, unresolved multiple ownership, etc)
- Achievable** – Reasonable prospect the site will be developed at some time. Essentially in relation to the economic viability of the site
- 3.16 In the event that issues or constraints are identified relating to suitability, availability or achieveability of a site that are not easily mitigated or overcome then the site will be discounted. All discounted sites are listed, together with the reason.
- 3.17 All deliverable sites are assumed (unless stated otherwise) to be developable.

Overcoming constraints

- 3.18 The SELAA identifies key constraints that apply to a particular site. In many cases these constraints can be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of a site. In other instances a constraint will result in a site being unsuitable for development and as a result it will be discounted within the SELAA process.
- 3.19 The following table provides an overview of some of the typical constraints that may apply and, if relevant, how they might be overcome. The table also provides an overview of potential impacts and how these have been used in the SELAA assessments.

Market attractiveness

- 3.20 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise from employment professionals. This expert advice provides the following:
- an overview of the current level of demand for employment land / premises in Fareham Borough; and
 - an assessment of the likely market attractiveness of proposed employment sites, assessed by the SELAA, for Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8) uses.
- 3.21 For each site the specialist advice provides consideration of the location, marketability and attractiveness to the market. The responses of which are incorporated within the site assessment proformas.

Constraints and Potential Impacts

Access

Land-locked sites where no access can be gained are likely to be discounted unless a feasible and achievable access solution can be demonstrated and achieved in principle.

On sites where access is physically possible but the relevant access solution will give rise to a highway safety implication that cannot be mitigated it is also likely to be discounted.

Other sites constrained by limited or difficult access point(s) have been considered on their merits. This has included looking at potential solutions to overcome the constraint.

Infrastructure

In the context of economic land, infrastructure largely relates to transport, and in particularly highways. Highways issues can usually be mitigated through off-site works (such as highway alterations), though the scale of works required could impact development viability.

Ground Conditions/Contamination

Some sites, particularly some brownfield sites, can have contamination issues or potential contamination concerns. In most cases this can be addressed although it can add cost to the development. This type of constraint will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.

Flood Risk

Potential sites almost entirely affected by Flood Zones 2 or 3 are likely to be discounted. This in accordance with national guidance on residential development in areas at risk of flooding. Where only a small proportion of the site is affected by flood risk the site will be considered on its merits and the developable area of the site may be adjusted to ensure the assessment of the site (and potential site yield) takes account of areas to be avoided due to flood risk.

Mineral Safeguarding

Hampshire County Council is the Minerals and Waste Planning Authority for the borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered a potential constraint and further consultation with Hampshire County Council will be likely. In most instances this would not render a site undevelopable. In some instances prior extraction of the minerals may be required before development takes place.

Settlement Boundaries

Whether a site is within or outside of an existing settlement boundary has no bearing in terms of its outcome in the SELAA assessment. The emerging Local Plan evidence will be looking at the settlement boundaries and reviewing them where

appropriate. The SELAA process also requires authorities to look at all sources of potential sites and this includes greenfield sites. Suitability of sites will not be based on whether it is currently in or outside of the existing urban area but matters such as landscape sensitivity will be considered.

Landscape Sensitivity

Areas of high landscape value where the sensitivity of the landscape is such that development would be inappropriate are unlikely to be suitable for significant economic land development. Landscape sensitivity within the SELAA has been informed by the Fareham Landscape Assessment (2017). It is recognised that in some instances, where development is proposed within a higher sensitivity landscape, impact on the value and sensitivity can be mitigated. In the event that the SHLAA was to identify insufficient sites to meet the employment need for the borough, then those sites of higher landscape sensitivity would need to be reviewed in order to look at mitigation measures and consider those sites that are least damaging.

Strategic Gaps

Where updated evidence indicates that a site would undermine the function of a strategic gap this will not in itself render a site as unsuitable within the SELAA. However, it is likely to have a bearing in the Council's site selection methodology and final approach to allocating sites for development. Updated evidence on the role and function of the borough strategic gaps is contained in the Fareham Landscape Assessment 2017.

Tree Preservation Orders (TPOs)

The presence of a TPO (or Woodland or Group Order) on a site does not necessarily mean a site would be discounted. Small clusters and individual TPOs can often have a development successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On some occasions the loss of a small number of TPO trees may be considered if it would facilitate an otherwise good sizeable scheme. This would normally be a last resort and compensatory planting would normally be requested. A site is unlikely to be discounted unless there is significant TPO coverage or mature tree coverage.

Nature Conservation

There are international, national and local nature designations. This can act as a constraint on a site or render it unsuitable. This will depend on the individual nature conservation designation and potentially the detailed reasons for such a designation. Nature conservation constraints can also apply even when the land itself is not affected. If neighbouring land to the potential development site has a nature designation then this may require mitigation or consideration.

Brent Geese and Waders use sites inland from the Special Protections Areas (SPAs) during high tide for feeding and roosting. Relevant sites are identified in the Solent Wader and Brent Goose Strategy. Sites affected may be unsuitable for development as a result. Where appropriate this will be addressed within individual profiles for sites.

Heritage Conservation

Sites that are within Conservation Areas will need to consider the impact to the Conservation Area and this may decrease the potential number of homes that can be provided or add cost to the development. Where appropriate this will be considered on a site by site basis but the presence of a Conservation Area is unlikely to make a site unsuitable.

Sites that have the potential to impact on a listed building (the listed building itself or its setting) will be considered on merit. Opportunities for enabling development (i.e. development that can allow much needed investment into the fabric/structure of a listed building to secure it for the future) will be considered on merit.

NB: This is not intended to be an exhaustive list of constraints that may apply to a site. Any further relevant constraints will be highlighted in site profiles as relevant.

4. Outcomes of the SELAA

- 4.1 The 2017 SELAA has assessed a total of 18 sites or areas for their potential to accommodate B class employment uses. The results of the assessment are as set out in Table 1 below.

Table 1: Number of sites assessed by outcome

Site Categories	Number of Sites Assessed	Potential Floorspace Capacity
Developable Sites with planning permission	4	80,400 sq. metres
Developable Sites without planning permission	8	86,700 sq. metres
Discounted Sites	6	56,500 sq. metres
Total	18	223,600 sq. metres

- 4.2 In terms of the capacity for different types of B class use, based on the most likely use/s for each individual site, of the 18 sites the majority are considered to have the potential for more than one B class use. One large site potentially appropriate for Storage and Distribution (B8), accounts for the vast majority of the total discounted total floorspace. Table 2 below sets out the estimated Floorspace breakdown by use.

Table 2: Breakdown of Floorspace type for all SELAA sites

Site Categories	Office (B1)	Industrial (B1c/B2)	Small Storage & Distribution (B8)	Strategic Storage & Distribution (B8)	Total (sq.metres)
Developable Sites with planning permission	25,500	50,200	4,700	0	80,400
Developable Sites without planning permission	5,500	61,600	19,600	0	86,700
Discounted Sites	1,500	25,000	0	30,000	56,500
Total	32,500	136,800	24,300	30,000	223,600

Trajectory

- 4.3 The guidance requires that once sites have been assessed, the development potential of all sites is collected to produce an indicative trajectory. The trajectory is set out in Table 3 below and gives an indication of the amount of economic development land that can be provided at what point in the future.

Table 3: Indicative Trajectory of all Developable SELAA sites

	0 - 5 Years	6 - 10 Years	11 - 15 Years	Total (sq. metres)
Developable SELAA Sites	87,700	41,200	38,200	167,100

5. Developable Employment Sites

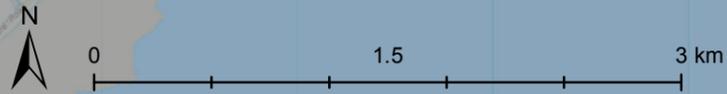
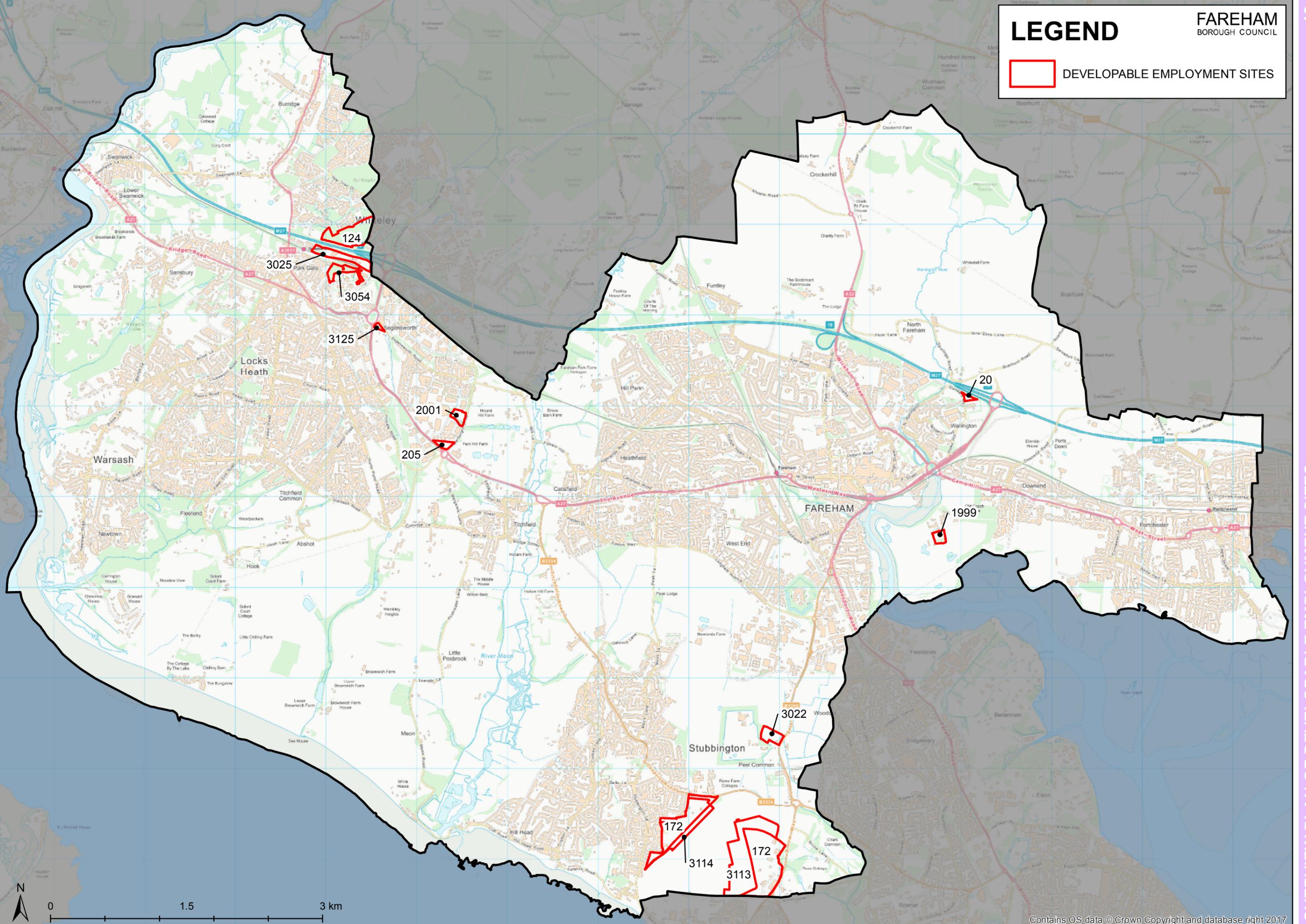
5.1 The following sites are those that are considered to have potential for economic land development up until 2036. Any sites that have been considered as discounted have been listed, together with the reason(s) for lack of suitability, in Section 6.

DEVELOPABLE EMPLOYMENT SITES - LIST OF CONTENTS

SHLAA ID	SITE NAME	AREA (HA)	WARD
20	Land at Standard Way, Wallington	0.59	Fareham East
124	Solent 2, Whiteley	9.84	Sarisbury
172	Daedalus Airfield, Stubbington	37.20	Stubbington
205	Land North of St. Margaret's Roundabout, Titchfield	1.23	Titchfield
1999	The Walled Garden, Cams Hall, Fareham	1.66	Portchester West
2001	Midpoint 27, Cartwright Drive, Segensworth South	1.84	Titchfield
3022	Land West of Newgate Lane, Peel Common	3.06	Stubbington
3025	Little Park Farm, Segensworth	5.73	Park Gate
3054	Land at Segensworth West, Park Gate	2.75	Park Gate
3113	Daedalus East (Faraday Business Park), Stubbington	44.25	Stubbington
3114	Daedalus West (Swordfish Business Park), Stubbington	16.47	Stubbington
3125	Land at Segensworth Roundabout	0.46	Titchfield Common

LEGEND

 DEVELOPABLE EMPLOYMENT SITES



SITE DETAILS		Developable Employment Site	
SELAA ref	20	Ward	Fareham East
Site Name	Land at Standard Way, Wallington	Gross Site Area (HA)	0.59
Current Land Use	Vacant. Small paddock area located to the east of Standard Way and to the north of Fareham Heights office park. Lined with trees with field access from Standard Way.	Indicative Floorspace yield	2000 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	M27 motorway to north; Waste Transfer Station to south; Standard Way to west.	Use Class Potential	Suited to B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 11.4	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	100% ALC Grade 2	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	No				

Ecology	The site comprises Priority Habitat Coastal and Floodplain Grazing Marsh with woodland boundaries. Buffers to be retained with significant margins. Appears suitable for bats, badger and may support territory of barn owl.
Transport Comments	This site would appear to have the potential for access created from Standard Way. The junction location would need to be towards the southern end of the frontage for visibility purposes. Measures would also need to be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements along its length.
Other comments/ overcoming site specific constraints	The site falls within an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer. The site lies within a field to the north of the waste transfer station, which is mostly hidden by vegetation, with only occasional glimpses through gateways along Standard Way. Visibility of the site is therefore relatively limited, and visual sensitivity is quite low, whilst strong vegetation cover significantly reduces intrusion from the motorway, and creates an enclosed and attractive parcel of land of lower quality landscape value.
Suitable Site?	Yes - site has good road access via Standard Way and is located adjacent to the existing employment area at North Wallington. Commercially attractive for either B8 or B2 uses.

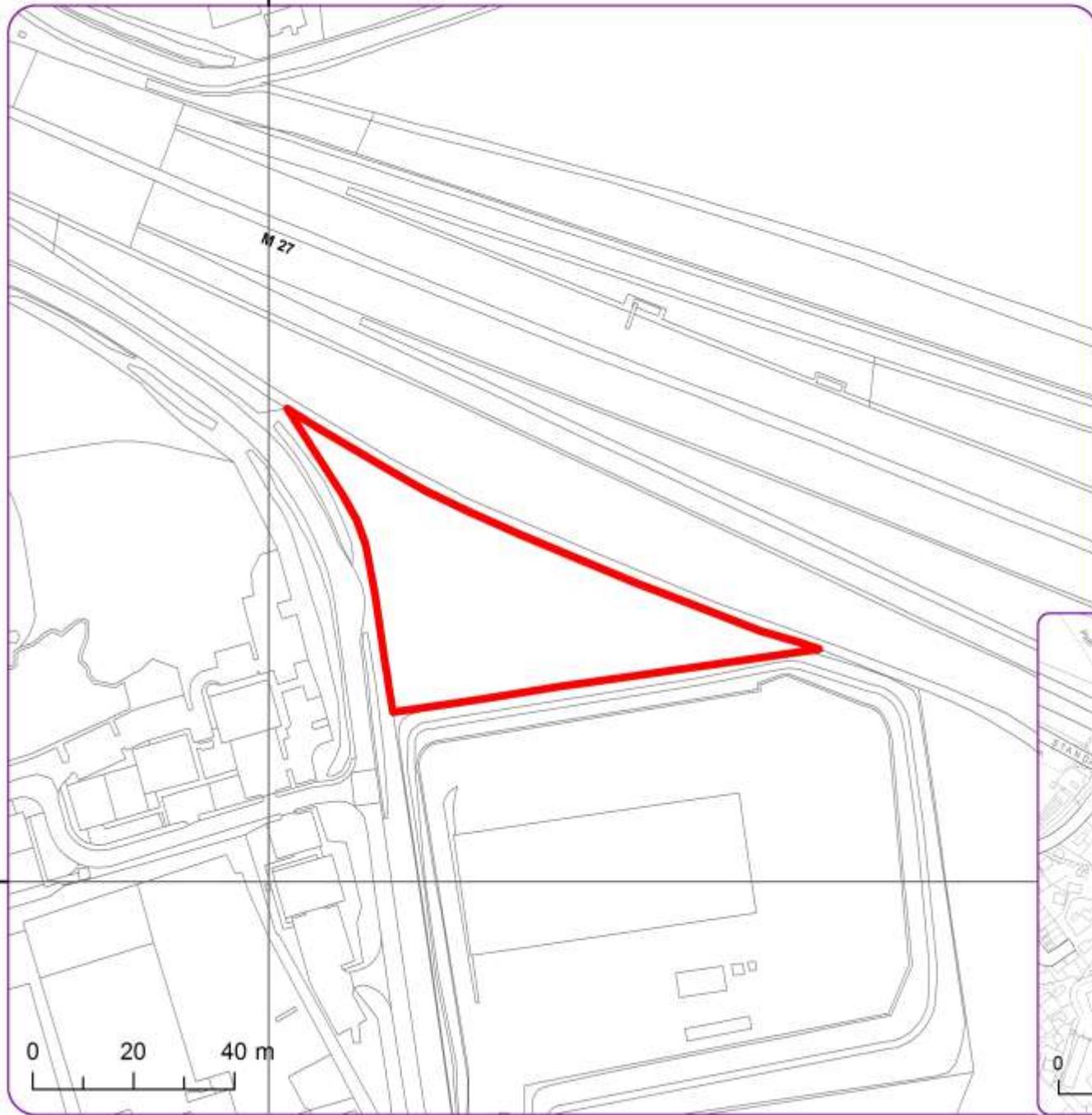
AVAILABLE

Yes

ACHIEVABLE

Yes

459000 000000



FAREHAM
BOROUGH COUNCIL

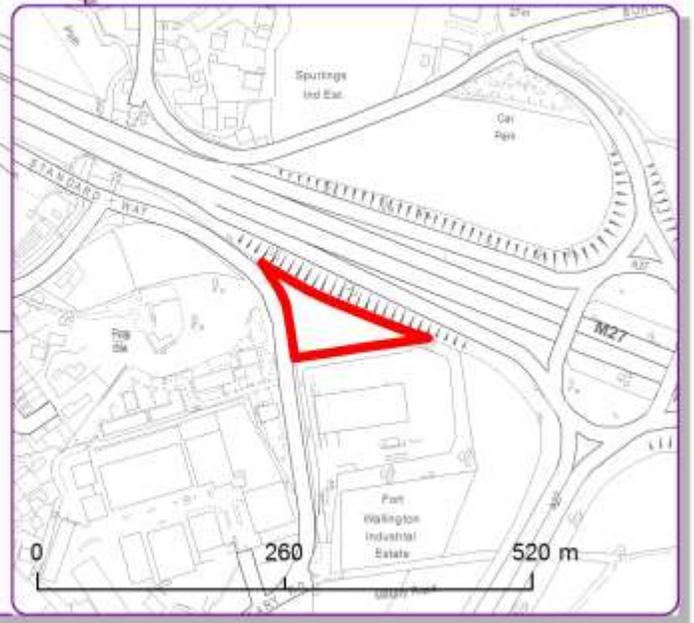
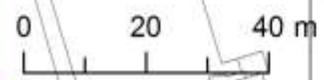
SITE ID 20

STANDARD WAY, WALLINGTON



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SITE DETAILS Developable Employment Site

SELAA ref	124	Ward	Sarisbury
Site Name	Solent 2, Whiteley	Gross Site Area (HA)	9.84
Current Land Use	Ancient & semi-natural woodland and scrub	Indicative Floorspace yield	23,500 sq.m (takes account of extensive tree coverage & SINC's)
		Trajectory (yrs)	0-5
Character of Surrounding Area	Rookery Avenue and residential development to the north; Solent Way business park to the east; M27 to the south; Gull Field Nursery and woodland to the west.	Use Class Potential	Suited to B1, B2 or B8 uses
		Planning Status	Existing employment allocation. Extant permission for B1 use. Pre-app enquiry for new B2 use in

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 13.2c	Historic Conservation Area	No
SINC	Yes	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	Yes
TPO	Yes - extensive coverage	Listed Building/ Scheduled Monument/ Archaeology	No		

Ecology	Site contains ancient woodland, priority meadow grassland, priority woodland habitat and SINC meadow. Also supports notable species.
Transport Comments	This site is readily accessible from Rookery Avenue. Site proposals would need to safeguard land to allow for the future completion of Rookery Avenue through to Botley Road and a financial contribution may be sought towards its completion. Safe crossing and improved pedestrian facilities on Rookery Avenue would need to be provided.
Other comments/ overcoming site specific constraints	Development would need to be restricted to areas of site not covered by SINC designation.
Suitable Site?	Yes - site is an existing local plan allocation with good links to the M27. Commercially attractive for B1/B2/B8 uses, although B2 is preferred.

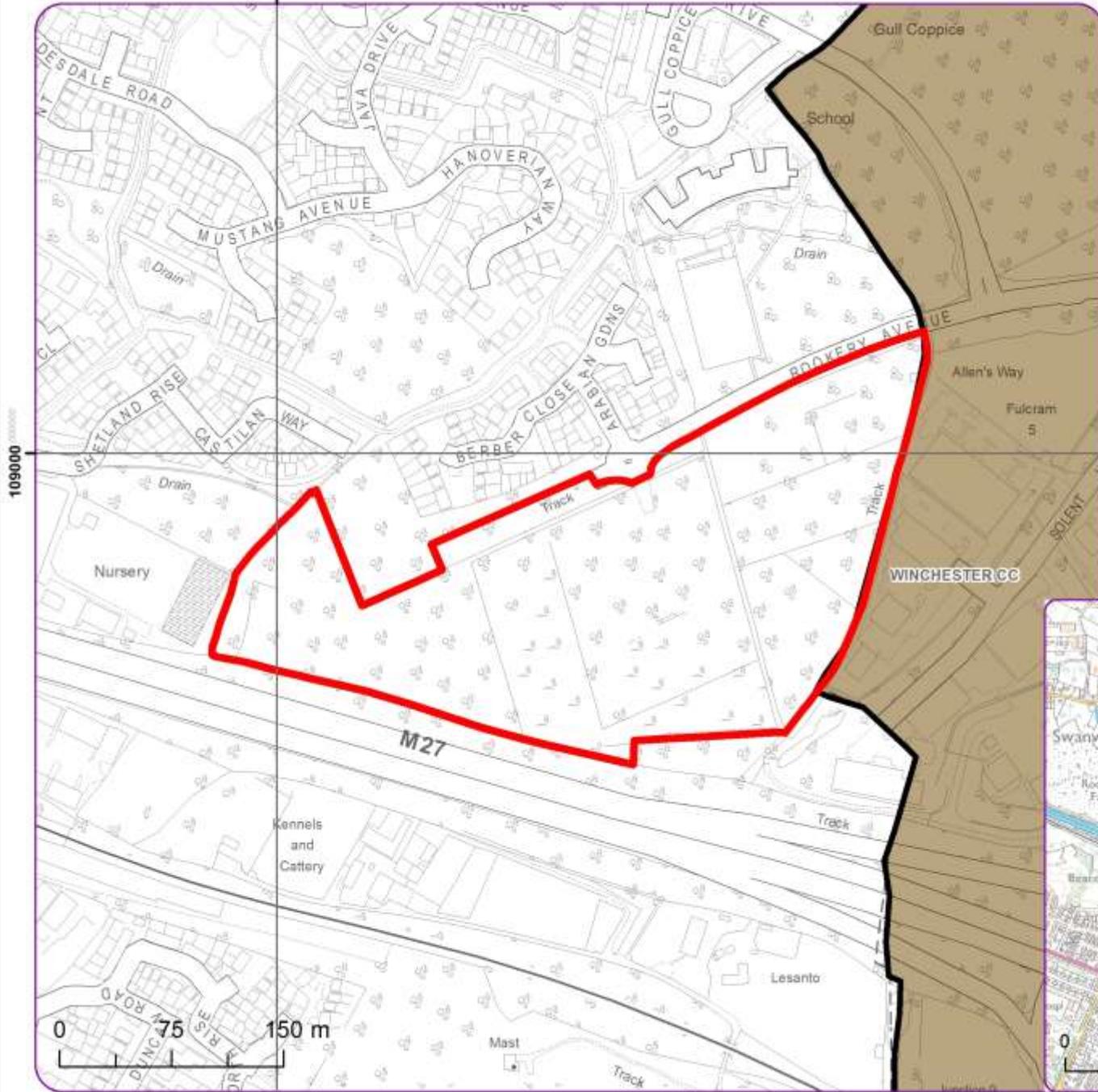
AVAILABLE

Yes

ACHIEVABLE

Yes

452000



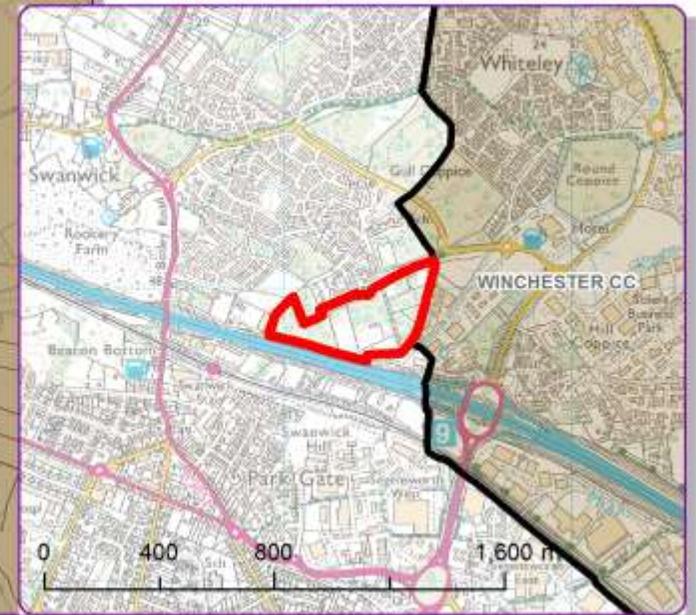
FAREHAM
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SITE ID 124

**SOLENT BUSINESS PARK -
SOLENT 2, SARISBURY**



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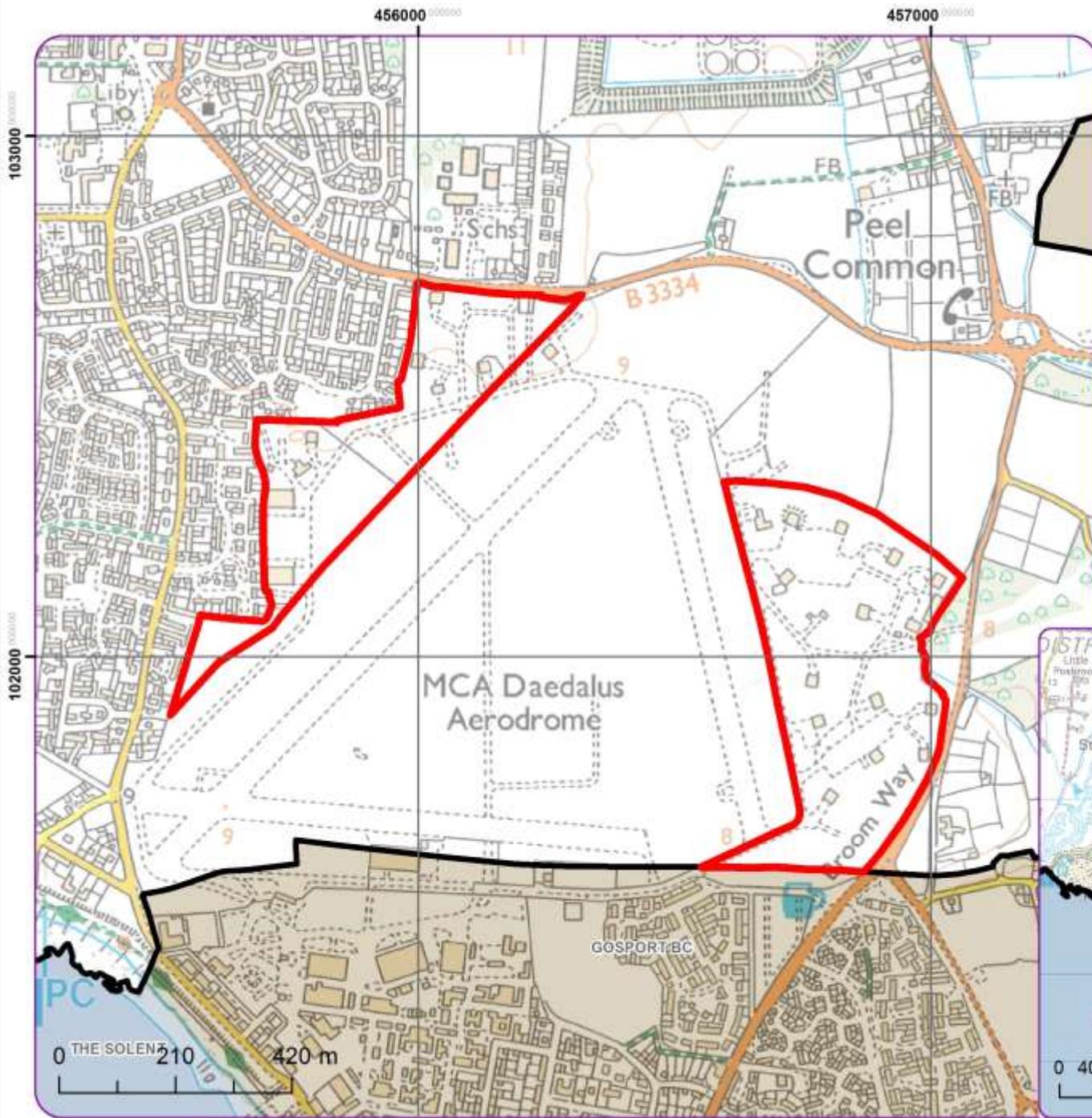


SITE DETAILS		Developable Employment Site	
SELAA ref	172	Ward	Stubbington
Site Name	Daedalus Airfield, Stubbington	Gross Site Area (HA)	37.20
Current Land Use	Existing airfield with surrounding employment uses	Indicative Floorspace yield	50,200 sq.m
		Trajectory (yrs)	0-5 & 6-10
Character of Surrounding Area	Semi-urban - site adjacent to Stubbington & Lee On The Solent	Use Class Potential	Suited to B1, B2 or B8 uses
		Planning Status	Existing outline planning permission (P/11/0436/OA)

SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Low - active airfield and existing employment site/campus.	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No	Within Urban Area Boundary?	No
Brent Geese and/or Waders	Yes				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	Archaeological potential				
Ecology	Site in active industrial use - low ecological potential				
Transport Comments	Site has suitable highways access from recently upgraded access points.				
Other comments/ overcoming site specific constraints	Site comprises two employment parcels - Hangars East and Hangars West - either side of the working airfield, which both have outline planning permission. Approx 8,000 sq.m has been built out as at 1 April 2017.				
Suitable Site?	Yes - site is allocated within existing local plan with good highways access and benefits from Outline Planning Consent for 50,200 sq.m.				

AVAILABLE
Yes

ACHIEVABLE
Yes



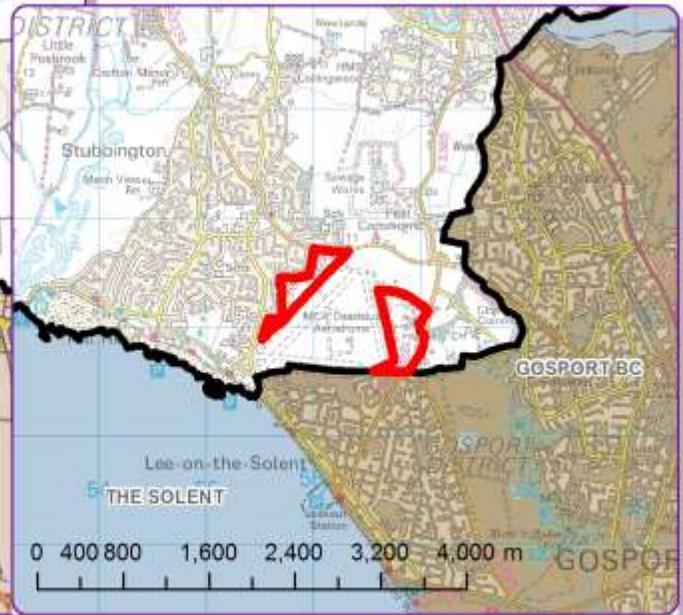
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SITE ID 172

EXISTING EMPLOYMENT ALLOCATION AT DAEDALUS

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SITE DETAILS Developable Employment Site

SELAA ref	205	Ward	Titchfield
Site Name	Land North of St. Margaret's Roundabout, Titchfield	Gross Site Area (HA)	1.23
Current Land Use	Vacant paddock	Indicative Floorspace yield	4000 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	Residential to north, employment to west and east, roundabout to the south	Use Class Potential	Suited to B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 05.1c	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	Yes		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	No
TPO	No				
Listed Building/ Scheduled Monument/ Archaeology		No			
Ecology	Low ecological potential				
Transport Comments	Suitable access can be achieved from Cartwright Drive				
Other comments/ overcoming site specific constraints	Site is currently in countryside, but is proposed to be included within urban boundary. Commercially attractive for office use, due to adjacent residential properties.				
Suitable Site?	Yes - site is well suited for employment due to proximity to road network. Recent residential development to the north of the site requires a sufficient buffer to preserve the amenity of the new neighbouring development.				

AVAILABLE

Yes

ACHIEVABLE

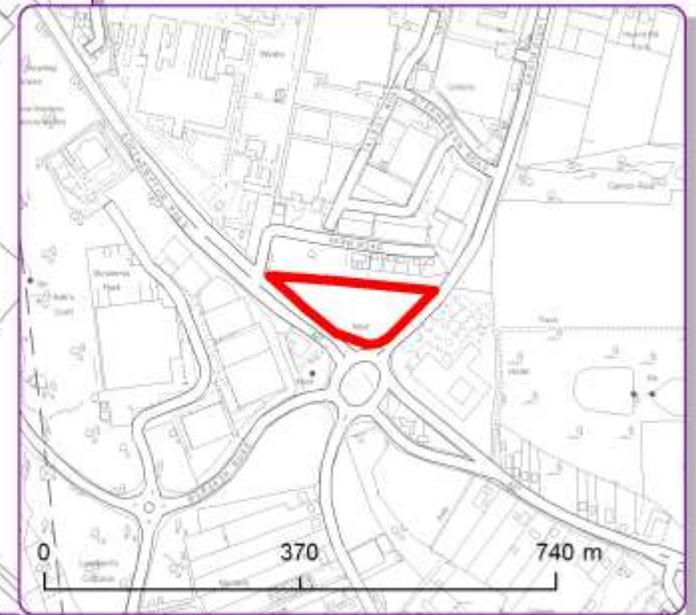
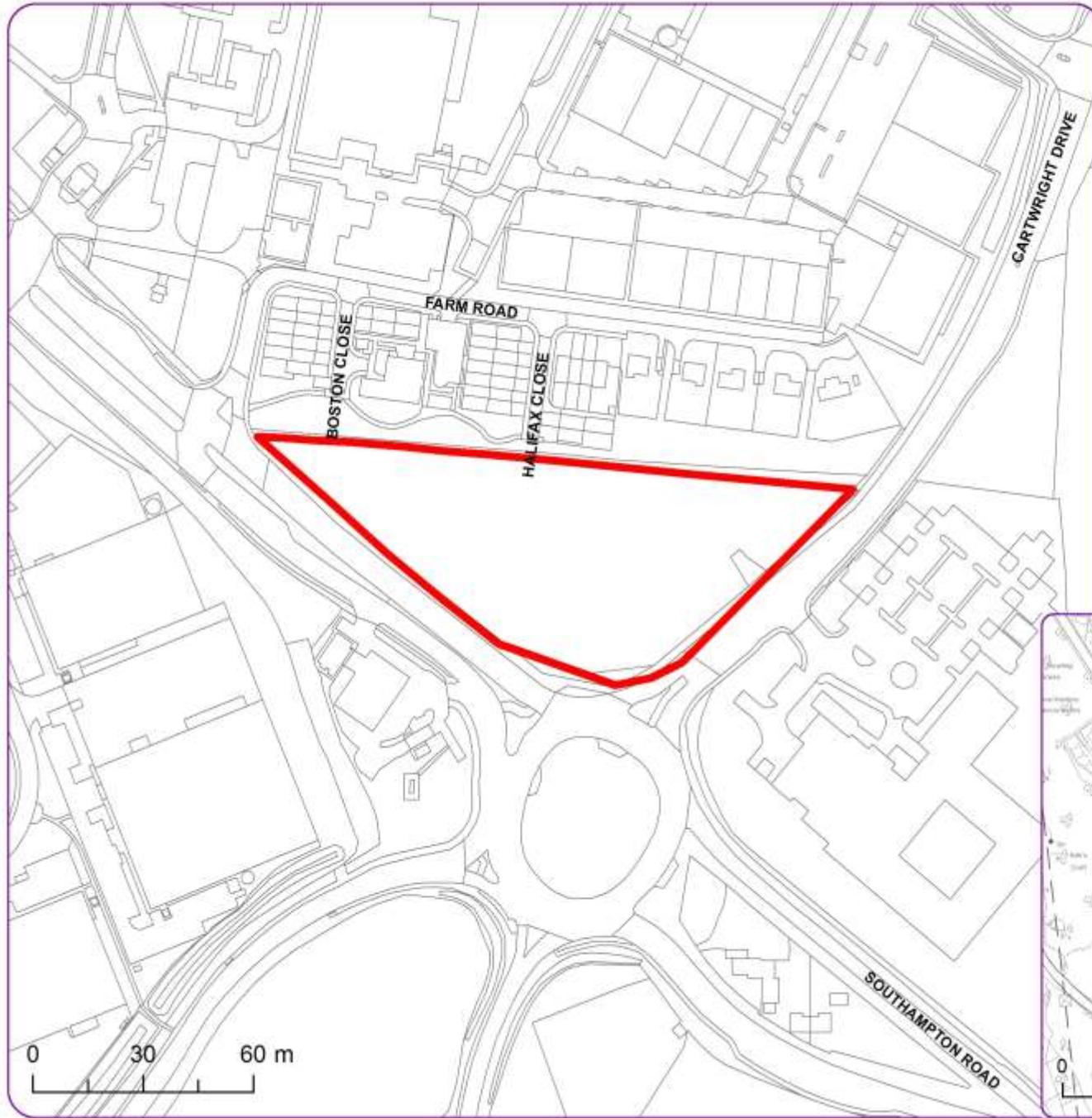
Yes

SITE ID 205

**GRAZING LAND NORTH OF A27
ROUNDBABOUT**



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SITE DETAILS		Developable Employment Site	
SELAA ref	1999	Ward	Portchester West
Site Name	The Walled Garden, Cams Hall, Fareham	Gross Site Area (HA)	1.66
Current Land Use	Walled garden within existing business park	Indicative Floorspace yield	2000 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	Existing business park to north; Cams Hall golf course to east, south and west (beyond car park)	Use Class Potential	Suited to B1 or B2 uses
		Planning Status	Existing employment allocation. Extant permission for B1 floorspace (P/09/0044/FP).

SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 12.1a	Historic Conservation Area	Yes - Cams Hall Conservation Area and Cams Hall Historic Park & Garden
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	No
TPO	No				
Listed Building/ Scheduled Monument/ Archaeology	Walled Garden with Attached Garden House and Outbuildings at Cams Hall is Grade II listed				

Ecology	The site contains various habitats and may support protected species. The site is adjacent to areas identified within the Solent Waders and Brent Geese Strategy as being used by birds associated with the surrounding European designated sites.
Transport Comments	The site has appropriate access.
Other comments/ overcoming site specific constraints	Site has planning permission
Suitable Site?	Yes - Site has planning permission for B1 uses

AVAILABLE
Yes

ACHIEVABLE
Yes



FAREHAM
BOROUGH COUNCIL

SITE ID 1999

**THE WALLED GARDEN, CAMS
HALL**



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SITE DETAILS Developable Employment Site

SELAA ref	2001	Ward	Titchfield
Site Name	Midpoint 27, Cartwright Drive, Segensworth South	Gross Site Area (HA)	1.84
Current Land Use	Undeveloped scrub land with vegetation lined boudaries.	Indicative Floorspace yield	4700 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	Segensworth South business park to north, south and west of site; Cartwright Drive to east of site.	Use Class Potential	Suited to B1, B2 or B8 uses
		Planning Status	Existing employment allocation. Extant permission for B1-B8 floorspace (P/11/0122/FP)

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Urban area	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	Yes
TPO	No	Listed Building/ Scheduled Monument/ Archaeology	No		

Ecology The site is of unknown ecological (including botanical) value, and has potential for use by protected species. There are watercourses within the site, feeding into a tributary of the River Meon.

Transport Comments Any new units should be accessed via Stephenson Road or Talbot Road. New accesses off of Cartwright Drive should be avoided.

Other comments/ overcoming site specific constraints Site has planning permission

Suitable Site? Yes - Site has planning permission for B2/B8. Commercially attractive within an existing and established industrial area.

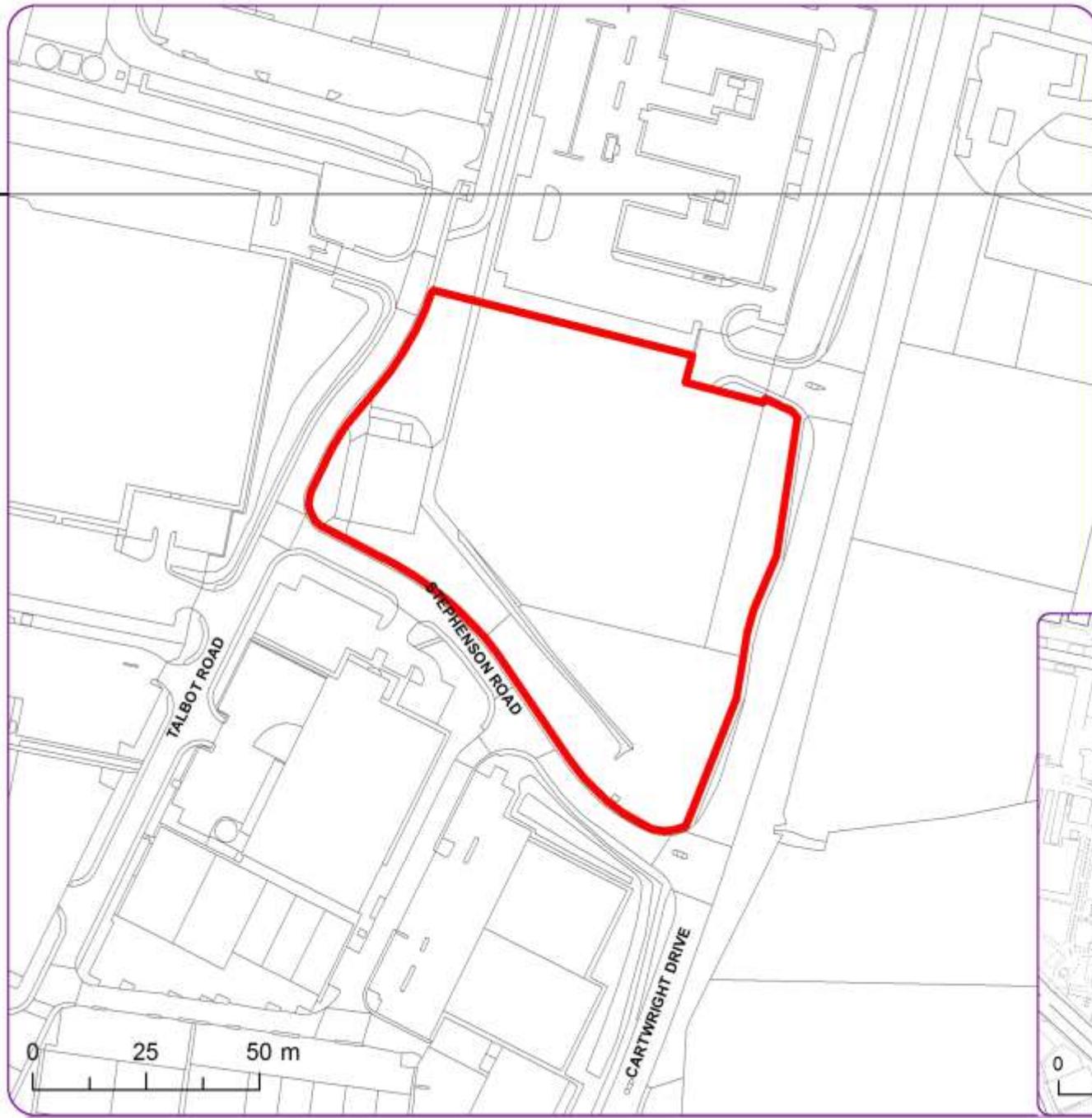
AVAILABLE

Yes

ACHIEVABLE

Yes

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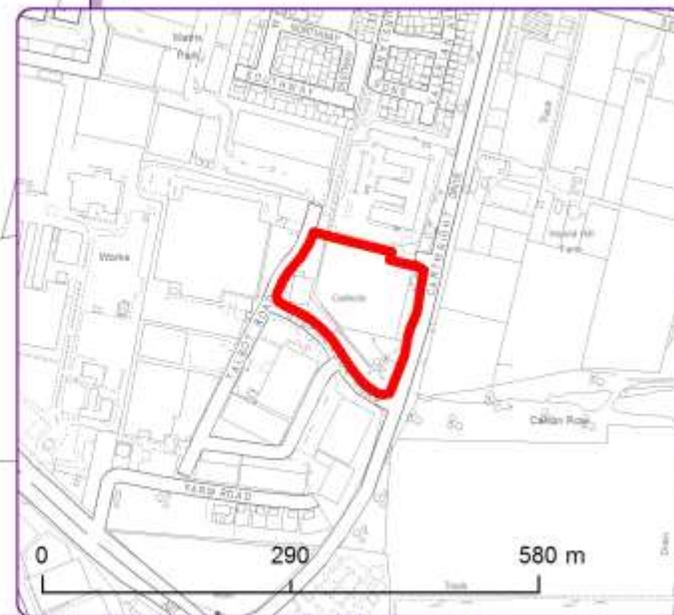
FAREHAM
BOROUGH COUNCIL

SITE ID 2001

**MIDPOINT 27, SEGENSWORTH
SOUTH**



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SITE DETAILS Developable Employment Site

SELAA ref	3022	Ward	Stubbington
Site Name	Land West of Newgate Lane, Peel Common	Gross Site Area (HA)	3.06
Current Land Use	Site is comprised of two open paddocks, each with wooded boundaries.	Indicative Floorspace yield	10,000 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	Solar farm to immediate north; Newgate Lane to east, beyond which is open arable/ grazing land; gypsy & traveller site to immediate south of site; Peel Common Wastewater Treatment Works to west.	Use Class Potential	Suited to B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 07.1b	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	Yes	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	No				

Ecology	The site buffers form important habitat links which support protected species including farmland bird species and IUCN listed arable plants. Site is likely to be suitable for foraging bats and barn owl, whilst the wetland habitat may support water vole, kingfisher and fieldfare as well as green sandpiper, snipe and arable species.
Transport Comments	Suitable access can be achieved from Newgate Lane, which is to be by-passed by the new Newgate Lane South relief road. A loop road on-site is recommended, leading from an access located near the northern end of the frontage.
Other comments/ overcoming site specific constraints	Development should be designed within the existing structure of vegetation, to help integrate it into the landscape. Site is within strategic gap, but due to existing built infrastructure and development, development here could be integrated without impacting the integrity of the gap.
Suitable Site?	Yes - though local ecological issues (hedgerow dissecting the site) must be taken into account which may reduce the site's capacity for development.

AVAILABLE

Yes

ACHIEVABLE

Yes

457000



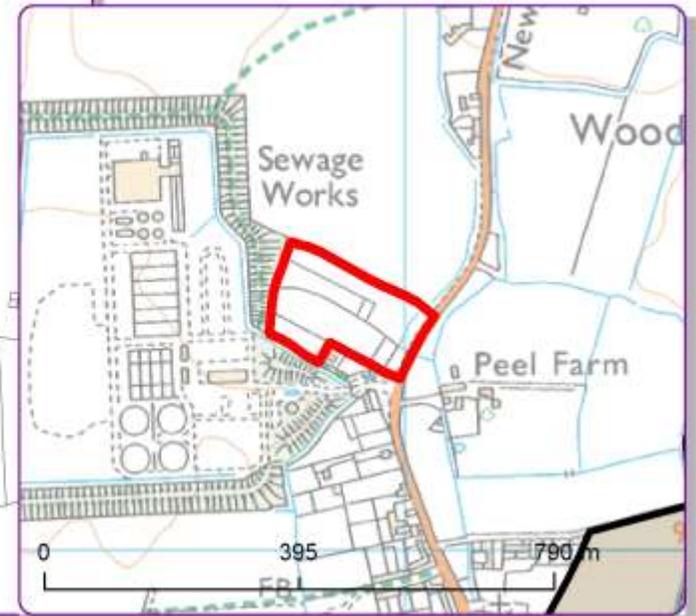
FAREHAM
BOROUGH COUNCIL

SITE ID 3022

**LAND WEST OF NEWGATE LANE,
STUBBINGTON**



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SITE DETAILS Developable Employment Site

SELAA ref	3025	Ward	Park Gate
Site Name	Little Park Farm, Segensworth	Gross Site Area (HA)	5.73
Current Land Use	The site is in a mixture of uses, including employment open storage, residential, kennels and amenity grazing.	Indicative Floorspace yield	11,200 sq.m
		Trajectory (yrs)	6-10
Character of Surrounding Area	The site is located between the M27 to the north and the railway line to the south. The western boundary abuts the Chandlers Way employment area, whilst land to the east forms part of an employment allocation within Winchester district.	Use Class Potential	Suited to B1, B2 or B8 uses
		Planning Status	Existing employment allocation.

SUITABILITY CONSTRAINTS

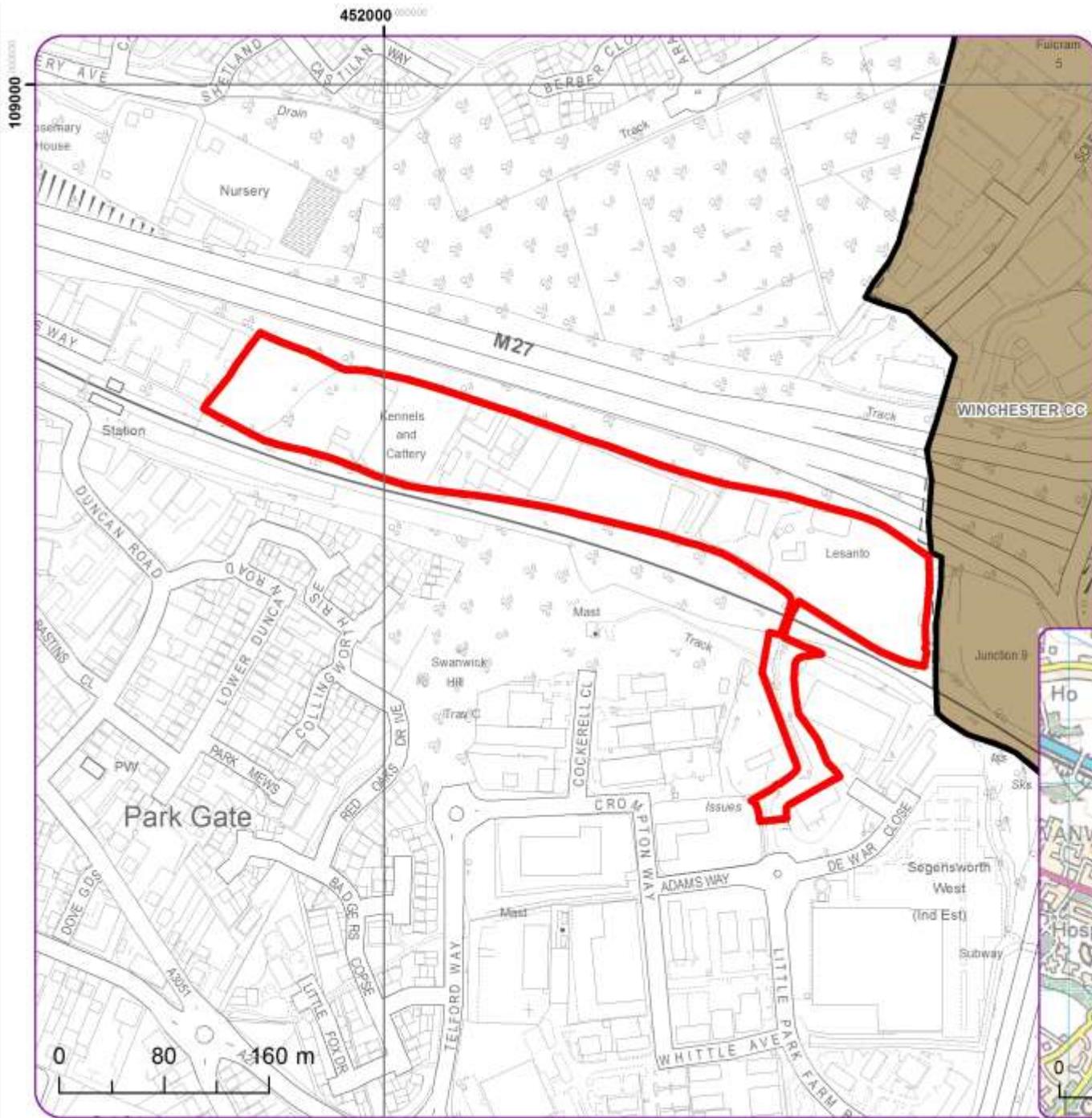
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Urban area	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No	Within Urban Area Boundary?	Yes
Brent Geese and/or Waders	No				
TPO	Yes - some coverage within site	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology		No			
Ecology	Site has potential for reptiles, dormice and bats				
Transport Comments	Site access is via a 3.7m wide rail underbridge, which would require control measures for vehicles and pedestrians. Traffic signals would appear to be feasible, linked to a separate pedestrian phase. There is a potential vulnerability if the underbridge became obstructed, such as by a large / high vehicle.				
Other comments/ overcoming site specific constraints	Site is an employment allocation within the adopted Local Plan 2015. Part of the site contains a B8 open storage use, which due to the restrictive highways access is likely to be site's main use.				
Suitable Site?	Yes - Site is an existing employment allocation within the urban area and has no neighbour constraints. However highways access constraints mean only low traffic generating uses can be achieved unless a significant highways solution can be found (though potentially unviable). Considered suitable for low intensity open storage, though highly constrained by access issues.				

AVAILABLE

Yes

ACHIEVABLE

Yes



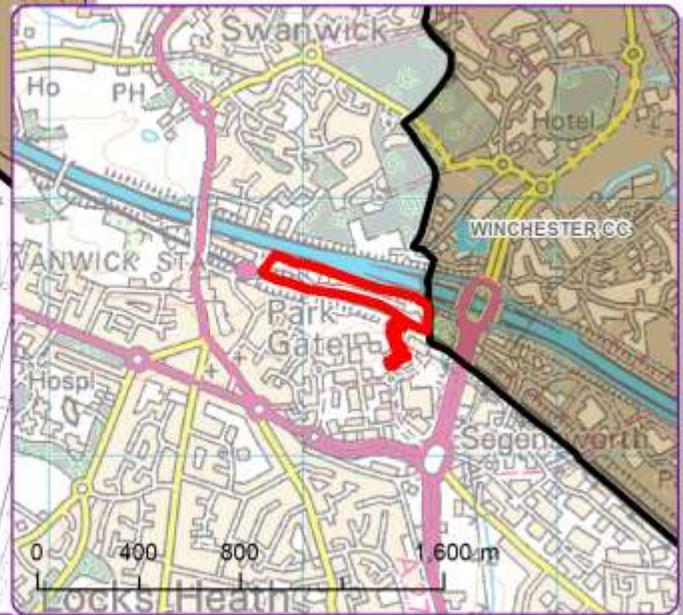
FAREHAM
BOROUGH COUNCIL

SITE ID 3025

LITTLE PARK FARM, PARK GATE

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N



SITE DETAILS Developable Employment Site

SELAA ref	3054	Ward	Park Gate
Site Name	Land at Segensworth West, Park Gate	Gross Site Area (HA)	2.75
Current Land Use	Undeveloped land.	Indicative Floorspace yield	10,000 sq.m
		Trajectory (yrs)	0-5
Character of Surrounding Area	Railway to north; Segensworth West industrial and office area to east and south; residential dwellings to west.	Use Class Potential	Suited to B1, B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Urban area	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	Yes
TPO	No	Listed Building/ Scheduled Monument/ Archaeology	No		

Ecology	The priority habitat woodland and scrub habitats on the site are likely to be used by dormice, reptiles, butterflies, invertebrates and bats.
Transport Comments	This large site has two possible connections to the highway. The principle access would be from the Telford Way/ Crompton Way roundabout in the south of the site.
Other comments/ overcoming site specific constraints	Site is located predominantly within an existing employment designation.
Suitable Site?	Yes - would represent an extension to an established employment area. Parts of the site are heavily treed with established habitats and would need to be carefully considered. Commercially attractive for B1,B2 or B8.

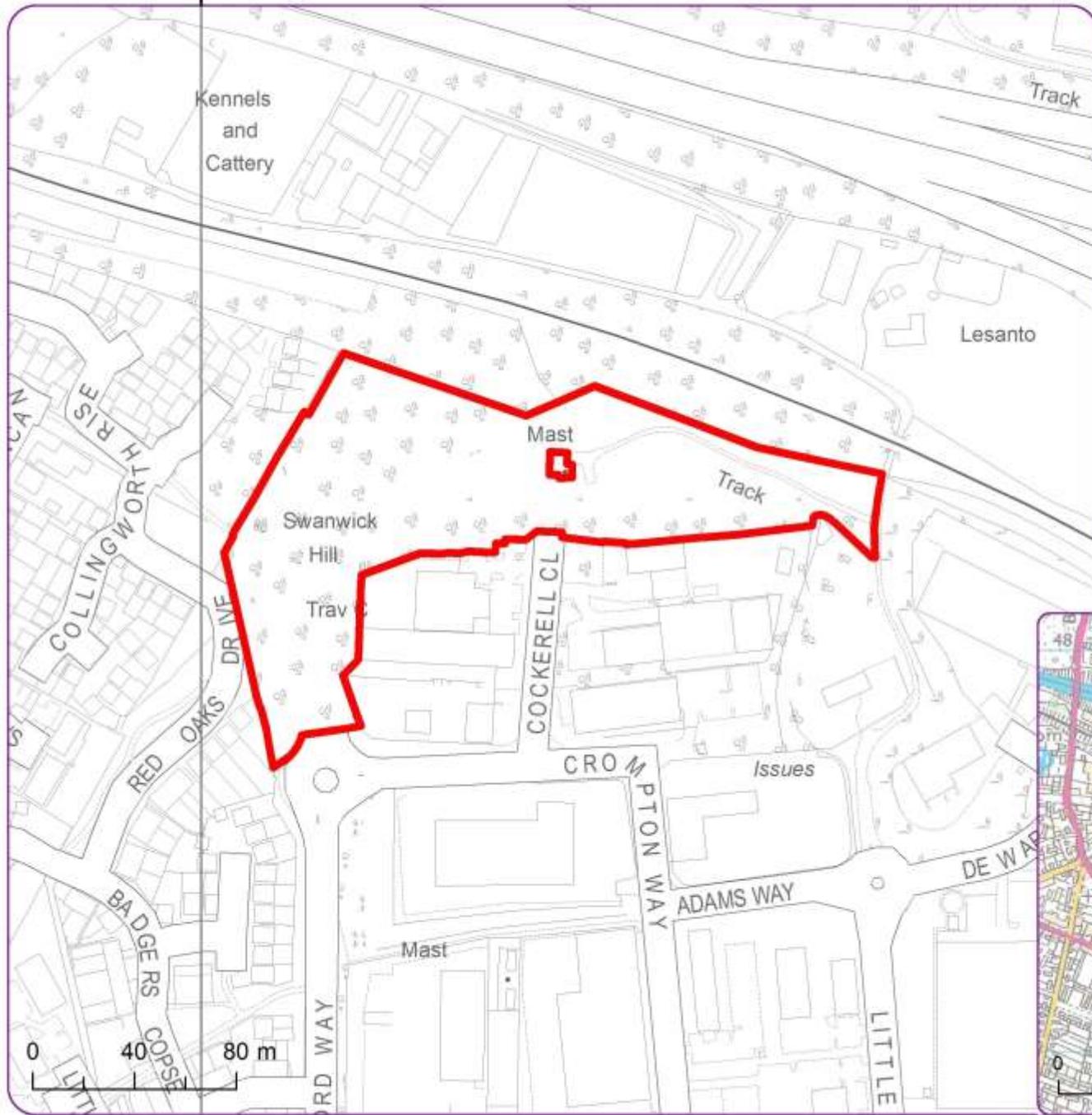
AVAILABLE

Yes

ACHIEVABLE

Yes

452000



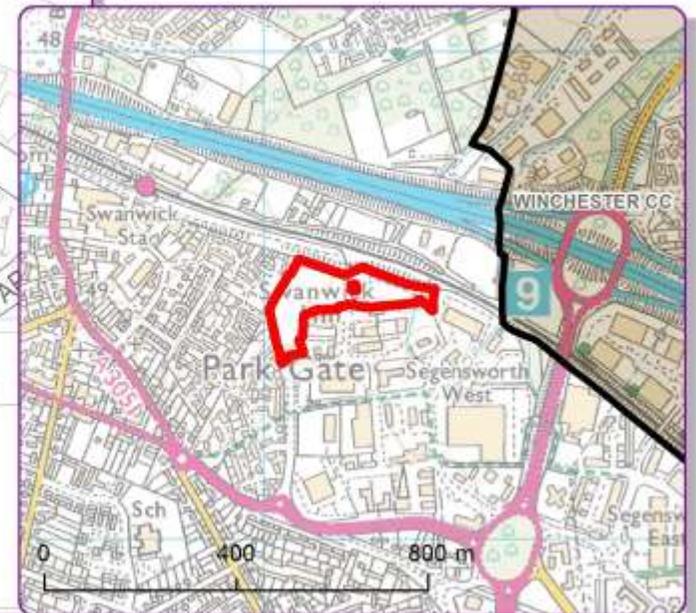
FAREHAM
BOROUGH COUNCIL

SITE ID 3054

**LAND AT SEGENSWORTH WEST,
FAREHAM**



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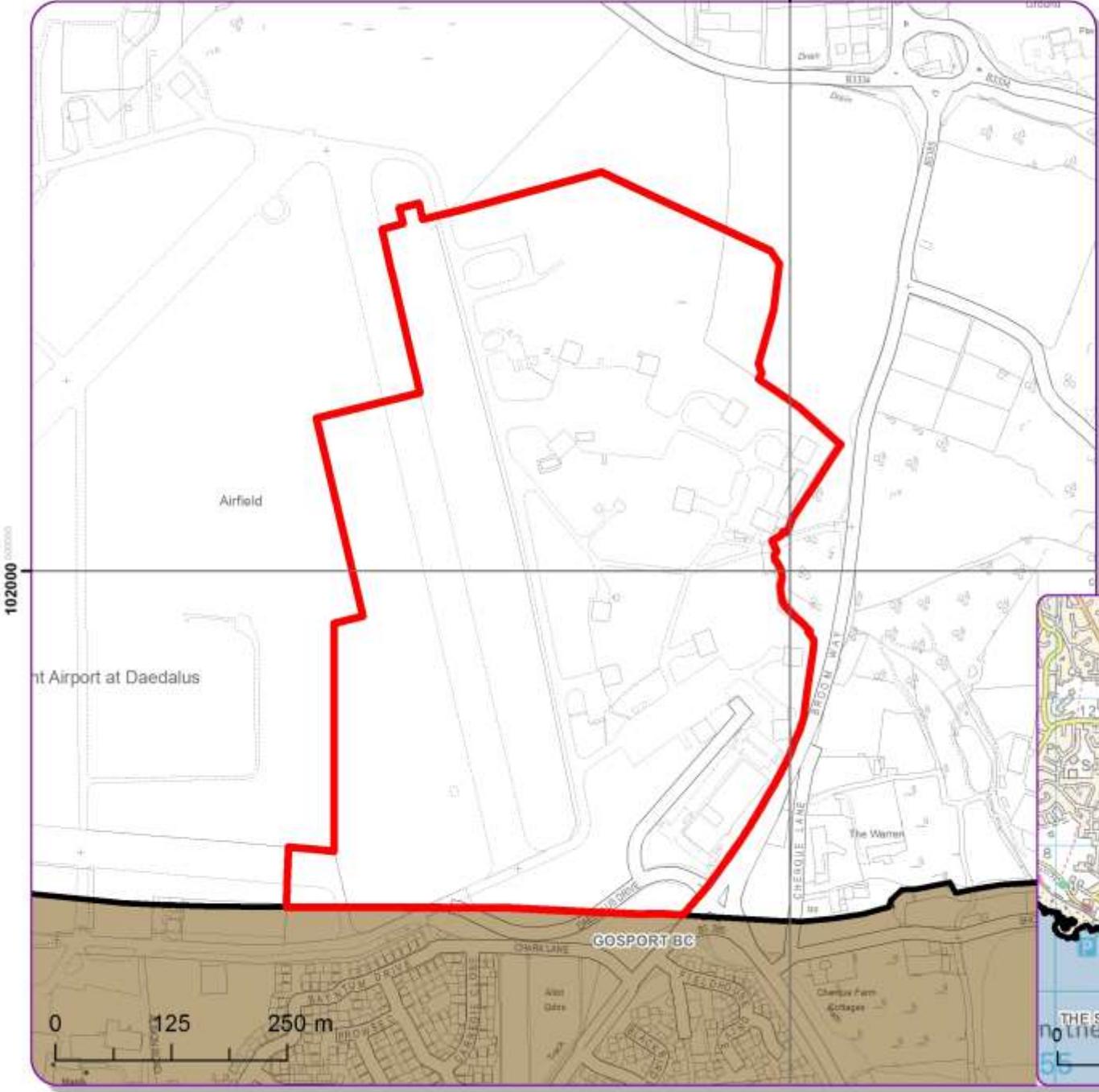
SITE DETAILS		Developable Employment Site	
SELAA ref	3113	Ward	Stubbington
Site Name	Daedalus East (Faraday Business Park), Stubbington	Gross Site Area (HA)	44.25
Current Land Use	Existing employment area, aircraft taxiways and airport infield.	Indicative Floorspace yield	40,000 sq.m
		Trajectory (yrs)	6-10 & 11-15
Character of Surrounding Area	Public open space to north; Broom Way and undeveloped countryside to east; Lee-on-the-Solent to the south; Airport infield and main runway to west.	Use Class Potential	Suited to B1 and B2 uses
		Planning Status	Outline permission granted in 2011 for up to 28,000 sq.m of employment floorspace at Daedalus East. As

SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Low - active airfield and existing employment site/campus.	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No	Within Urban Area Boundary?	No
Brent Geese and/or Waders	Yes	Flood Issues	Not within a flood zone		
TPO	No	Listed Building/ Scheduled Monument/ Archaeology	Archaeological potential		
Ecology	Site in active industrial use - low ecological potential				
Transport Comments	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.				
Other comments/ overcoming site specific constraints	Proposal is for intensification of employment floorspace within a slightly increased footprint at Hangars East (now Faraday). Type of development would not fundamentally impact the integrity of the strategic gap.				
Suitable Site?	Yes - represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements to the strategic road network.				

AVAILABLE
Yes

ACHIEVABLE
Yes

457000



FAREHAM
BOROUGH COUNCIL

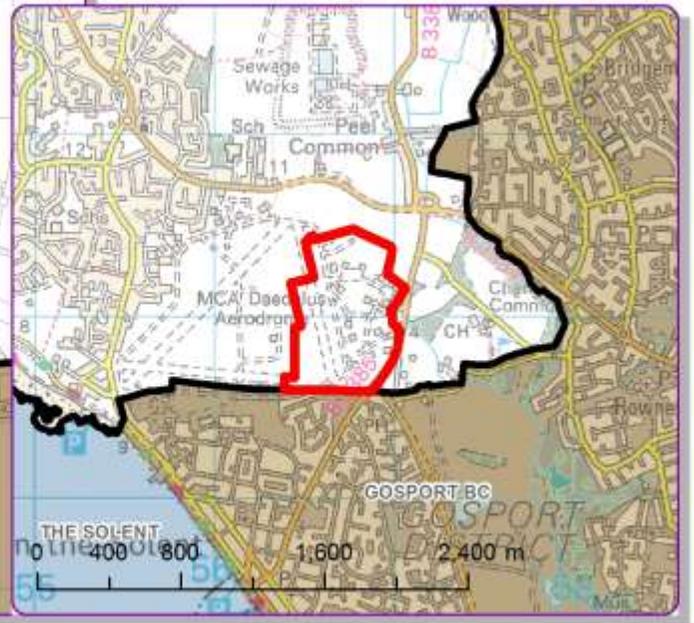
SITE ID 3113

**FARADAY BUSINESS PARK,
DAEDALUS EAST**



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102000



0 125 250 m

0 400 800 1,600 2,400 m

SITE DETAILS Developable Employment Site

SELAA ref	3114	Ward	Stubbington
Site Name	Daedalus West (Swordfish Business Park), Stubbington	Gross Site Area (HA)	16.47
Current Land Use	Existing employment area and aircraft taxiways	Indicative Floorspace yield	8000 sq.m
		Trajectory (yrs)	6-10 & 11-15
Character of Surrounding Area	Gosport Road and Crofton School to north; Public open space to east; Airport infield and main runway to east and south; Stubbington to west.	Use Class Potential	Suited to B1 and B2 uses
		Planning Status	Outline permission granted in 2011 for up to 22,000 sq.m of employment floorspace at Daedalus West.

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	Low - active airfield and existing employment site/campus.	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No	Within Urban Area Boundary?	No
Brent Geese and/or Waders	Yes				
TPO	No	Flood Issues	Not within a flood zone		

Listed Building/ Scheduled Monument/ Archaeology | Archaeological potential

Ecology | Site in active industrial use - low ecological potential

Transport Comments | Site has existing upgraded access from Gosport Road and will benefit from both the Stubbington Bypass and Newgate Lane South road schemes.

Other comments/ overcoming site specific constraints | Proposal is for intensification of employment floorspace. Type of development would not fundamentally impact the integrity of the strategic gap.

Suitable Site? | Yes - represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements to the strategic road network.

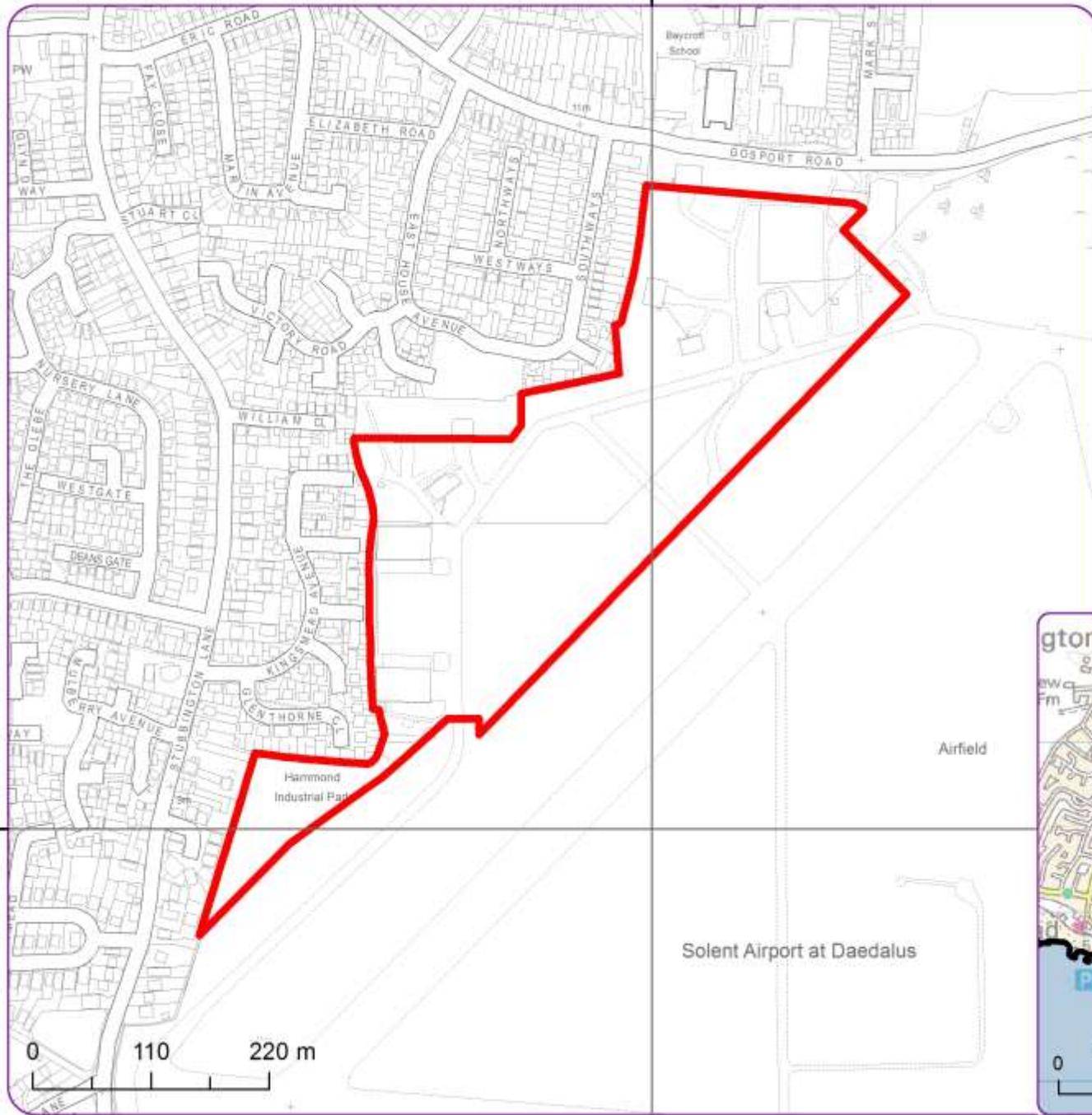
AVAILABLE

Yes

ACHIEVABLE

Yes

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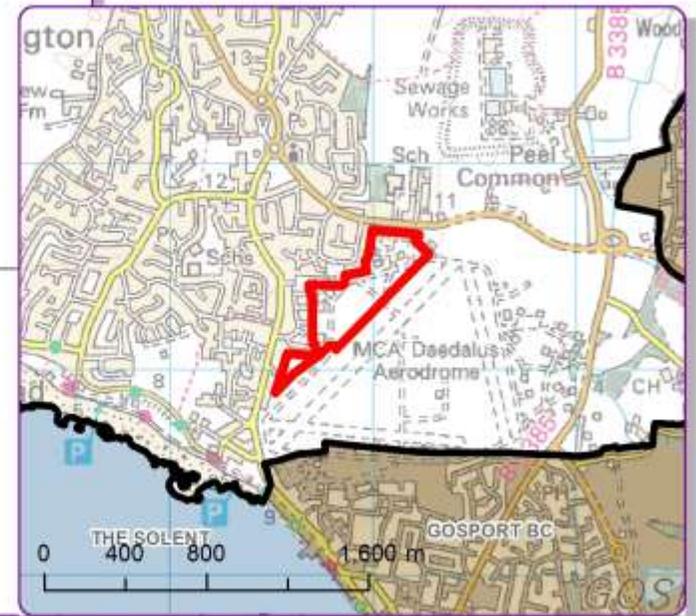
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BOROUGH COUNCIL

SITE ID 3114

**SWORDFISH BUSINESS PARK,
DAEDALUS WEST**



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SITE DETAILS				Developable Employment Site	
SELAA ref	3125	Ward	Titchfield Common		
Site Name	Land at Segensworth Roundabout	Gross Site Area (HA)	0.46		
Current Land Use	Undeveloped land	Indicative Floorspace yield	1,500 sq.m		
		Trajectory (yrs)	0-5		
Character of Surrounding Area	Urbanised area with offices, housing, restaurants and retail.	Use Class Potential	Suited to B1		
		Planning Status	None		
SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 05.1a	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	No
TPO	Yes - along southern boundary				
Listed Building/ Scheduled Monument/ Archaeology	No				
Ecology	Site has potential for reptiles, dormice and bats				
Transport Comments	Suitable access can be achieved from Segensworth Road				
Other comments/ overcoming site specific constraints	Design would need to take account of existing surrounding uses and incorporate an active frontage onto the roundabout				
Suitable Site?	Yes - site has limited constraints. Employment floorspace/ hotel use being promoted as alternative options to residential.				

AVAILABLE

Yes

ACHIEVABLE

Yes

108000



FAREHAM
BOROUGH COUNCIL

SITE ID 3125

**LAND AT SEGENSWORTH
ROUNABOUT**



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6. Discounted Employment Sites

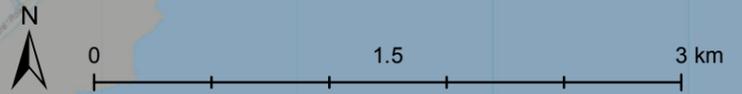
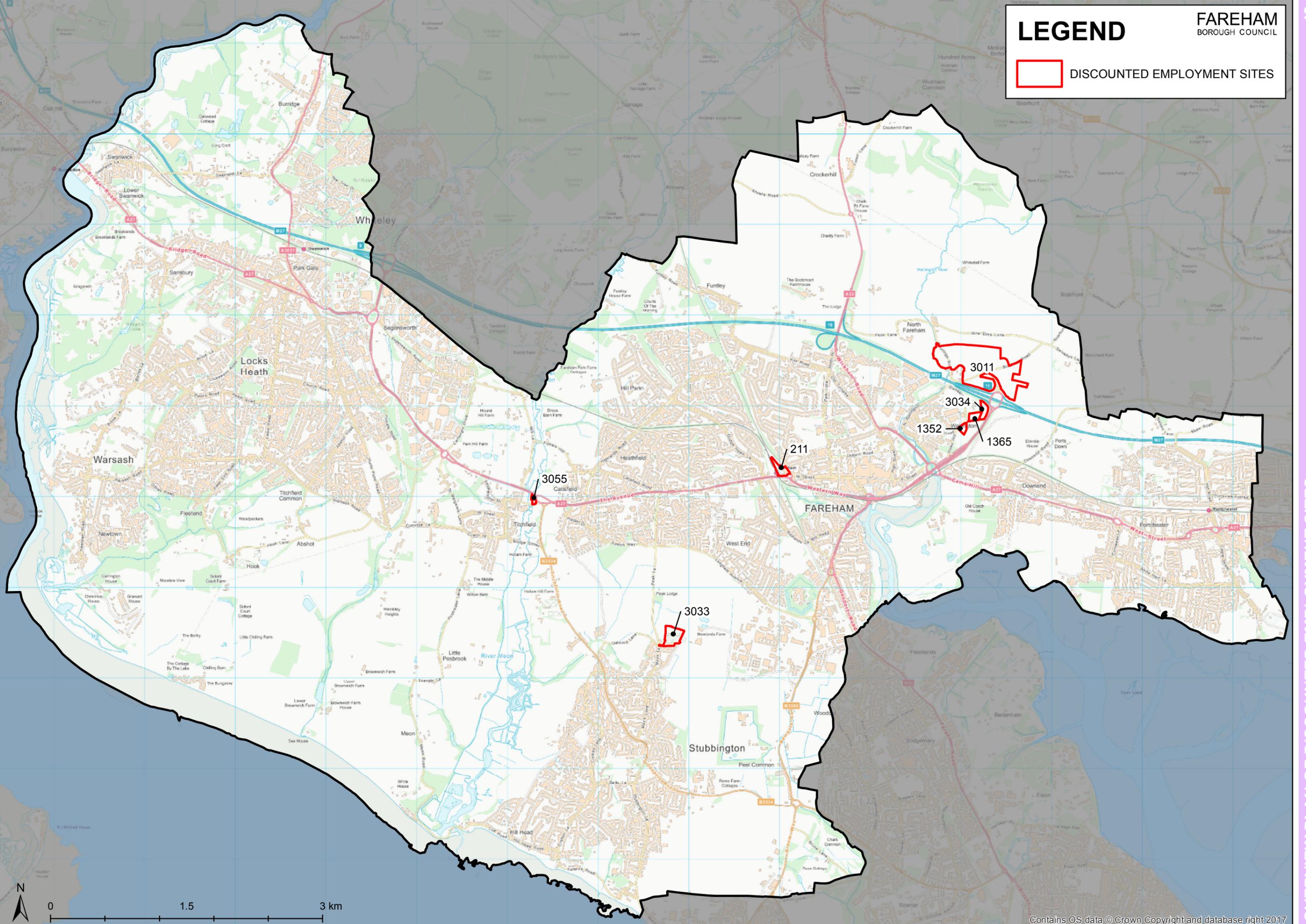
6.1 The following sites are those that have been considered discounted through the SELAA assessment process. The remainder of this section provides details of the discounted sites together with the reason(s) for lack of deliverability/developability. When the SELAA is reviewed in the future the constraints or resulting assessment outcome on a site may change.

DISCOUNTED EMPLOYMENT SITES - LIST OF CONTENTS

SHLAA ID	SITE NAME	AREA (HA)	WARD
1352	Land at Pinks Hill, Wallington	0.70	Fareham East
1365	Land adjoining Fort Wallington Industrial Estate, Wallington	1.05	Fareham East
3011	Land at Down Barn Farm (East of Boarhunt Road), North Fareham	32.85	Fareham East
3033	Land at Peak Lane Nurseries, Stubbington	3.54	Stubbington
3034	Land rear of Waste Transfer Station, Wallington	1.23	Fareham East
3055	Land at Southampton Road, Titchfield	0.37	Titchfield

LEGEND

DISCOUNTED EMPLOYMENT SITES



SITE DETAILS		Discounted Site	
SELAA ref	1352	Ward	Fareham East
Site Name	Land at Pinks Hill, Wallington	Gross Site Area (HA)	0.70
Current Land Use	Open grazing paddock sitting at the top of the exposed knoll near to the historic Fort Wallington.	Indicative Floorspace yield	2000 sq.m
		Trajectory (yrs)	
Character of Surrounding Area	Pinks Hill / Military Road to north-west / north, beyond which is North Wallington Industrial Estate and Wallington Recycling and Transfer Station. Open paddock to east, south and west.	Use Class Potential	Suited to B8 open storage
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 11.4	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	14.9% ALC Grade 2; 85.1% ALC Urban	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	No				

Ecology	Habitat of moderate interest, dependant on quality of semi-improved grassland elements. Site is likely to have a reptile population and possibly support foraging of Brent Geese & Wader birds. Site is also likely to support invertebrate community. Boundary features should be strengthened and buffered.
Transport Comments	This site would appear to be suitable for commercial development with access created from Military Road, clear of the junction with Fort Wallington. Measures would need to be put in place to limit additional commercial vehicle activity on Pinks Hill. Given the pressure for development in this area and the restricted access to the A27 and Fareham, a highways masterplanning exercise is required for the Fort Wallington area.
Other comments/ overcoming site specific constraints	The presence of large-scale industrial/ commercial buildings and infrastructure with associated parking (albeit mostly hidden behind the walls of Fort Wallington) gives this area a urban fringe character. As such the landscape resource is judged to be fairly low. Adjoining land to the east, south and west is being promoted for residential development - employment uses on this site would not be compatible with adjoining residential.
Suitable Site?	Yes - Site is considered suitable as it is located in a low landscape sensitivity area, in close proximity to Fort Wallington Industrial Estate. Sufficient buffering to neighbouring development proposed under Site 3013. Considered suitable for B2 or B8.

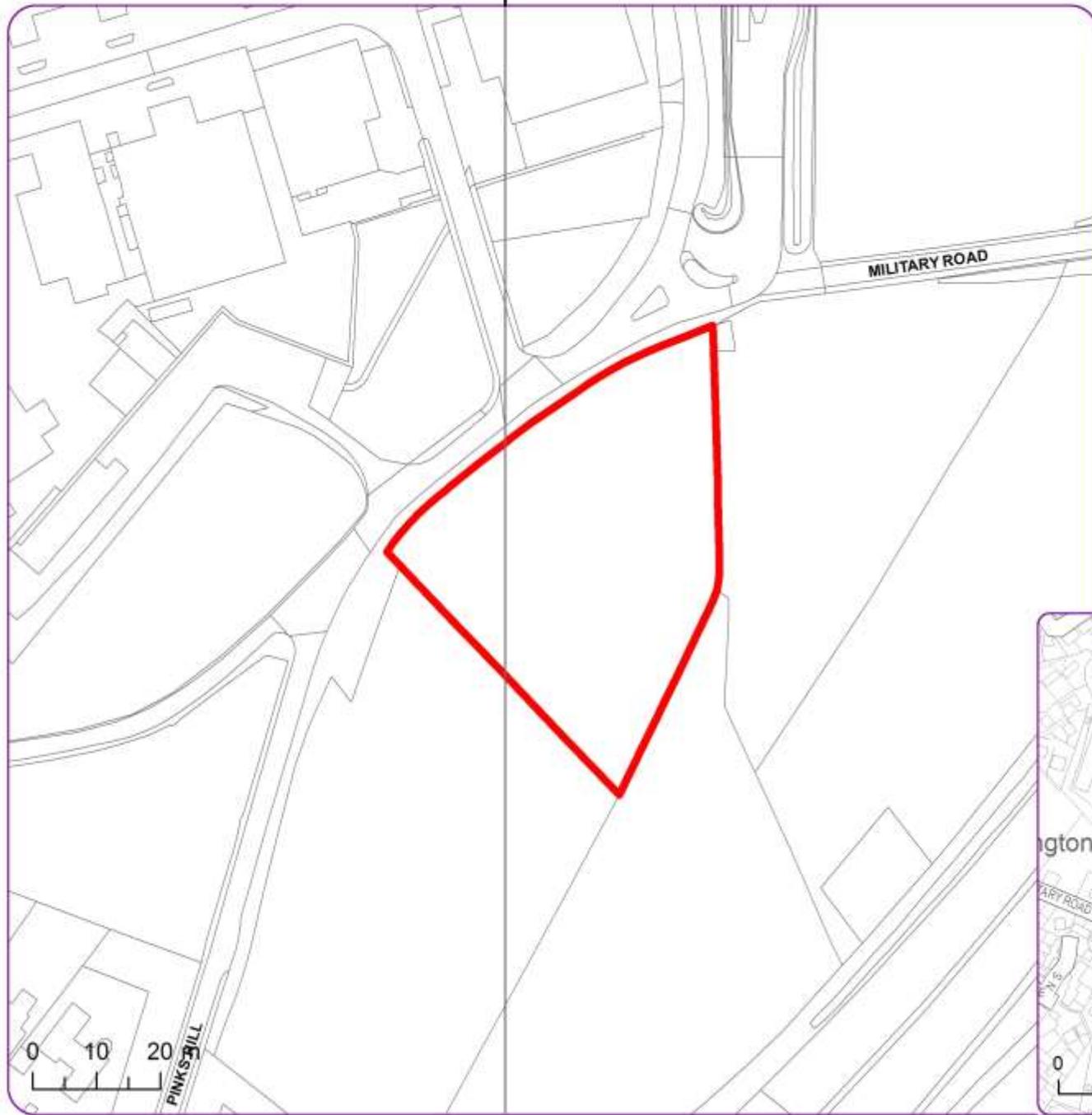
AVAILABLE

No

ACHIEVABLE

No

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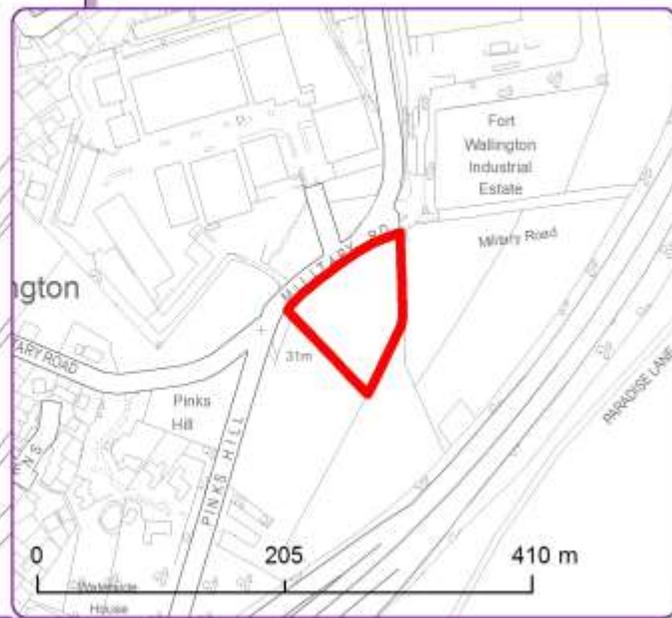
FAREHAM
BOROUGH COUNCIL

SITE ID 1352

LAND AT PINKS HILL, FAREHAM



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SITE DETAILS		Discounted Site	
SELAA ref	1365	Ward	Fareham East
Site Name	Land adjoining Fort Wallington Industrial Estate, Wallington	Gross Site Area (HA)	1.05
Current Land Use	Open pasture sitting at the top of the exposed knoll near to the historic Fort Wallington.	Indicative Floorspace yield	4000 sq.m
		Trajectory (yrs)	
Character of Surrounding Area	Waste Transfer Station to north, grazing paddocks to east and south, Standard Way to west	Use Class Potential	Suited to B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 11.4	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	99.7% ALC Grade 2, 0.3% ALC Urban	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	No				

Ecology	Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to Wallington River. Potential for bats, badgers and dormouse.
Transport Comments	The site could be accessed via the entrance to the adjacent Waste Transfer Station subject to necessary land. It could also provide the opportunity for a comprehensive development with site ID 3034 to the east. Measures would need to be put in place to limit additional commercial vehicle activity on Pinks Hill. Given the pressure for development in this area and the restricted access to the A27 and Fareham, a highways masterplanning exercise is required for the Fort Wallington area.
Other comments/ overcoming site specific constraints	The presence of large-scale industrial/ commercial buildings and infrastructure with associated parking (albeit mostly hidden behind the walls of Fort Wallington) gives this area a urban fringe feel. As such the landscape resource is judged to be fairly low.
Suitable Site?	Yes - The site is therefore considered suitable due to its location in a low landscape sensitivity area, proximity to motorway links and proximity to Fort Wallington Industrial estate. Considered suitable for B2 or B8 uses and should be developed in concert with site 3034.

AVAILABLE

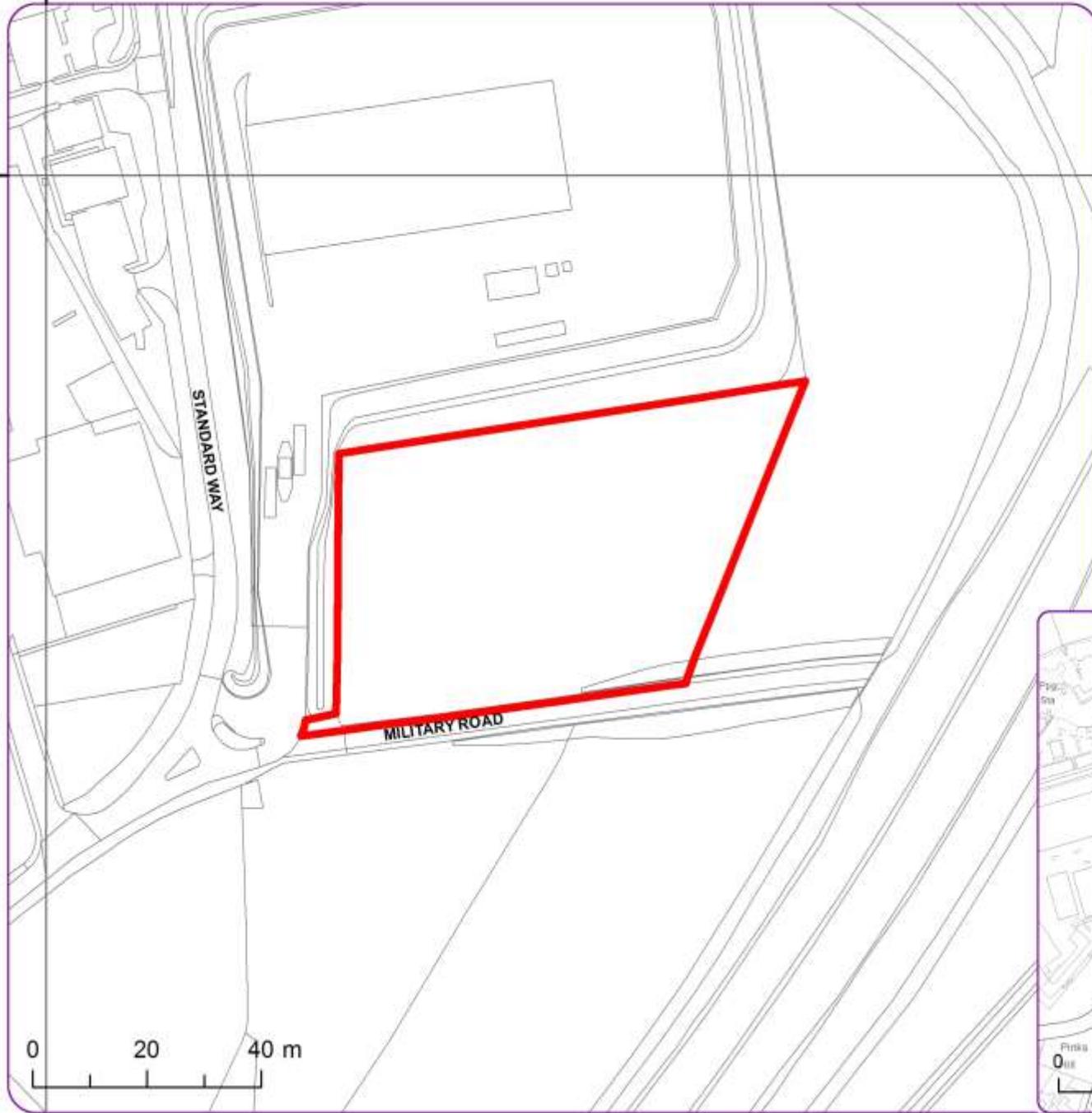
Yes

ACHIEVABLE

No

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FAREHAM
BOROUGH COUNCIL

SITE ID 1365

**LAND ADJOINING FORT
WALLINGTON INDUSTRIAL
ESTATE**



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SITE DETAILS Discounted Site

SELAA ref	3011	Ward	Fareham East
Site Name	Land at Down Barn Farm (East of Boarhunt Road), North Fareham	Gross Site Area (HA)	32.85
Current Land Use	The majority of the site is in agricultural use.	Indicative Floorspace yield	30,000 sq.m
		Trajectory (yrs)	
Character of Surrounding Area	Down Barn Farm, which comprises a farmhouse, a barn and a modern barn is located in the south of the site. Spurlings Industrial Estate is located to the south-west of the site. The remainder of the site is surrounded by agricultural land.	Use Class Potential	Suited to B2 or B8 logistics and storage
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 11.1	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	100% ALC Grade 2	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Yes - small coverage along western edge of site		
Listed Building/ Scheduled Monument/ Archaeology	Archaeological potential				

Ecology	Bats, badger and reptiles and dormouse are likely to use the sites boundary vegetation. There is also potential for dormouse and farmland birds to be present within the hedgerows, despite no records being found. No water bodies are present on the site. There are also potential roosting opportunities in the farm buildings on site.
Transport Comments	The principle of employment development at this location is accepted with regards to highways access, however the precise location of the site access and its relationship to the existing haul road and the link to M27 J11 needs to be explored in further detail through highways modelling. The prospect of accessing the Spurlings Industrial Estate through the site should be explored. Significant highway improvement works are likely to be required.
Other comments/ overcoming site specific constraints	The landscape is judged to be of high sensitivity due to the lack of tree cover and exposed nature in this area making development difficult to integrate without unacceptable adverse effects.
Suitable Site?	No - High sensitivity landscape setting makes proposed scale of development extremely difficult to integrate and poses viability issues. Site is recognised as being commercially attractive due to its proximity to the M27.

AVAILABLE

Yes

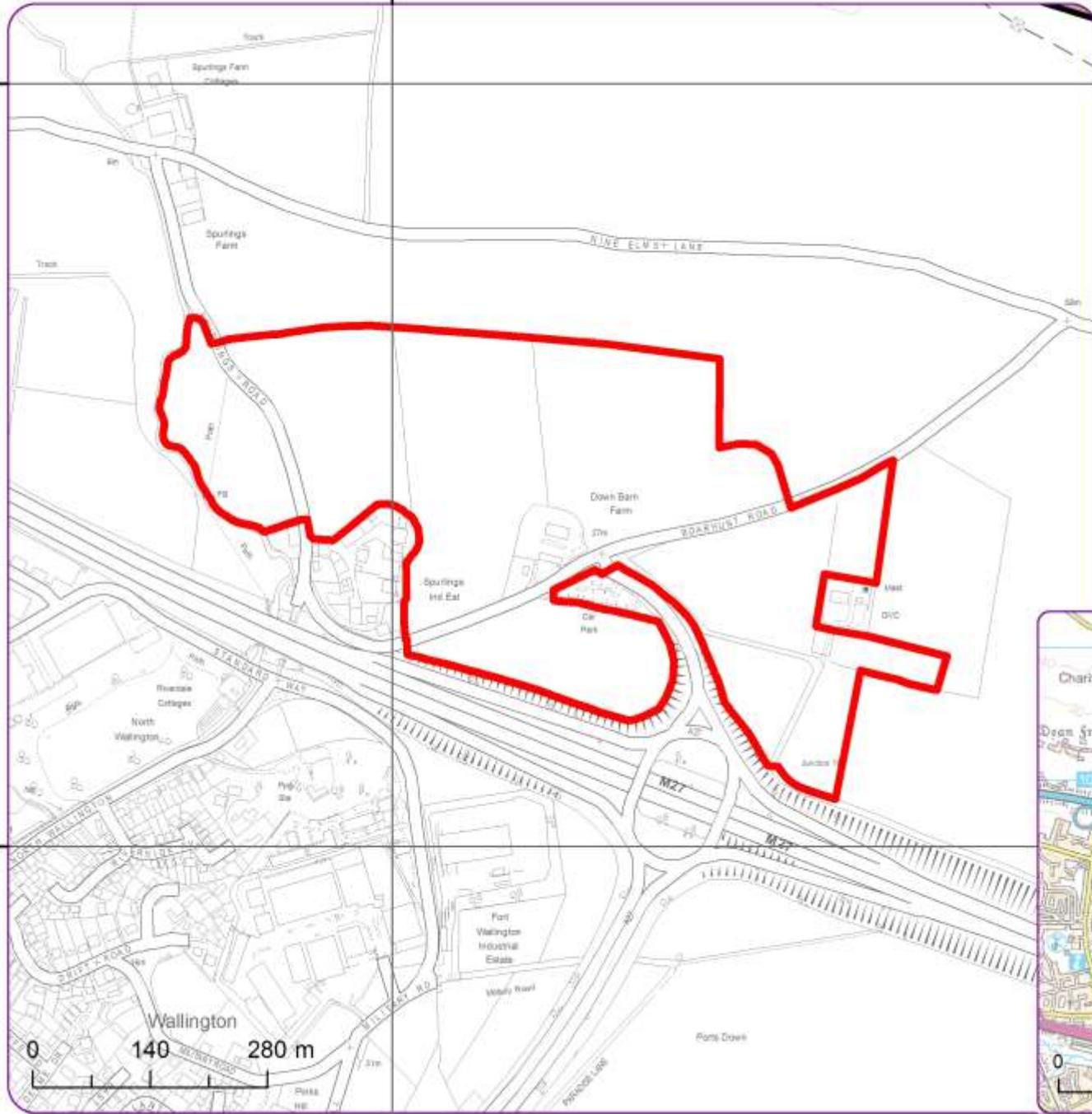
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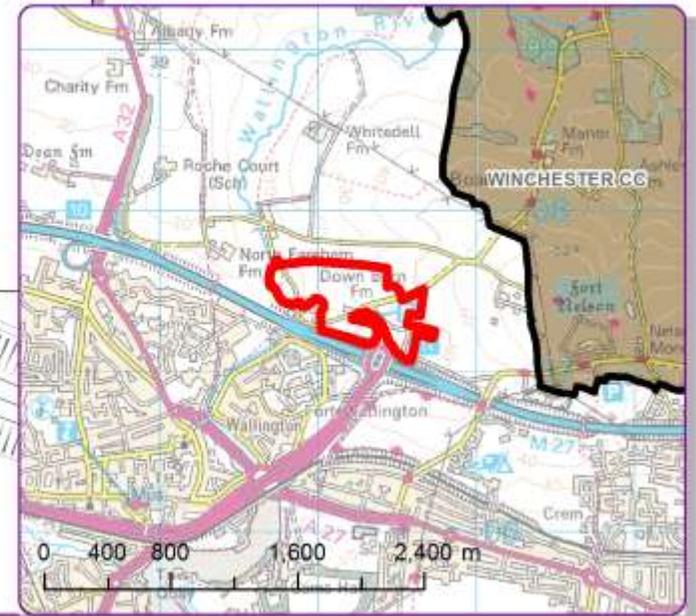
FAREHAM
BOROUGH COUNCIL

SITE ID 3011

LAND AT DOWN BARN FARM



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SITE DETAILS				Discounted Site	
SELAA ref	3033	Ward	Stubbington		
Site Name	Land at Peak Lane Nurseries, Stubbington	Gross Site Area (HA)	3.54		
Current Land Use	Horticultural Nursery	Indicative Floorspace yield	15,000 sq.m		
		Trajectory (yrs)			
Character of Surrounding Area	Open countryside to north, east and west of site; residential properties to south	Use Class Potential	Suited to B2 or B8 uses		
		Planning Status	None		
SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 07.1a	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	Yes		
Brent Geese and/or Waders	No	Flood Issues	Not within a flood zone	Within Urban Area Boundary?	No
TPO	No				
Listed Building/ Scheduled Monument/ Archaeology	No				
Ecology	Bats, reptiles and badgers have potential to be on site. The buildings (not glasshouses) on site may provide potential roosting opportunities for bats.				
Transport Comments	Site access is from Peak Lane, almost opposite the junction with Mays Lane/Oakcroft Lane. A new access solution for the site and Mays Lane may however be necessary given the location and standard of the Mays Lane junction. The site is considered unsustainable in transport terms.				
Other comments/ overcoming site specific constraints	The site is currently in use as an operational horticultural nursery, with extensive glasshouses and associated buildings on site. The glasshouses are prominent features of the landscape, but do not detract from the agricultural character of the area or its quality. It would be difficult to accommodate significant new development without affecting the distinctive qualities of the landscape, particularly as the views of the site are very open and expansive, particularly from vehicles travelling south along Peak Lane.				
Suitable Site?	No - High sensitivity landscape setting would make it very difficult to accommodate the proposed employment use.				
AVAILABLE					
Yes					
ACHIEVABLE					
No					



FAREHAM
BOROUGH COUNCIL

SITE ID 3033

**LAND AT PEAK LANE
NURSERIES, STUBBINGTON**



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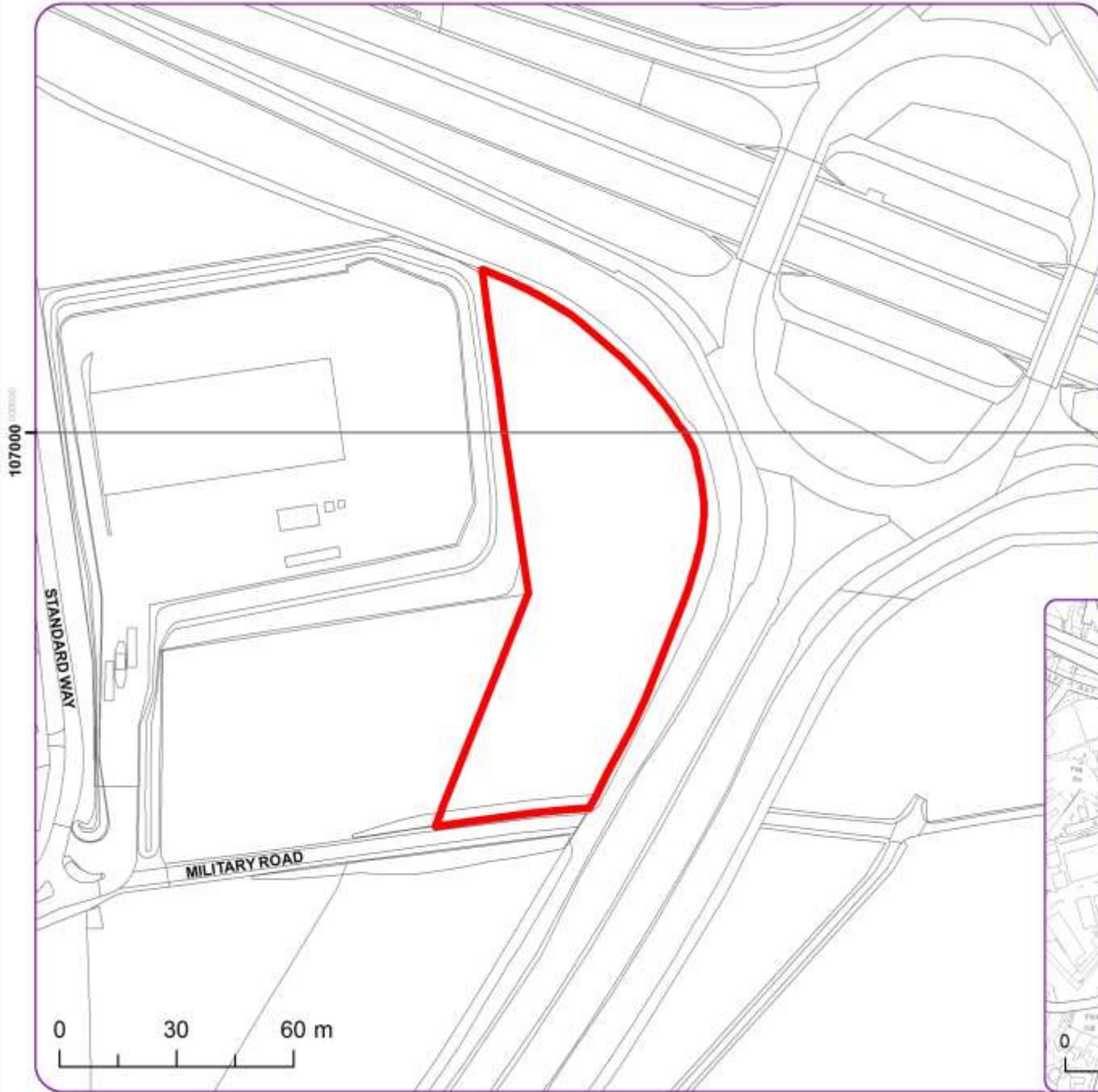
SITE DETAILS		Discounted Site	
SELAA ref	3034	Ward	Fareham East
Site Name	Land rear of Waste Transfer Station, Wallington	Gross Site Area (HA)	1.23
Current Land Use	Paddock	Indicative Floorspace yield	4000 sq.m
		Trajectory (yrs)	
Character of Surrounding Area	M27 and Junction 11 link to north and east of site; Military Road (and site frontage) to south; Waste Transfer Station and paddock (site 1365) to west.	Use Class Potential	Suited to B2 or B8 uses
		Planning Status	None

SUITABILITY CONSTRAINTS					
SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 11.4	Historic Conservation Area	No
SINC	No	Agricultural Land Classification 1, 2 or 3a?	100% ALC Grade 2	Within Urban Area Boundary?	No
Brent Geese and/or Waders	No				
TPO	No	Flood Issues	Not within a flood zone		
Listed Building/ Scheduled Monument/ Archaeology	No				

Ecology	Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to Wallington River. Potential for bats, badgers and dormouse.
Transport Comments	No suitable highways access has been identified for the site at this stage. The width and standard of Military Road is wholly unsuitable to serve an employment site and would need to be significantly upgraded to allow for vehicular access. Suitable improvements could be secured if the site were to come forward alongside site ID 1365. Measures would also need to be put in place to limit additional commercial vehicle activity on, or make improvements to the width of, Pinks Hill. Given the pressure for development in this area and the restricted access to the A27 and Fareham, a highways masterplanning exercise is required for the Fort Wallington area.
Other comments/ overcoming site specific constraints	The site is within an area of low landscape sensitivity with an overriding urban fringe character particularly given the adjoining waste transfer station. The site is enclosed on three sides by vegetation, obscuring it from view from the M27 corridor and Pinks Hill. The site has scope to accommodate some change without unacceptable adverse effects on any landscape resources, and opportunities to mitigate the effects of change by strengthening of the existing landscape framework.
Suitable Site?	Yes - Site is considered suitable due to its location in a low landscape sensitivity area, proximity to motorway links and proximity to Fort Wallington Industrial estate.

AVAILABLE
Yes

ACHIEVABLE
No



FAREHAM
BOROUGH COUNCIL

SITE ID 3034

**LAND REAR OF WTS,
WALLINGTON**



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SITE DETAILS		Discounted Site	
SELAA ref	3055	Ward	Titchfield
Site Name	Land at Southampton Road, Titchfield	Gross Site Area (HA)	0.37
Current Land Use	Undeveloped land covered by trees.	Indicative Floorspace yield	1500 sq.m
		Trajectory (yrs)	
Character of Surrounding Area	A27 to north and east; Titchfield Hill to south; River Meon to west.	Use Class Potential	Suited to B1 or B2 uses
		Planning Status	None

SUITABILITY CONSTRAINTS

SSSI, Ramsar, SPA or SAC	No	Landscape Sensitivity	LLCA 06.2a	Historic Conservation Area	Immediately adjacent to Titchfield Abbey Conservation Area.
SINC	No	Agricultural Land Classification 1, 2 or 3a?	No		
Brent Geese and/or Waders	No	Flood Issues	Yes - on west of site	Within Urban Area Boundary?	No
TPO	No	Listed Building/ Scheduled Monument/ Archaeology	Archaeological potential		

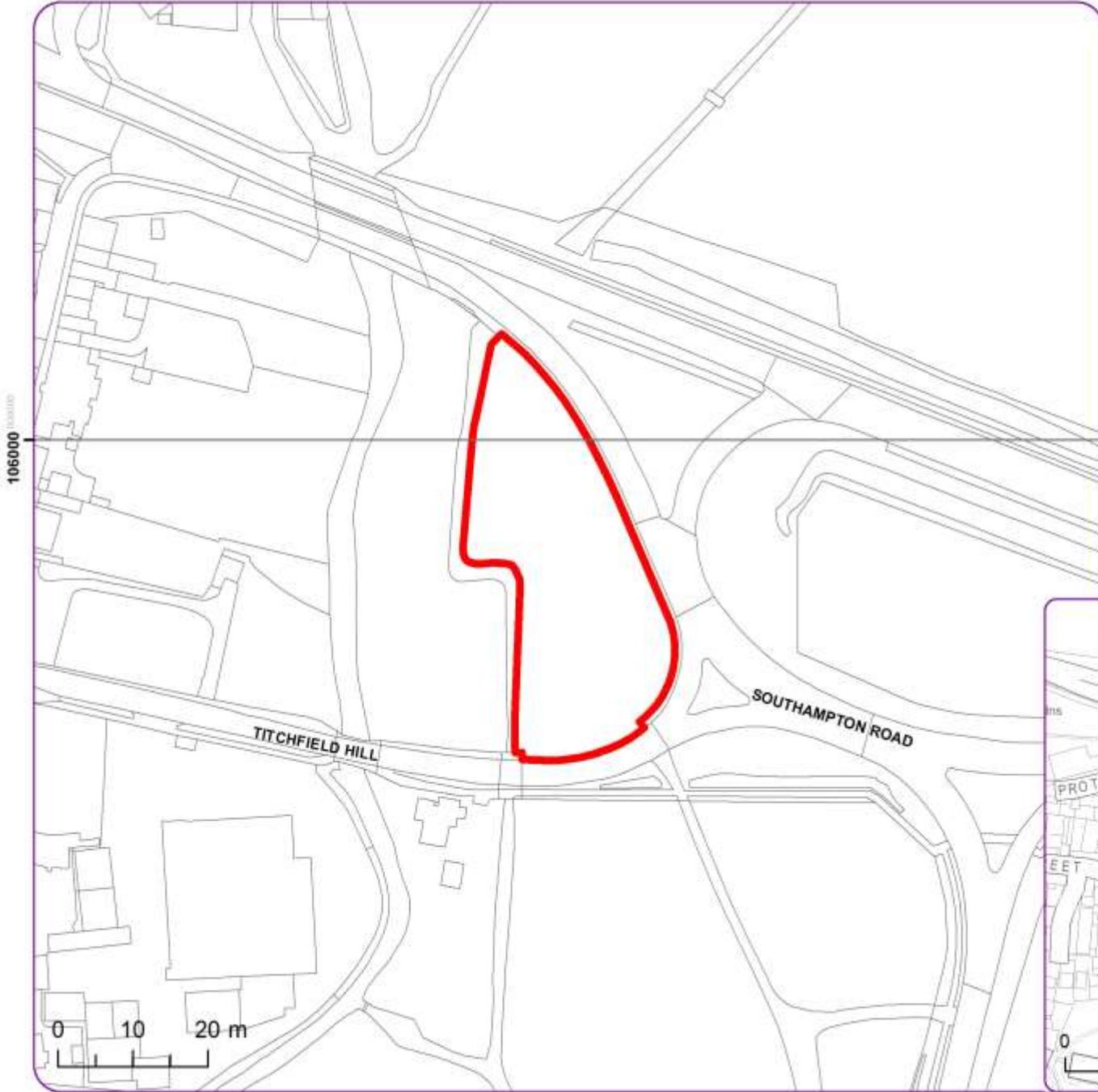
Ecology	The site is comprised of scrub and trees and grassland adjacent the River Meon. Habitat to the north and south of the site adjacent the River is designated, whilst the site may be SINC quality habitat. Bats, otter, water vole, dormouse, reptiles, badger and barn owl have all been recorded within 1km of the site.
Transport Comments	It is unlikely that any suitable, viable access could be achieved for the site, unless right in and right out movements could be eliminated at an access onto Titchfield Hill.
Other comments/ overcoming site specific constraints	Site is within an area of high landscape sensitivity. Development would be harmful to the setting of the conservation area and would have significant impacts upon the setting of Titchfield Abbey Scheduled Ancient Monument.
Suitable Site?	No - size of site and constraints make this site unsuitable.

AVAILABLE

Yes

ACHIEVABLE

No



FAREHAM
BOROUGH COUNCIL

SITE ID 3055

**LAND AT SOUTHAMPTON ROAD,
TITCHFIELD**



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