



# Background Paper: HOUSING SITE SELECTION

October 2017

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# 1 Introduction

- 1.0 The purpose of this paper is to explain, in broad terms, the processes undertaken to inform the selection of housing sites for the Draft Fareham Local Plan 2036.
- 1.1 As an overview three main stages were used to inform the selection of sites: (a) the Strategic Housing Land Availability Assessment (SHLAA); (b) the Sustainability Appraisal (SA); and (c) refining stage (refining the site options).
- 1.2 It is important that site allocation decisions are supported by clear reasoning. To this end, the process has been designed to:
- Take account of national planning policies, principles and objectives
  - Identify, early into the site selection process, those that are unsuitable, unavailable or undeliverable (i.e. discounted sites)
  - Improve transparency so that anyone can have a clearer idea of how a particular outcome has been arrived at
  - Ensure that site selection takes account of the need to achieve sustainable development
  - Where possible, ensure the sites selected provide the best match to the Site Selection Priorities/Refining Points (as outlined in Section 3 of this paper)
  - To ensure a consistent approach is undertaken to the assessment and consideration of potential housing sites
- 1.3 There will be multiple considerations and factors that will inform the overall assessment of sites and the outcome in terms of whether it is selected as a draft housing allocation. This paper is intended to increase transparency in how complex evidence base documents and planning considerations have been used in establishing the preferred approach to housing site allocation. It is not intended to provide a detailed overview or assessment of individual sites. A 'planning balance' often has to be used to consider the various factors that act in favour or against a site.

## 2 Key Evidence

2.0 As part of formulating the Fareham Local Plan 2036 a large amount of evidence documentation has been compiled. Many of these look at and assess individual potential housing sites and some look at Borough wide issues and sensitivities.

2.1 Some of the key evidence base used to inform site selection include: -

### **Strategic Housing Land Availability Assessment (2017)**

This includes an assessment of each potential housing site. It is a government required document compiled in accordance with national Planning Practice Guidance. It utilises other evidence base when understanding and assessing constraints. The SHLAA is not a static document. It should be regularly reviewed and the assessment/outcome for individual sites can change if the circumstances, constraints or new evidence arises to justify a change in the assessment outcome.

### **Sustainability Appraisal**

This is a nationally prescribed requirement for plan preparation. It assesses both the overall development requirements for the Borough, a number of delivery options, the individual sites and the proposed policies in terms of their sustainability. It balances a number of sustainable factors as outlined in the Council's Scoping Report.

The results of the SA can significantly help in site selection as it gives indications as to which sites are more appropriate when taking into account a balance of issues. It considers an array of matters from accessibility to landscape and transport. It is a qualitative report and, although the outputs are expressed as double positives, positives, negatives etc., it should not be used to provide a numerical ranking of sites.

### **Landscape Evidence**

Detailed evidence on landscape and the integrity of gaps between settlements has been undertaken. It is important to clarify that landscape value and Strategic Gaps are different issues. Landscape looks at the landscape value of individual sites/areas whereas the integrity of gaps focuses on a sites role in preventing settlement coalescence.

This evidence together with the sites promoted suggests there are sufficient deliverable and developable sites to meet the Council's housing requirements without needing to consider sites in the most sensitive landscapes or those that will detrimentally impact the integrity of the gap. This evidence has been used in the assessment of sites suitability in the SHLAA (to effectively discount sites with higher landscape sensitivity). The evidence has also been used in the SA assessment on landscape impact and the refining stage so that landscape sensitivity is weighed in the planning balance for site selection (i.e. those at lower sensitivity typically more favourable than those with some, albeit not high, sensitivity) and that issues relating to the integrity of the gaps are considered.

### **Other constraints**

There are many other constraints that have been considered throughout the site selection process. Most significantly this has been part of the SHLAA process.

Further details are explained in the SHLAA but, as an example, the other constraints include matters such as flood risk, Birds and Habitat Directives, unacceptable loss of open space etc.

- 2.2 The SHLAA, SA and the landscape evidence are available on the Council's website alongside consultation on the Draft Fareham Local Plan 2036. What this paper will now focus on is the refining stage in how the developable sites from the SHLAA have been considered using the SA and other refining points to establish the preferred site selection for allocation in the Draft Plan.

### 3 Site Selection Priorities/Refining Points

- 3.0 The SHLAA has established those sites considered to be developable based on a consistent approach to site assessment. The SA has also identified the relative sustainable merits of each site in relation to the Scoping Report. In addition it has considered a combination of site options to look at the cumulative impact as part of the SA. In order to then further inform the choices of which site to take forward Refining Points were established.
- 3.1 The Refining Points are based on the Vision for the Draft Plan, the Key Priorities for the Draft Plan, the NPPF and also achieving various other factors to support the most appropriate (or least damaging) approach to site selection. In many instances they marry up with some of the SEA Objectives used in the SA process. They are presented in no particular order.

Site Selection Priority/Refining Point	Reason
<b>1. Maximise any developable brownfield opportunities inside the existing urban area.</b>	Encouraging the effective use of land by reusing land that has been previously development (brownfield) is a Core Planning Principle of the NPPF. Brownfield sites in the urban area are often in more sustainable locations where the re-use of land can have wider positive impacts (such as regeneration).
<b>2. Look positively at any developable brownfield opportunities outside of the urban area.</b>	Encouraging the effective use of land by reusing land that has been previously development (brownfield) is a Core Planning Principle of the NPPF.
<b>3. Consider and include regeneration and redevelopment opportunities inside the urban area.</b>	To ensure the continued vitality of areas (particularly the town centre) as supported by Section 2 of the NPPF. The NPPF also recognises how residential development can play an important role in ensuring the vitality of centres (NPPF paragraph 23).
<b>4. Achieves housing supply in the short/medium term in order to address housing need.</b>	To boost housing supply and with regard to the need to provide five years worth of housing sites (NPPF paragraph 47)
<b>5. Avoid further sites that rely on wider significant infrastructure delivery where the timing of the work and/or funding are beyond the control of the site</b>	To minimise risk on the timing and or potential issues on how developable/achievable a site is.

<b>promoter/developer.</b>	
<b>6. Achieves ‘place-making’ (i.e. not just homes without community benefits such as open space, infrastructure and creating an attractive place to live).</b>	To achieve sustainable development and ensure the built environment contributes positively to making places better for people (NPPF paragraph 56) and makes a contribution to local character and distinctiveness (NPPF paragraph 131).
<b>7. Cumulatively and individually lessen the impact on traffic whilst delivering the new homes. Maximises opportunities for the cumulative highway impacts to be addressed.</b>	To achieve sustainable development and consider the impacts of traffic from development (albeit recognising that may be focused on minimising and mitigating impacts rather than avoiding them all together).
<b>8. Avoids more sensitive landscapes.</b>	To protect and enhance valued landscapes (NPPF paragraph 109 and 156).
<b>9. Minimises any detrimental impact to settlement definition/coalescence.</b>	To maintain/achieve sense of place and retain settlement definition and identity. Having regard to the Gaps and associated evidence base.
<b>10. Provide a sensible and logical urban extension with the ability to provide and maintain a defensible urban edge following development.</b>	To reinforce settlement identity in a sustainable manner and avoid isolated homes or sites in the countryside. To consider features (natural or manmade) that could provide an logical and defensible urban edge into the future.
<b>11. Considers any correspondence with key infrastructure providers such as education capacity or the ability to provide education provision (as an example).</b>	To have regard to the need for infrastructure to support development. Some sites will be able to benefit from capacity of existing infrastructure; others may need additions or new provision.
<b>12. Facilitates a diverse housing market with sites ranging in location and size (including housing supply in both the east and west Housing Market Areas of Fareham Borough).</b>	To address the varying housing needs in the Borough and provide a range of development site size, particular the provision of some small sites in accordance Government indications through the Housing White Paper (Feb 2017).
<b>13. Consider the accessibility of sites to services and shops to minimise the reliance on private vehicle use.</b>	To achieve sustainable development that minimises the reliance on private vehicle use with the corresponding issues this gives rise to (pollution, congestion, etc.).

<p><b>14. Consider whether the site will deliver any wider community infrastructure or benefits in addition to the basic policy requirements.</b></p>	<p>To improve the social role arising from development.</p>
<p><b>15. Avoid sites where there are indications that the site will be unable to deliver a policy compliant development.</b></p>	<p>The policies are designed to achieve sustainable development. Sites that can achieve a policy compliant scheme will be more favourable than those that cannot. Where uncertainty exists due to viability concerns this may result in a site not being preferred.</p>

3.2 The use of the refining points will be a balance between all the different issues and it is not expected that sites will contribute to all of the individual points. Section 5 of this paper provides a broad summary/qualitative assessment of the developable housing sites in relation to the SA and the Site Selection Priorities/Refining Points.

## 4 Overview of Submitted Sites

- 4.0 In total approximately 200 possible housing sites were considered as part of the SHLAA process. Many of these sites were discounted in the SHLAA process or were likely to yield a number of dwellings below the SHLAA study threshold in line with Government guidance. This left approximately 100 sites to be considered through the Sustainability Appraisal and the refining process. Some of these sites were variations of the same (e.g. different size options for the same location/site or combinations of individual sites). In respect to those sites that were considered 'developable', some are in Fareham Town Centre and/or already have planning permission.
- 4.1 It is worth noting at this stage that a small number of further sites have not been specifically proposed for possible allocation as part of the preferred development strategy in the Draft Local Plan but have instead been proposed for incorporation into the urban area through the Settlement (Urban Area) Boundary Review process. The Background Paper: Settlement Boundary Review also will be a document available for comments as part of consultation on the Draft Local Plan.
- 4.2 The full SHLAA and SA are available separately to this document as part of the evidence base to inform the Draft Local Plan.

## 5 Individual Broad Site Summaries

- 5.0 This section gives a broad qualitative overview of potential housing sites to improve the understanding of how, based on the SHLAA, SA and Refining Points certain sites have been taken forward as a potential allocation (i.e. proposed site as part of the preferred development strategy) and others have not (i.e. developable sites but not preferred) as part of the Draft Local Plan for consultation purposes. This is split into two sub-sections:
- Section 5A: Broad Site Summaries – Sites proposed to be included in the Draft Local Plan’s preferred development strategy; and
  - Section 5B: Broad Site Summaries – Other Potential Developable Housing Sites
- 5.1 Not all sites have been assessed as part of Sections 5A and 5B. As the developable sites in Fareham Town Centre all have a good sustainability appraisal outcome and positively reflect so many of the Refining Points (e.g. developable brownfield in the urban area, regeneration/redevelopment opportunity, highly accessible to services and public transport, etc.) an individual summary of each of those sites has not been provided at this stage except those applicable for Section 5B, where an explanation of why it has not been ‘preferred’ has been given. In addition, the majority of sites that have planning permission, or those that will be brought into the urban area (through small alterations as part of the urban area boundary review), have not been individually detailed. This leaves nearly 70 sites that have been outlined in Sections 5A and 5B.
- 5.2 Section 5A details those proposed sites to be included in the Draft Local Plan (i.e. ‘Preferred’ sites) excluding those in Fareham town centre and the majority of those sites that already with planning permission. Section 5B details those sites that have not been proposed to be included in the preferred development strategy in the Draft Local Plan but which are considered developable (‘Developable’ sites).
- 5.3 The sites in Section 5B could have provided alternative allocations or could be the starting point should further housing sites ever be required in the future. However, they are not part of the preferred development strategy in the Draft Local Plan.

## 5A Broad Site Summaries – Sites included in the Draft Plan

<b>Site Name:</b> North and South of Greenaway Lane	
<b>Allocation Policy:</b> HA1	<b>SHLAA Reference:</b> 3126 (incorporating SHLAA sites 1263,1382, 2849,3005,3019, 3046, 3056 and 3122)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The potential individual phases that make up this overall site have a good sustainability appraisal outcome overall with low landscape sensitivity and good accessibility.  The size of the site can achieve place making principles, provide good accessibility to services and shops, and provide open space and facilities which will benefit the wider community. Infrastructure (including highway matters) can be addressed and some phases of the site could develop in the short term. The site provides a logical extension to the urban area with Brook Lane remaining a strong defensible urban edge into the future. The development of the site will increase public accessibility over an area currently with limited public access.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Newgate Lane South	
<b>Allocation Policy:</b> HA2	<b>SHLAA Reference:</b> 3133 (incorporating SHLAA sites 3002, 3028 and 3057)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome when taken on balance and considering mitigating opportunities. Accessibility to services and schools will principally be into the adjacent urban area (Gosport Borough Council).  Although the site is in the current Strategic Gap the evidence has suggested that its development would not harm the integrity of the gap (the gap area can be refined to accommodate this development site). The new Newgate Lane bypass will provide a logical and defensible urban edge into the future. The site also has the potential to deliver new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Southampton Road	
<b>Allocation Policy:</b> HA3	<b>SHLAA Reference:</b> 3128 (incorporating SHLAA sites 2976, 3020, 3044 and 3125)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity. Mechanisms to facilitate pedestrian/cycle access westwards from the site will be required as part of the development and this could improve overall accessibility for the wider community. The site provides a logical urban extension being largely surrounded by built form. It provides an opportunity for high density development and place-making in order to make best use of the land. The site is capable of delivering new homes within the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Downend Road	
<b>Allocation Policy:</b> HA4	<b>SHLAA Reference:</b> 3030
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity and minimal highway works required to support this quantum of development. The site has no detrimental impact to settlement definition and is capable of delivering new homes within the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Romsey Avenue	
<b>Allocation Policy:</b> HA5	<b>SHLAA Reference:</b> 207
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Subject to satisfactory discussions with Natural England and any survey work relating to Brent Geese and Waders then this site provides a logical urban extension adjacent to the urban area alongside the Cranleigh Road housing site (allowed on appeal). The site has low landscape sensitivity, requires minimal highway work and has good accessibility. Therefore, subject to the satisfaction of Natural England this site is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Cranleigh Road	
<b>Allocation Policy:</b> HA6	<b>SHLAA Reference:</b> 3014
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The development of this site was allowed on appeal in August 2017. It therefore contributes toward the housing supply in the Borough and should form a preferred housing allocation. Overall it has a good sustainability appraisal outcome. The site is capable of delivering new homes in the short term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Warsash Maritime Academy	
<b>Allocation Policy:</b> HA7	<b>SHLAA Reference:</b> 3088
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site is part of the wider Maritime Academy that is no longer required and will therefore be disposed of for housing development (which will in part involve the conversion of existing buildings at the site). It utilises a brownfield site outside of the urban area and is accessible with low landscape sensitivity. The site is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Land at Pinks Hill	
<b>Allocation Policy:</b> HA8	<b>SHLAA Reference:</b> 1998 (incorporating SHLAA 1352)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity and no detrimental impact to settlement definition. Off site highway works will be required but these are achievable. To help ensure an appropriate buffer between residential development and the adjacent uses to the north a small employment area is indicated to the north of the allocated site. Noise and other associated amenity issues due to the proximity of the A27/M27 can be mitigated satisfactorily and the allocation requires a buffer on the perimeter of the site. The site provides a logical extension to the urban area with the A27 providing a defensible boundary to the urban area following development. The site is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Heath Road	
<b>Allocation Policy:</b> HA9	<b>SHLAA Reference:</b> 1007
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H11 in the adopted Local Plan and is capable of delivering new homes in the short. It provides good access to existing facilities with no landscape or settlement definition issues. Although a large proportion of the site is shown as a group TPO, development will still be able to occur providing appropriate protection is kept for individual trees within the wider group area. This can and will be properly assessed as part of any planning application. The site is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Tier 1

<b>Site Name:</b> Funtley Road South	
<b>Allocation Policy:</b> HA10	<b>SHLAA Reference:</b> 3121
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with no detrimental impact to settlement definition. It has medium landscape sensitivity but this can be mitigated through corridors kept free from development to maintain views to the wider landscape. In the planning balance this site positively provides a public open space to the south of the development which will be of benefit to the occupiers of the development and the wider community in Funtley. The site is capable of being developed in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Raley Road	
<b>Allocation Policy:</b> HA11	<b>SHLAA Reference:</b> 58
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H6 in the adopted Local Plan. It provides good access to existing facilities with no landscape or settlement definition issues. The constraints (such as the presence of TPOs) can be accommodated and mitigated alongside the development. The site is inside the urban area and is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Moraunt Drive	
<b>Allocation Policy:</b> HA12	<b>SHLAA Reference:</b> 3032
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity and minimal highway works required to support this quantum of development. The southern area would be available as public open space secured alongside the development which will provide a benefit for the wider community into the long term and retain an undeveloped part of the coastal plain. The site is capable of being developed in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Hunts Pond Road	
<b>Allocation Policy:</b> HA13	<b>SHLAA Reference:</b> 3051
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity and minimal highway works required to support this quantum of development. It has good access to the existing community and existing facilities. The remaining open space to the south will continue to be protected and if/where possible opportunities will be taken to improve it alongside the allocated development site. It provides a logical extension to the urban area. The site is capable of being developed in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Genesis Centre	
<b>Allocation Policy:</b> HA14	<b>SHLAA Reference:</b> 2851
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H17 in the adopted Local Plan. The site is already developed and subject to alternative youth provision for the existing use then this provides a housing site in a highly accessible location. The site is likely to deliver in the medium/long term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Beacon Bottom West	
<b>Allocation Policy:</b> HA15	<b>SHLAA Reference:</b> 1360
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome, particularly with its proximity to a rail station. The site has low landscape sensitivity and provides a logical extension to the urban area with woodland and open space providing a defensible urban edge into the future. The site contributes to a balance of differing site sizes and is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Military Road	
<b>Allocation Policy:</b> HA16	<b>SHLAA Reference:</b> 27
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with good accessibility and low landscape sensitivity. The nature of this site, when considering the surrounding varied built form and location would suit self or custom build development (thus positively contributing to the range of house types to be provided in the plan). The site is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> 69 Botley Road	
<b>Allocation Policy:</b> HA17	<b>SHLAA Reference:</b> 3023
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with the site providing an accessible urban edge location with low landscape sensitivity. The site is well located in terms of its proximity to a rail station and provides a logical urban extension that can be defendable into the future due to the presence of woodland and the railway line which will act as natural/physical barriers. The site is capable of delivering in the short term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Funtley Road North	
<b>Allocation Policy:</b> HA18	<b>SHLAA Reference:</b> 3105
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome. It has low landscape sensitivity and provides a logical extension to the existing area being largely bordered by residential properties/gardens on three sides. The site is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> 399 – 409 Hunts Pond Road	
<b>Allocation Policy:</b> HA19	<b>SHLAA Reference:</b> 1072
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H9 in the adopted Local Plan. Part of the site already has planning permission. The site is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> North Wallington and Standard Way	
<b>Allocation Policy:</b> HA20	<b>SHLAA Reference:</b> 324
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome with low landscape sensitivity and good accessibility. It provides a logical rounding off of the existing urban area with Standard Way/M27 providing a physical defendable urban boundary into the future. The site is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Hampshire Rose	
<b>Allocation Policy:</b> HA21	<b>SHLAA Reference:</b> 1056
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome. It is an accessible site inside the existing urban area. The site is capable of delivering in the short term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Wynton Way	
<b>Allocation Policy:</b> HA22	<b>SHLAA Reference:</b> 1058
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H3 in the adopted Local Plan. Overall this site has a good sustainability appraisal outcome. It is an accessible site inside the existing urban area. The site is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Stubington Lane	
<b>Allocation Policy:</b> HA23	<b>SHLAA Reference:</b> 1078
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H12 in the adopted Local Plan. Overall this site has a good sustainability appraisal outcome. It is an accessible site inside the existing urban area. The site is capable of delivering new homes in the short term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> 335 – 337 Gosport Road	
<b>Allocation Policy:</b> HA24	<b>SHLAA Reference:</b> 1076
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H4 in the adopted Local Plan. Overall this site has a good sustainability appraisal outcome. It is an accessible site inside the existing urban area. The site is capable of delivering in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Sea Lane	
<b>Allocation Policy:</b> HA25	<b>SHLAA Reference:</b> 1394
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site is located in the urban area and is currently already allocated as site H13 in the adopted Local Plan. Overall this site has a good sustainability appraisal outcome. It is an accessible site inside the existing urban area. The site is capable of delivering in the short term. The site is capable of delivering in the short term.	
<b>Overall Conclusion of Site:</b>	Preferred

<b>Site Name:</b> Beacon Bottom East	
<b>Allocation Policy:</b> HA26	<b>SHLAA Reference:</b> 3049
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good sustainability appraisal outcome, particularly with its proximity to a rail station. The site has low landscape sensitivity and provides a logical extension to the urban area with woodland providing a defensible urban edge into the future. The site contributes to a balance of differing site sizes and is capable of delivering new homes in the short/medium term.	
<b>Overall Conclusion of Site:</b>	Preferred

## 5B Broad Site Summaries – Other Potential Developable Housing Sites

- 5.3 The following sites have been identified as ‘developable’ in the SHLAA but which have not been proposed for potential allocation within the preferred development strategy in the Draft Local Plan. These sites are not part of the preferred strategy having considered the evidence in the SA and also the identified Site Selection Priorities/Refining Points.
- 5.4 Some of these sites are more marginal than others in terms of having not made it into the preferred development strategy/Draft Local Plan.

<b>Site Name:</b> Land adjacent to 75 Holly Hill Lane	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1005
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site does not provide as logical an extension to the urban area as other developable sites and would not provide a clear defensible urban edge into the future. In addition there is limited surrounding built form and the nearest residential properties are lower density in character. The ecological/woodland adjacent to the site may also further limit the developable potential. Overall there are other more favourable developable sites when considering the SA results and the site in relation to the Refining Points.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Crofton House Site, Titchfield	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1172
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site is isolated from the urban areas so does not represent a logical urban extension. Accessibility is weak and development at this site could be detrimental to the function of the strategic gap. There are other more favourable developable sites when considering the SA results and the site in relation to the Refining Points.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Addison Road	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1335
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site had a good SA outcome. Although it is not in a highly sensitive landscape it is not as low landscape sensitivity as other developable sites. There also remains clarity on the mechanism for a highway access which may involve a third party. With the need for sites that can deliver in the short/medium term there are other more preferable sites at this type of scale.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land south of Oakcroft Lane, Stubbington	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1341
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> An identified highway solution still needs to be established for the quantum of development suggested. The site is not as accessible as other developable housing sites but it could be capable of providing a defensible urban edge into the future. Overall there are other developable housing sites that provide clarity on the highway access solution that perform similarly or better in relation to the Refining Points, including accessibility.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 187 Botley Road – site A proposal, BurrIDGE	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1356
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site name refers to ‘site A’ as there was a larger site submitted for consideration (site B SHLAA ref. 2997 and site C SHLAA ref. 2998). This Site A has a good/reasonable SA outcome. However, the site has weaker accessibility than other developable site and intensification of development in this location will be out of character with the surrounding built development. It would not provide a logical urban extension of defensible urban edge into the future.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 130-136 West Street, Fareham	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 1974
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good SA outcome and performs well in relation to the Refining Points (being a brownfield town centre site in particular). However, there is not enough certainty that this site will be delivered during the plan period and therefore it is not part of the preferred approach as part of the Local Plan. The site could still come forward for development as part of policies that support development in the urban area.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land rear of Red Lion, Fareham	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 2853
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> <i>This site has planning permission but it is not part of the preferred approach as part of the Local Plan on the basis that there is still some uncertainty in relation to the viability (achievable) of development at the site. The site could still come forward based on the existing planning permission at the site.</i>	
<b>Overall Conclusion of Site:</b>	<i>Developable but not preferred</i>

<b>Site Name:</b> Egmont Nursery, Warsash	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 2890
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall the site has a reasonable SA outcome. However, the accessibility of the site is one of the main concerns. The site would require careful consideration for pedestrian access and highway lighting which may alter the character of the immediate area. The site would also not provide a defendable or clear urban area boundary into the future. There are other developable sites that contribute more favourably to the Site Selection Priorities which includes the site north and south of Greenaway Lane.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 187 Botley Road (Site B)	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 2997
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> A smaller part of this overall site (SHLAA reference 1356) has also been considered as developable and not preferred. The Site A has a good/reasonable SA outcome. However, the site has weaker accessibility than other developable site and intensification of development in this location will be out of character with the surrounding built development. It would not provide a logical urban extension of defendable urban edge into the future. The same applies to this Site B but with the additional concern that Site B has greater landscape sensitivity issues.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 187 Botley Road (Site C)	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 2998
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> A smaller part of this overall site (SHLAA reference 1356) has also been considered as developable and not preferred. The Site A has a good/reasonable SA outcome. However, the site has weaker accessibility than other developable site and intensification of development in this location will be out of character with the surrounding built development. It would not provide a logical urban extension of defendable urban edge into the future. The same applies to this Site C but with the additional concern that Site C has greater landscape sensitivity issues.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Down End West (Land at Down End Road)	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3009 (SA assessment 3009)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site was considered in conjunction with the preferred site allocation HA4 (SHLAA ref. 3030). SHLAA ref. 3009 relates to Down End West on its own and 3127 considered the wider sites east and west of Down End Road. Overall this site had a reasonable SA result although some double negatives were noted against the SEA Objectives. However, the larger issue with this site was the detailed highway solution was not been established. Furthermore, the extent of highway works to support the scale of development would have a lengthy lead in time and could rely on working with a third party.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Southampton Road, Titchfield	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3010
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However, the scale of development proposed would be out of character with the surrounding development/plots. Overall there are more appropriate and accessible developable sites when considered against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land adj Swanwick Lane, Swanwick	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3017
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site has a reasonable SA outcome. However, it is isolated from the main urban area and not as accessible when compared to other developable sites. Intensive development of this site would be out of character with the surrounding built form. Balancing these factors means there are other more preferable developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land east of Bye Road, Swanwick	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3018
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However the accessibility of the site is weaker than others of a similar scale in the preferred strategy. In addition, although the site is not in a highly sensitive landscape it is not as low landscape sensitivity as other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land west of Newgate Lane, Stubbington	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3022
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/weak SA outcome. The site is isolated from the urban area and could undermine the function of the strategic gap in this location. Intensification in this location may be out of character with the surrounding character and built form. The site is also not as accessible as other developable sites and the proximity to the wastewater treatment works is not as favourable amenity value as other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Eyersdown Farm, Burr ridge	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3026
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However the site is isolated from the urban area and intensification in this location may be out of character with the surrounding character and built form. The site is also not as accessible as other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 21 Burr ridge Road, Burr ridge	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3027
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However the site is isolated from the urban area and intensification in this location may be out of character with the surrounding character and built form. The site is also not as accessible as other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land west of Sovereign Crescent, Locks Heath	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3036
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. The adjacent land is a highly sensitive landscape which would act as a consideration for any development. Overall there were other sites capable of meeting the housing need that provide an improved match on balance against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land west of Old Street, Stubbington	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3037
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable SA outcome. However, the landscape sensitivity is greater than other available developable sites. The intensification of development in this location will not provide a logical extension to the existing urban area and Old Street provides a defensible urban edge for the future.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> West of Northfield Park	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3040
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> With the proposed allocation of Down End East (allocation HA4) this site will be brought into the urban area. This will mean that the proposed policies in the Draft Local Plan were to be eventually adopted, support to the principle of residential development in this location would apply. Overall this site has a reasonable SA outcome but formal allocation is not considered necessary due to the urban area boundary change.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Brook Avenue, Warsash	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3050
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall the site has a good SA outcome. The site would require careful consideration for pedestrian access and highway lighting which may alter the character of the immediate area. The site would also not provide a defensible or clear urban area boundary into the future. There are other developable sites that contribute more favourable to the Site Selection Priorities which includes the site north and south of Greenaway Lane.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land to the east of Furze Court, Wickham Road	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3052
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable SA outcome. The site is currently open space and the proximity of the site to the M27 will not create as an attractive place to live as other developable sites available.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land east of St. Margarets Lane, Titchfield	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3058
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However, the site is isolated from the urban area and the scale of development proposed would be out of character with the surrounding development/plots. In addition there is currently no safe pedestrian access to/from the site. Overall there are more appropriate developable sites when considered against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land west of St. Margarets Lane, Titchfield	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3060
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However, the site is isolated from the urban area and the scale of development proposed would be out of character with the surrounding development/plots. In addition there is currently no safe pedestrian access to/from the site. Overall there are more appropriate developable sites when considered against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Trinity Street Car Park	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3063
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good SA outcome. However, there is current uncertainty about when the site could become available for residential development as it is linked with the wider parking strategy and regeneration work for Fareham Town Centre. For this reason there is not enough certainty to allocate the site as part of addressing housing need at this time.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 320 Southampton Road, Titchfield	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3064
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable/good SA outcome. However, the site is isolated from the urban area and the scale of development proposed would be out of character with the surrounding development/plots. Overall there are more appropriate developable sites when considered against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 119 West Street and land to rear	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3067
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> <i>Overall this site has a good SA outcome. However, the extent of development is currently unclear at this stage and for this reason there is not enough certainty to allocate the site as part of addressing housing need at this time. Please note the principle of development is supported in this existing urban area, as long as a planning application complies with current relevant local and national policies.</i>	
<b>Overall Conclusion of Site:</b>	<i>Developable but not preferred</i>

<b>Site Name:</b> Land at Addison Road, Park Gate	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3073
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a reasonable SA outcome. The site is currently open space. Although the site is not in a highly sensitive landscape it is not as low landscape sensitivity as other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Rookery Avenue	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3103
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> Overall this site has a good SA outcome. Although the site is not in a highly sensitive landscape it is not as low landscape sensitivity as other developable sites. Overall there were other sites of a similar scale capable of meeting the housing need that provide an improved match on balance against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land adj to 316 Botley Road, Burridge	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3106
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site has a reasonable/good SA outcome. However, the site is isolated from the urban area and the scale of development proposed would not reflect the surrounding character. It is also not as accessible a location when compared to other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Rookery Farm. Swanwick	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3107
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site has a reasonable/good SA outcome. The site however does not provide a logical extension to the urban boundary with Botley Road providing a strong defendable urban edge.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land off Sopwith Way, Swanwick	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3109
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site has a reasonable/good SA outcome. However, it is isolated from the main urban area and not as accessible when compared to other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land south of Holly Hill Lane, Sarisbury	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3110
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The landscape of this site and the remaining ecology issues that need to be investigated mean that overall there were other sites capable of meeting the housing need that provide an improved SA result and match against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Cherry Tree Industrial Park, Burridge	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3116
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site has a good SA outcome. However, it is isolated from the main urban area and not as accessible when compared to other developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Rookery Farm, Botley Road, Swanwick	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3117
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a good SA outcome. The site does not provide a logical extension to the existing urban area but it is recognised that were development to take place in the excavated quarry area then this would minimise the impact. However there remains uncertainty over the ground conditions/contamination and stability. It is also not clear whether with the costs of delivering development at this site would still allow a policy compliant scheme to be delivered (i.e. affordable housing provision, etc.).	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land at Hope Lodge, Fareham	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3118
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a reasonable/good SA outcome. However, the site intrudes into the Strategic Gap and does not provide a logical urban extension when considering a future defendable urban edge. There are other developable sites that do not give rise to these issues.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Wicor Farm, Cranleigh, Portchester	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3119
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a reasonable SA outcome. It has ecological issues associated with the adjacent SPA and it is not as accessible as other developable sites. It does not provide as logical an extension to the urban area as other development sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> The Grange, Oakcroft Lane, Stubbington	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3120
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a reasonable SA outcome. However, a suitable highway access has not been identified and there are other more accessible developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> 177-181 Botley Road, Burridge	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3123
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a reasonable/good SA outcome. It does not provide a logical extension to the existing urban area and there are other more favourable sites in terms of accessibility and other factors against the Site Selection Priorities.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Land West of Newgate Lane South (B), Stubbington	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3129 (originally part of SHLAA/SA reference 3002)
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> The site does not provide a logical extension to the urban edge as it will sit on the west side of the Newgate Lane south relief road. It has more landscape sensitivity than other developable sites and accessibility is also weaker than other developable sites. Although there could be mitigation relating to landscape and the integrity of the gap there are other more suitable developable sites.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred

<b>Site Name:</b> Down End West (northern part above allocation)	
<b>Allocation Policy:</b> n/a	<b>SHLAA Reference:</b> 3130
<b>SHLAA Status:</b> Developable Housing Site	
<b>Overview:</b> This site has a moderate/reasonable SA outcome overall. Based on information currently available there is no highway solution identified in relation to the wider highway network and therefore it would not be appropriate as part of the preferred development strategy.	
<b>Overall Conclusion of Site:</b>	Developable but not preferred