



## Fareham Local Plan 2036

Strategic Housing and Employment Land Availability Assessment (SHELAA)

December 2019



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### Maps and Plans

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## 1. How to use this document

- 1.1 The Strategic Housing and Employment Land Availability Assessment (SHELAA) considers both housing and employment sites across the whole Borough. Each site considered in the assessment is referenced with an ID number. Sites are categorised as either developable, discounted or below the study threshold. To make the document easier to navigate, the assessments are listed geographically, by electoral ward and are then listed numerically by ID number.
- 1.2 Section 5, Developable Housing Sites provides a list of the housing sites which have been assessed as developable, sorted by electoral ward and then ID number. This is followed by a map of the Borough, identifying the locations of the developable housing sites. A proforma for each of the developable housing sites follows which details the results of the assessment and includes a site map showing the proposed boundary.
- 1.3 Section 6, Discounted Housing Sites provides a list, sorted by electoral ward and then ID number of housing sites which have been discounted. The list includes the site name and the reason for discounting. This is followed by a map of the Borough which identifies the location of each discounted housing site.
- 1.4 Section 7, Developable Employment Sites follows the same format as section 5.
- 1.5 Section 8, Discounted Employment Sites follows the same format as section 6.
- 1.6 Section 9, Below Study Threshold lists the sites considered to be below the study threshold (see paragraph 4.4), these are all housing sites. Again, these are listed by ward and ID.
- 1.7 Section 10, Remove from SHELAA lists the sites which have not been included in the previous categories and are removed from the SHELAA. An explanation of the reasons for removal can be found in paragraph 4.8 of the methodology.
- 1.8 Where a site falls across electoral ward boundaries, the site has been referenced according to the ward in which the majority of the site lies. This is referred to as the primary ward throughout the document.

## 2. Introduction

- 2.1 The Strategic Housing and Employment Land Availability Assessment (SHELAA) provides an assessment of land within Fareham Borough that has the potential for future development by identifying sites, assessing their suitability to provide housing or employment, considering whether such development is achievable on the site and the likelihood of development coming forward. This SHELAA provides the housing and employment land availability position within Fareham Borough as at 1st December 2019 and forms an integral part of the evidence base that underpins the Fareham Local Plan 2036.
- This assessment has been produced to consider sites that have been promoted to the Council during the Regulation 18 Local Plan consultations which took place at the end of 2018 and summer of 2019 and to provide an update to the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Employment Land Availability Assessment (SELAA) which were published in October 2017.
- 2.3 The inclusion of a site in this assessment does not determine whether it will be allocated or successfully obtain planning permission for a particular use. Similarly, the non-inclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward.

## 3. Policy Context and Housing and Employment Need

#### Policy Context

- The requirement to undertake a Strategic Land Availability Assessment for housing and economic, or employment development is contained in the National Planning Policy Framework (NPPF) which was revised in February 2019. The NPPF states that "authorities should have a clear understanding of the land available in their area". This SHELAA has been produced in line with the NPPF and Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2019). The PPG provides guidance on the preparation of housing and economic land availability assessments and sets out a methodology to identify a future supply of land which is suitable, available and achievable for future development over the plan period.
- The Council committed to reviewing the Borough's Local Plan in 2015 and, following the adoption of LP2 and LP3 in 2015, work commenced immediately on a new Draft Local Plan. In October 2017, the Council began a Regulation 18 consultation¹ on the Draft Local Plan. The Consultation Plan outlined the vision and strategic priorities for the Borough, in line with the Council's Corporate Strategy. Part of the evidence base for the draft plan was the 2017 SHLAA and SELAA. Following the changes to the NPPF and introduction of the standard methodology, the Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF.

#### Housing Need

3.3 The Council's housing need is calculated using the government's standard methodology. Identifying and seeking to address the future housing need is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period from 2020 until 2036. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA will identify potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2036.

<sup>&</sup>lt;sup>1</sup> Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain. http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made

#### **Employment Need**

- 3.4 Since the adoption of the Local Plan in 2015, further evidence has been published to inform the employment need for the Borough. The Business Needs, Site Assessments and Employment Land Study provides a 'policy-off' assessment of employment forecasting need in Fareham until 2036, identifying requirements for Fareham Borough of employment use classes including Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8) uses to inform the Fareham Local Plan 2036.
- Full details of the assessment methodology are set out in Section 4 of this report. The outcomes of the assessment are provided in Sections 5-10.

## 4. Methodology

The methodology used in formulating the SHELAA follows that identified in Planning Practice Guidance. Paragraph ID: 3-006 of the PPG provides a flow chart to explain the process for assessing both housing and economic land availability. It illustrates the main stages for Housing and Economic Land Availability Assessments.

#### Stage 1: Determining assessment area and site size

Geographical Area and Wider Involvement

- The PPG states that the geographical area covered by the assessment should be consistent with the plan-making area. This assessment covers the administrative area of Fareham Borough.
- 4.3 Fareham Borough Council is part of the Partnership for South Hampshire (PfSH) (previously PUSH) which was responsible for undertaking the 2016 Strategic Housing Market Assessment (SHMA) and the Economic and Employment Land Evidence Base Paper (May 2016). Although this SHELAA assessment has been completed at a local authority level, regular formal and informal communication has taken place within PfSH in relation to the delivery of housing and employment floorspace. This is in line with the Borough's Duty to Co-operate.

Site Size

The assessment has considered all sites and broad locations that are capable of delivering either five or more dwellings or, for employment, sites and broad locations of 0.25 hectares (or 500 square metres of floor space) and above. 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**

4.5 The assessment of sites for housing and economic land availability has been carried out holistically, with housing and employment availability being 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 this SHELAA.

The following sources of sites have been identified in the assessment:

#### 4.6 <u>Sites in the Planning Process</u>

- Existing housing and employment allocations
- Planning applications, for housing sites of net 5 dwellings or more.
- Planning permissions for housing or employment which are unimplemented or under construction
- Planning applications that have been refused or withdrawn
- Pre-application advice sites with permission from the applicant to include
- Land allocated (or with permission) for specific land uses which are no longer required for those uses.

#### 4.7 Sites not currently in the Planning Process

- Vacant and derelict land and buildings
- Identified brownfield land
- Surplus public-sector land (using Local Authority records and engagement with other public-sector bodies)
- Large scale redevelopment and redesign of existing residential or employment areas
- Sites in and adjoining villages or rural settlements and rural exception sites
- Urban extensions and new free-standing settlements (urban extension sites considered and free-standing settlement at Welborne already committed through the adopted Welborne Plan (2015))
- Sites promoted to the Council through the "Call for Sites" process. (see paragraph 3.8 for more information).

#### Call for Sites

4.8 Fareham Borough Council has run a series of 'Call for Sites' to provide local landowners, developers, planning agents, local communities and any other interested parties the opportunity to promote sites within Fareham Borough. The first call for sites was undertaken in August 2010. Further sites were submitted to the Council through the various consultation stages on the current adopted Local Plan. These sites were included in the 2014 SHLAA. In preparation for the Draft

Fareham Local Plan 2036 a fresh call for sites took place in November/December 2015 and sites submitted as a result were included in the 2017 SHLAA. Since the 2017 SHLAA, a further site update was undertaken, in which contact was made once again with interested parties to ensure the latest information on available sites has been collected. Sites which were promoted prior to 2015 but have not been promoted since, have been considered as currently unavailable and no further assessment of these sites has taken place. These sites are listed in Section 10 - Sites Removed from SHELAA. Further sites have been included in this assessment which were suggested for development throughout 2018 and 2019. These have been identified from a review of any planning applications for 5 or more dwellings submitted which were withdrawn, refused or found to be invalid and from sites for which pre-application advice has been sought and permission from the applicant to include has been granted. Additional sites have been included which were submitted in response to the Issues and Options consultation undertaken in summer 2019.

#### Stage 2: Site Assessment

#### Calculating Development Potential

4.9 A site's 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, an assessment was made considering the likely developable area (taking into account the size of the site) and likely density. On larger sites assessed for housing, not all the area within the site boundary will be developable due to infrastructure, internal access roads, landscaping and open space needs. Therefore, sites over 0.5ha, have been subjected to a developable size reduction (for site yield calculation purposes) to ascertain a more accurate estimation of the developable area. Smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be considered developable. For housing sites, the following reductions have been applied to ascertain the 'net developable area' from the 'gross site area' and have subsequently been used to develop capacity estimations. These reductions establish a net developable area and have been based on the density multiplier recommended by URBED "Tapping the Potential" (1999).

<b>Gross Site Size</b>	Gross to Net Ratio Reduction	Resulting Developable Area
Up to 0.5ha	0%	100%
0.5 to 2 ha	20%	80%
2ha and above	40%	60%

- 4.10 For employment sites, the likely developable floorspace has been based on 40% of the entire plot and is provided as a guide, not a floorspace restriction.
- 4.11 An initial yield of 30-dwellings per hectare (dph) was applied to housing sites over 0.5ha in size, to ensure the best use of available land. This was then compared to the surrounding density character and the applied density was reduced where applicable, in order to strike a balance between the character of the surrounding area and ensuring effective use of land. In instances when the surrounding area character was greater than 30dph, the density of the surrounding character was applied. This established an indicative yield for each site.
- 4.12 Where there were any further, particular opportunities 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. This balance between a quantitative and qualitative application of yield potential should ensure a more accurate assessment of the potential of individual sites.

#### Site Survey

4.13 A detailed appraisal of each site was made including the involvement of specialist officers as required (such as Tree Officers, Archaeology and Conservation Officers, Environmental Health 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. An important aspect of site surveys is site visits and a concerted effort by planning officers has been made to visit sites submitted for consideration though the call for sites.

#### Considering whether a site is developable

- 4.14 The SHELAA provides an assessment of whether sites are developable. As set out in the glossary to the NPPF, to be considered **developable** a site should be in a *suitable* location for development with a reasonable prospect that the site is *available* and could be viably developed at the point envisaged (*achievable*).
- 4.15 The suitability, availability and achievability of each site has been assessed in accordance with the government's guidance in the PPG.

#### Assessing site suitability

- 4.16 The PPG states that: 'a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses'.
- 4.17 In considering appropriate locations, part of the assessment considered the sites' locations in relation to key facilities, being primary and secondary schools, train station and high frequency bus stops, convenience stores, GP surgeries, town/district/local centres, green spaces, play spaces and community/leisure facilities. The assessment provides an overall score from 1 to 10 in relation to whether the sites are located within a reasonable walking distance from such facilities. Further details of the accessibility standard used can be found in the Accessibility Background Paper.<sup>2</sup>
- 4.18 The following table identifies some of the typical constraints that may apply and, if relevant, how they might be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of the 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 SHELAA process. The table also provides an overview of potential impacts and how these have been used in the SHELAA assessments.

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<sup>&</sup>lt;sup>2</sup> http://www.fareham.gov.uk/PDF/planning/local\_plan/DraftLocalPlanEvidenceBase/EV14-BackgroundPaper-Accessibility.pdf

#### **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. 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.

#### **Acoustic/Air Quality Impacts**

Some sites, particularly those located close to busy roads and transport links or industry can be impacted by poor air quality or noise. This type of constraint is considered on an individual site basis as such impacts can be addressed through appropriate mitigation measures. Mitigation can add to the cost of development and may affect the viability of development.

#### Flood Risk

Potential sites almost entirely affected by Flood Zones 2 or 3 will 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.

#### **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 with 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.

#### **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.

#### Infrastructure

Infrastructure includes a wide range of factors such as transport and community facilities. Most infrastructure issues can be mitigated through off-site works (such as highway alterations) or on-site provision (such as community building or shops on very large sites).

#### Landscape

Areas where the sensitivity of the landscape is such that development would be inappropriate, such as identified areas of special landscape quality or strategic gaps are unlikely to be suitable for housing development. The SHELAA assessment of landscape has been informed by the Fareham Landscape Assessment (2017). In some instances, landscape sensitivity can be mitigated.

#### **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 some instances, prior extraction of the minerals may be required before development takes place.

#### **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.

#### **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.

#### **Urban Area Boundaries**

The character differentiation of the Borough's urban areas is an important local policy consideration. However, sites outside the urban area will not necessarily be excluded as they could be considered alongside a review of urban area

boundaries as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity.

**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.

4.19 In assessing site suitability, the Council have considered the emerging plan, in particular the draft development strategy. PPG (para.18) states that: 'When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location. For example, an emerging site allocation may enable development to come forward. This will have to be reflected in the assessment of achievability.' An example of this is the proposed introduction of areas of special landscape quality in the Borough.

#### Assessing site availability

4.20 The PPG states that a site is considered available for development when:

'on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.'

4.21 The Council have therefore only considered sites available where there has been contact with owners and/or promoters of land since 2015 (representing at least two call for sites periods). Sites which were promoted prior to this have only been included in this assessment where it has been possible to establish the sites' availability through additional contact.

#### Assessing site achievability

- 4.22 In accordance with the PPG, 'a site is considered achievable for development where there is 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.'
- 4.23 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment on the Council's website.

- 4.24 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 SHELAA, for Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8) uses.

For each site the specialist advice provides consideration of the location, marketability and attractiveness to the market.

#### Stage 3: Windfall Assessment

4.25 In accordance with PPG (para. 23) the assessment of windfall potential which relates to housing sites has been outlined separately in the Housing Windfall Projections (2017) background paper. By its nature windfall development is unidentified so cannot be specifically listed or mapped in the same way as other SHELAA sites in this assessment.

#### Stage 4: Assessment Review

- 4.26 The PPG (para. 24) states: 'Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment should be made as to whether sites will come forward as anticipated'. This stage of the review will be completed for the Regulation 19 consultation.
- 4.27 The information from the SHELAA forms an important part of the evidence base for the Local Plan 2036, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable. Developable sites which can be brought forward under the Council's development strategy will contribute to the housing and employment supply for the Local Plan 2036 and will form part of the projected housing supply which is reported in the five-year housing land supply position and the Authority Monitoring Report. The overall housing and employment need of the Borough will be established in housing and employment need assessments and incorporated into the Local Plan 2036.

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# 5. Developable Housing Sites

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Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Fareham East	27	Military Road, Wallington	2.17
Fareham East	158	Norgar House, 10 East Street, Fareham	0.08
Fareham East	198	Civic Quarter, Fareham	3.35
Fareham East	324	North Wallington Rd and Standard Way, Wallington	0.87
Fareham East	1076	335-357 Gosport Road, Fareham	0.22
Fareham East	1425	Market Quay, Fareham	1.48
Fareham East	1998	Pinks Hill, Wallington	5.33
Fareham East	2826	Lysses Car Park, Fareham	0.42
Fareham East	2947	142-144 West Street	0.17
Fareham East	2969	100 Wickham Road	0.60
Fareham East	3009	Land West of Downend Road, Portchester	34.91
Fareham East	3070	Magistrates Court, Fareham	0.22
Fareham East	3156	18-23 Wykeham Place (Former Sports Hall)	0.11
Fareham North	86	1-2 The Avenue, Fareham	0.18
Fareham North	87	280-282 West Street, Fareham	0.17
Fareham North	211	Fareham Station East	1.58
Fareham North	212	Fareham Station West, Fareham	1.05
Fareham North	1325	Crofton Conservatories, Fareham	0.24
Fareham North	2956	Delme Court, Fareham	0.11
Fareham North	3105	Funtley Road North, Funtley	0.96
Fareham North	3121	Funtley Road South, Funtley	5.74
Fareham North	3145	189-199 West Street, Fareham	0.11

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Primary Ward:	ID: Site Name:	Gross Site Area (ha):
Fareham North	3173 Land at 86 Funtley Road	0.95
Fareham North West	1056 Hampshire Rose, Fareham	0.23
Fareham North West	1058 Wynton Way, Fareham	0.43
Fareham North West	3144 132 Highlands Road, Fareham	0.14
Fareham South	2843 Land South of Cams Alders	1.29
Hill Head	1078 Stubbington Lane, Hill Head	0.39
Hill Head	1394 Sea Lane, Hill Head	0.25
Locks Heath	58 Raley Road, Locks Heath	2.03
Locks Heath	1007 Heath Road, Locks Heath	2.98
Locks Heath	1075 33 Lodge Road, Locks Heath	0.37
Locks Heath	2851 Genesis Centre, Locks Heath	0.27
Locks Heath	3172 24 Raley Road	1.22
Park Gate	1144 New Park Garage, Park Gate	0.08
Park Gate	1349 69 Botley Road, Park Gate	0.30
Park Gate	1360 Beacon Bottom West, Park Gate	1.24
Park Gate	1996 Land to the rear of 123 Bridge Road, Park Gate	0.50
Park Gate	3104 East of Lower Duncan Road, Park Gate	0.38
Park Gate	3142 1 Station Industrial Park, Duncan Road, Park Gate	0.09
Park Gate	3146 Former Wavemar Electronics Building, Middle Road, Park Gate	0.12
Park Gate	3149 Former Scout Hut, Coldeast Way, Sarisbury Green	0.15
Park Gate	3180 Land at 14 Beacon Bottom	0.41
Park Gate	3204 20 Botley Road, Park Gate	0.09
Portchester East	203 3 - 33 West Street, Portchester	0.25
Portchester East	1002 Land at corner of Station Road and A27, Portchester	0.22
Portchester East	3032 Moraunt Drive, Portchester	1.62

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Primary Ward:	ID: Site Name:	Gross Site Area (ha):
Portchester West	207 Romsey Avenue, Portchester	12.71
Portchester West	3014 Cranleigh Road, Portchester	5.56
Portchester West	3030 Land East of Downend Road, Portchester	21.06
Portchester West	3040 Land west of Northfield Park, Portchester	0.95
Portchester West	3130 Land East of Downend Road, Portchester (North of Winnham Farm)	6.74
Portchester West	3181 Ellerslie House, Downend Road	1.79
Sarisbury	46 Rookery Farm	20.05
Sarisbury	1168 Land at Rookery Avenue	2.29
Sarisbury	1203 Swanwick Marina, Bridge Road	4.94
Sarisbury	1323 Burridge Lodge	1.07
Sarisbury	3018 Land east of Bye Road, Swanwick	0.80
Sarisbury	3103 Land at Rookery Avenue, Swanwick	0.58
Sarisbury	3116 Cherry Tree Industrial Park, Burridge	0.92
Sarisbury	3160 123 Barnes Lane	0.84
Sarisbury	3209 116 Bridge Road, Sarisbury Green	0.09
Sarisbury	3224 Land South of Swanwick Lane	0.84
Stubbington	1040 Land East of Burnt House Lane, Stubbington	13.70
Stubbington	1341 Land South of Oakcroft Lane, Stubbington	19.25
Stubbington	3002 Land East of Newgate Lane South (A), Peel Common	3.92
Stubbington	3008 Land South of Longfield Avenue, Fareham	110.27
Stubbington	3028 Copps Field, Newgate Lane, Peel Common	4.61
Stubbington	3057 Land East of Newgate Lane, Peel Common	13.55
Stubbington	The Grange, Oakcroft Lane, Stubbington	0.72
Stubbington	3199 Newlands Plus - Area B1	23.60
Stubbington	3200 Newlands Plus - Area B2	11.96

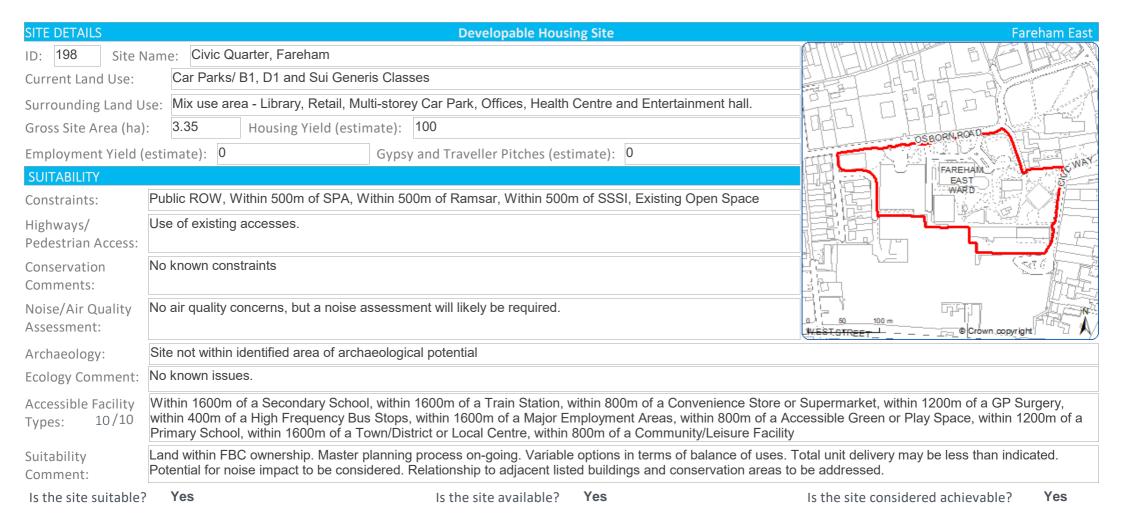
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Primary Ward:	ID: Site Name:	Gross Site Area (ha):
Stubbington	3201 Newlands Plus - Area C	15.43
Stubbington	3206 22-27A Stubbington Green	0.09
Titchfield	1170 Land at 171 Ranvilles Lane, Titchfield	0.90
Titchfield	3059 Land East of Titchfield Road, Titchfield	36.01
Titchfield	3163 195-205 Segensworth Road	0.42
Titchfield	3190 Land at Titchfield Road and Ranvilles Lane	1.98
Titchfield	3198 Newlands Plus - Area A	5.20
Titchfield Common	2976 237 Segensworth Road, Titchfield Common (Segensworth Cluster)	0.83
Titchfield Common	3020 Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	1.06
Titchfield Common	3044 Land to the East of Southampton Road, Titchfield	4.35
Titchfield Common	3051 Hunts Pond Road, Titchfield Common	1.60
Titchfield Common	3125 Land at Segensworth Roundabout	0.46
Titchfield Common	3174 399-403 Hunts Pond Road	0.49
Warsash	1263 Land North of Greenaway Lane, Warsash	1.30
Warsash	1337 Medina Nurseries	0.28
Warsash	1382 Land at Brook Lane, Warsash	11.52
Warsash	2849 Land East of Brook Lane, Warsash	2.68
Warsash	2890 Egmont Nursery, Warsash, Warsash	1.97
Warsash	3005 Land south of Greenaway Lane, Warsash	3.41
Warsash	3019 Land East of Brook Lane, Warsash	5.53
Warsash	3036 Land West of Sovereign Crescent, Locks Heath	1.91
Warsash	3046 Land adjacent to 79 Greenaway Lane, Warsash	2.10
Warsash	3056 Land South of Greenaway Lane, Warsash	6.62
Warsash	3088 Warsash Maritime Academy, Warsash	2.97
Warsash	3122 Land to rear of 108-118 Brook Lane, Warsash	0.79

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Primary Ward:	ID: Site Name:		Gross Site Area (ha):
Warsash	3162 Land West of Lockswood	d Road	3.44
Warsash	3164 Land East of Brook Lane	2	6.78
Warsash	3189 Land rear of 59 Greenaw	way Lane	0.33
Warsash	3191 Land off Lockswood Road	ad, Warsash	0.31

# 5. Developable Housing Site Assessments

SITE DETAILS	Developable Housing Site	Fareham Eas
ID: 27 Site N	ame: Military Road, Wallington	
Current Land Use:	Paddock	
Surrounding Land U	e: Residential to north and along south boundary. Employment (Fort Wallington) to northeast (Grade II Listed Building)	
Gross Site Area (ha)	2.17 Housing Yield (estimate): 26	DRIET-ROAD
Employment Yield (	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY		EAST
Constraints:	Public ROW, Agricultural Land Grade 2, Minerals and Waste 2016 Brick Clay and Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, TPOs, Ground Water Protection Zone, Countryside	
Highways/ Pedestrian Access:	Access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be required but is considered feasible. Pinks Hill would require improvement to the A27 slip road. Pedestrian and cycle connections would be required to link the site to local services.	B 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Conservation Comments:	Fort Wallington is a grade II listed building. One of a series of forts built in the 19th century for the defence of Portsmouth Harbour. The south facing curtain wall survives, development of the eastern area would harm the setting of the listed building. The existing northern boundary marks the line of the fort perimeter, retaining a preak to define the outline of the former fort would be preferable.	9 Crown copyright
Noise/Air Quality Assessment:	A noise assessment would be required given the sites proximity to Fort Wallington Industrial Estate but otherwise unlikely to be any issues in this regard.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Site provides good habitat for notable invertebrate and supports dormice and reptiles. Bat flight line connectivit ine/grazing/roosting habitat for intertidal grazing birds. Woodland should be maintained and any introduced gastrategy should leave edges dark.	
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Loca Facility	
Suitability Comment:	Suitable highways improvements required. Development must have regard to TPOs, Listed Building and ecological and ecological state with regards to noise impact should be considered.	gical potential. Proximity of Fort Wallington
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham East
ID: 158 Site N	Norgar House, 10 East Street, Fareham	
Current Land Use:	Offices B1	MOW STREET
Surrounding Land U	se: Offices/ retail/ residential/ car parking	
Gross Site Area (ha)	: 0.08 Housing Yield (estimate): 5	EAST STREET
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		FAREHAN
Constraints:	Statutory Listed Buildings, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	LWARD
Highways/ Pedestrian Access:	Access from East Street. The two sites have a total of 12 car parking spaces. A fifty percent parking requirement would be appropriate for this town centre site.	9
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	80 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site includes buildings and areas of hardstanding. The buildings on site may have potential for should be retained where possible.	roosting bats. There are a number of trees on site which
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenien within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 80 Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leis	00m of a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Site has planning permission.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes



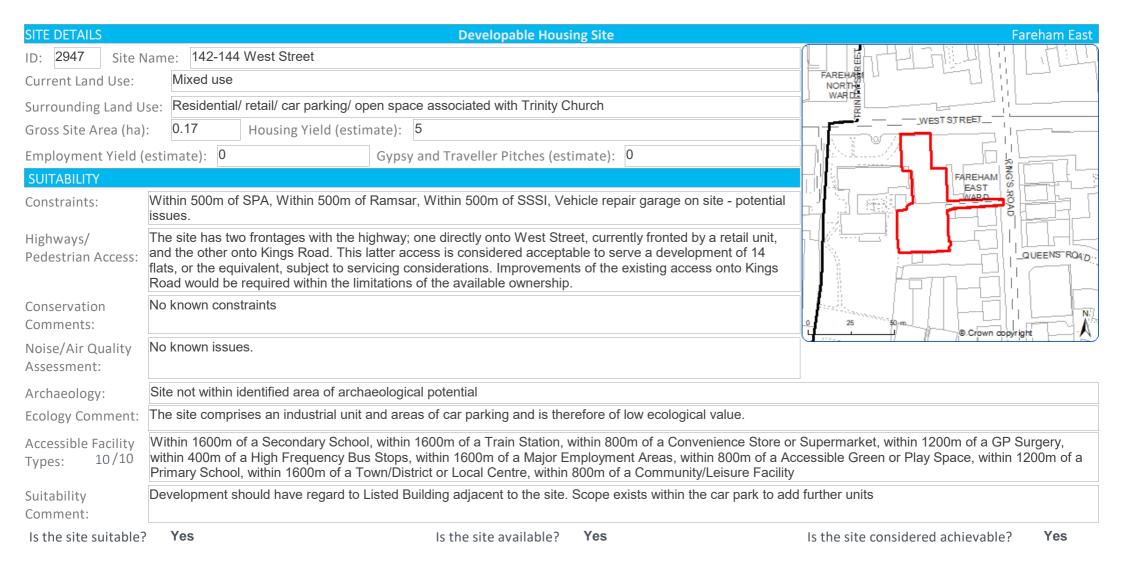
SITE DETAILS		Developable Housing Site	Fareham East
ID: 324 Site N	ame: North Wallington Rd a	nd Standard Way, Wallington	
Current Land Use:	Agricultural Land		BOA PHUNT ROAD
Surrounding Land U	SINC to the west, resider	itial and commercial to the south. M27 to the north and road frontage to the east.	Marin
Gross Site Area (ha)	0.87 Housing Yie	ld (estimate): 21	STANDA'RD WAY
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			FAREHAM EAST
		ater Protection Zone, Countryside, Within 3011 of potentially limited and gassing	FAREHAM EAST WARD
Pedestrian Access:	It is considered that a suitable access can be created onto Standard Way or North Wallington Road. An assessment of the capacity of North Wallington Road to accommodate additional traffic should be undertaken.		
Conservation Comments:	No known constraints		50 YOS m. © Crown copyright
	Site is in close proximity to th air quality assessments requi	e motorway and therefore noise issues would need to be addressed. Noise and red.	
Archaeology:	Site not within identified area	of archaeological potential	
Ecology Comment:	Development should buffer w	oodland margins and scrub. Scrub at margins likely to support reptiles and invertebrates	s, possible notable plants.
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Site suitable for residential de	evelopment subject to appropriate mitigation measures to address noise issues.	
Is the site suitable?	Yes	Is the site available? Yes Is the	e site considered achievable? Yes

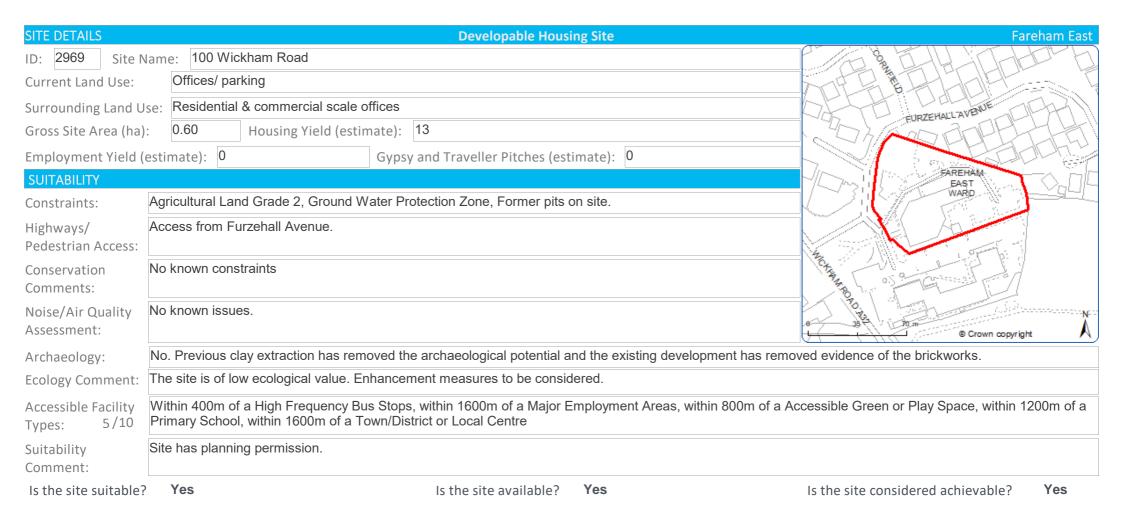
SITE DETAILS	Developable Housing Site	Fareham East
ID: 1076 Site N	ame: 335-357 Gosport Road, Fareham	
Current Land Use:	Vacant	
Surrounding Land U	Retail and industrial park, public house and residential	
Gross Site Area (ha)	0.22 Housing Yield (estimate): 10	
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY		FAREHAM EAST WARD
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	
Highways/ Pedestrian Access:	Access central on Gosport Road frontage.	FAREHAM SOUTH
Conservation Comments:	No known constraints	WARD
Noise/Air Quality Assessment:	Noise and air quality assessments required.	0 25 50 m @ Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
	The site appears to be covered by bare ground, grassland and scrub. Whilst the site is quite close to the Sol residential and industrial units, recreational pressure is likely to be the only impact on the designated sites. A ecology surveys, with appropriate mitigation and enhancement strategy.	
Accessible Facility Types: 7/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 10 a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Lo Facility	
Suitability Comment:	Development must have regard to noise and air quality impact.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

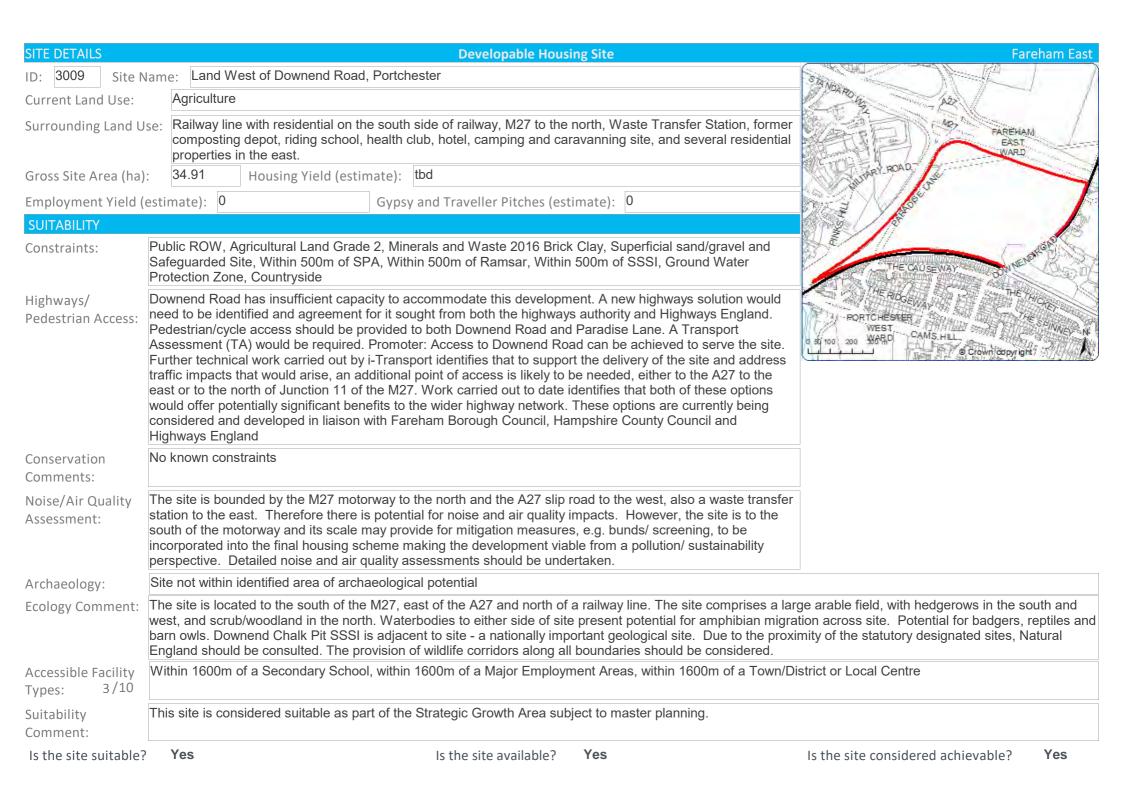
SITE DETAILS	Developable Housing Site	Fareham East	
ID: 1425 Site Na	me: Market Quay, Fareham		
Current Land Use:	Car Park and Police Station	WEST.STRET	
Surrounding Land Us	e: Commercial shopping and retail core forming the town centre. Road network to south.		
Gross Site Area (ha):	1.48 Housing Yield (estimate): 100	7 1 1	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		FAREHAMI -EAST	
	Minerals and Waste 2016 Brick Clay and Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Car parking amongst other former land uses	Avo.	
Highways/ Pedestrian Access:	Suitable access can be obtained.		
Conservation Comments:	No known constraints	WESTERNINA A27	
Noise/Air Quality Assessment:	Noise and air quality assessment required	© Crown copyright	
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	No known issues		
Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Development must have regard for potential of noise and air quality impact. Sustainable location.		
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	

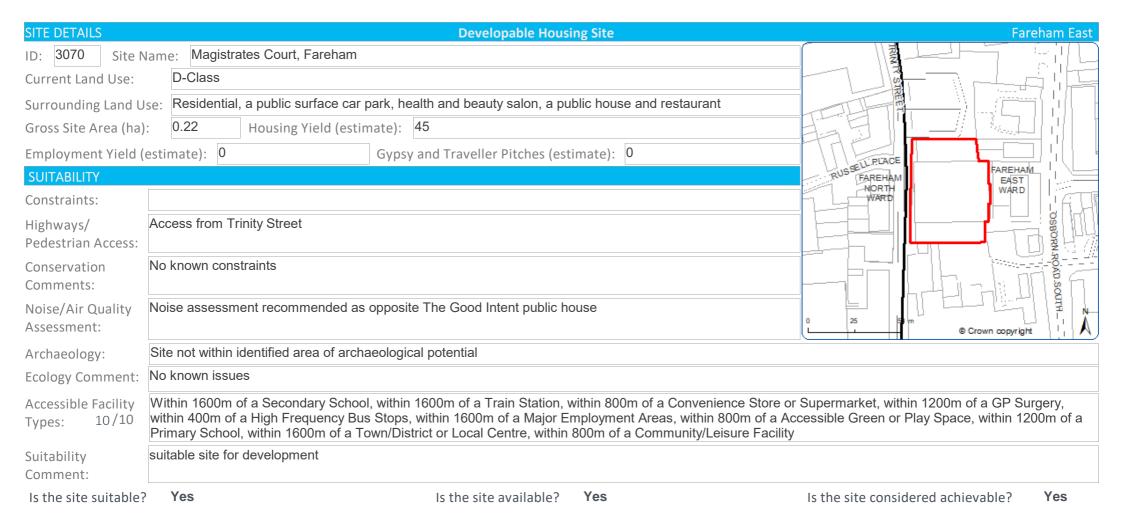
CITE DETAILS		Davidanskie Henrica Cite		Canabana Can	
SITE DETAILS		Developable Housing Site		Fareham Eas	
ID: 1998 Site N	Name: Pinks Hill, Wallington				
Current Land Use:	Grassland/ Paddock			NUTARY ROAD	
Surrounding Land U	Residential, Grade II Listed and A27 to the south and ea	Building and employment to the west, Waste Transt.	nsfer Station to the north		
Gross Site Area (ha)	): 5.33 Housing Yield	(estimate): 80			
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate):	0	FAREHAM EAST WARD	
SUITABILITY				WARD //// Jage	
Constraints:		Grade 2, Agricultural Land Grade 3b, Minerals and eguarded Site, Within 500m of SPA, Within 500m Zone, Countryside,			
Highways/ Pedestrian Access:	The ability of Pinks Hill to serve the development needs to be fully assessed, including an adequate site access and the provision of a pedestrian/cycle footway. Land ownership would appear to allow improvements to Pinks Hill and its junction with the A27 slip road to take place. A full Transport Assessment would be required for the site.				
Conservation Comments:	context of the grade II listed Fo	sted buildings but the open hillside contributes to the twildington, one of a series of forts built in the 19 gethe setting of the listed building would be a mater	th century for the defence of	© Crown copyright	
Noise/Air Quality Assessment:	Air quality and noise impact ass	essments would be required.			
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The site is dominated by semi-improved & improved grassland, hedges, scrub and buildings. The habitats have potential for reptiles. There will be an increased recreational impact on the nearby Natura 2000 sites. The hedgerows on site to be retained & enhanced with suitable buffers.				
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Buffering of woodland in southwest. Maintain hedgerows. Site is subject to implementing suitable highways improvements. Air quality and noise impact assessments required.				
Is the site suitable?	? Yes	Is the site available? Yes		Is the site considered achievable? Yes	

SITE DETAILS		Developable Housi	ng Site	Fareham East			
ID: 2826 Site N	lame: Lysses Car Park,	Fareham		7.			
Current Land Use:	Sui-Generis / Public	Car Park	الله الله الله الله الله الله الله الله				
Surrounding Land U	Surrounding Land Use: Automotive and service industries, residential, and green open space						
Gross Site Area (ha)	Gross Site Area (ha): 0.42 Housing Yield (estimate): 24						
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (esti	imate): 0				
SUITABILITY				FAREHAN EAST			
Constraints:	Public ROW, Minerals a 500m of Ramsar, Within	nd Waste 2016 Brick Clay and Superficial sand/ 500m of SSSI	gravel, Within 500m of SPA, Within	FAREHAI EAST WARD			
Highways/ Pedestrian Access:	Access from Lysses Pat	h. Two pedestrian links with High Street.					
Conservation Comments:	No known constraints						
Noise/Air Quality Assessment:	Noise assessment requi	red due to nearby industrial estate and Lysses H	lotel (entertainment events)	PYSSES COURT 60 h			
Archaeology:	Site not within identified area of archaeological potential						
Ecology Comment:	No known issues						
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility						
Suitability Comment:	Planning decisions should respect the character and appearance of the Conservation Area. Site is subject to relocation of current car parking provision.						
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes			









SITE DETAILS		Developable Housing	g Site	Fareham East		
ID: 3156 Site N	lame: 18-23 Wykeham Pla	ace (Former Sports Hall)		LYSSES COURT		
Current Land Use:	Former school sports hall					
Surrounding Land U	g Land Use: residential/commercial					
Gross Site Area (ha)						
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estim	nate): 0	FAREHAM EAST WARD		
SUITABILITY				FAREHAN		
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, TPOs					
Highways/ Pedestrian Access:	Access from East Street					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No known issues.			EAST STREET.  0 30 60 m © Crown copyright		
Archaeology:	Known Importance, Known Importance Buffer. Part of the site lies within the historic core of medieval Fareham. The site does has high archaeological potential but this is offset by existing development onsite which has compromised archaeological survival.					
Ecology Comment:	No known issues.					
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Suitability Comment:	Site has planning permission	on.				
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Housing Site	Fareham North			
ID: 86 Site Na	me: 1-2 The Avenue, Fareham				
Current Land Use:	B2 Class				
Surrounding Land Use	Railway line and station to the east, beyond which is Fareham Town Centre area. Residential development to the north, south and west.	FAREHAM NORTH			
Gross Site Area (ha):	0.18 Housing Yield (estimate): maximum 20	MARD			
Employment Yield (es	stimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY					
Constraints:	lood Zone 2, Existing vehicle repair garage	FAREHAM WEST WARD			
Highways/ Pedestrian Access:	Access using existing Station access road.	WARD			
Conservation Comments:	lo known constraints	GUDGE HEATH LANG FAREHAM SOUTH			
Assessment: ir	Site is adjacent to Fareham rail station and the A27 meaning there is potential for both noise and air quality mpacts. This would not necessarily prevent this site being developed with housing but assessments should be undertaken in advance.	0 25 so m			
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	No known issues.				
Types: 9/10 E	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Considered a highly sustainable location. However, development must have regard to existing TPOs and potential for noise and air quality impacts.				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS	Developable Housing Site	Fareham North
ID: 87 Site N	ame: 280-282 West Street, Fareham	WESTSTREET
Current Land Use:	B2 Class	THEAVEN
Surrounding Land U	Se: Automotive and retail uses, and residential. Railway immediately to the south	PAREHAM SE
Gross Site Area (ha)	0.17 Housing Yield (estimate): 34	The state of the s
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	WARD OF THE
SUITABILITY		
Constraints:		MESTERN WA
0 , ,	Access from the Station Roundabout and Western Way slip road	727:
Pedestrian Access:		
Conservation Comments:	No known constraints	FAREHAM. SOUTH WARD
Noise/Air Quality Assessment:	Potential for both noise and air quality impacts. Assessments should be undertaken in advance.	0 25 so m ® Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	No known issues.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store of within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a A Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facilit	ccessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard for potential of noise and air quality impact. Sustainable location.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham North	
ID: 211 Site N	ame: Fareham Station East		
Current Land Use:	Mixed Use	NCCOSE THE DRIVE	
Surrounding Land Us	Public transport hub and interchange, low-key industrial and service industries, fire station, some residential		
Gross Site Area (ha):	1.58 Housing Yield (estimate): 120		
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM NORTH WARD GOOD TO	
SUITABILITY		WAAD SOOT	
Constraints:	Minerals and Waste 2016 Safeguarded Site, Multiple commercial and industrial uses on site including railwa	ays	
Highways/ Pedestrian Access:	Create new north arm to roundabout to serve station and development.		
Conservation Comments:	No known constraints	DE AVOL	
Noise/Air Quality Assessment:	Noise and air quality assessments required.	SOUTH ST PREAVENUE SOUTH SOUTH STATE OF SOUTH SO	
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Land is of low ecological value. Buildings to be assessed for bats. Biodiversity enhancement opportunities ex	xists.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Relocation of existing fire station or incorporation into a redevelopment required. Impact of noise and air qua	ality to be considered	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housing Site	Fareham North			
ID: 212 Site N	Name: Fareham Station West, Far	reham				
Current Land Use:	rrent Land Use: B8 Use Class					
Surrounding Land U	Jse: Industrial and service industrie	es, car garage and residential to the west, train station to the east.				
Gross Site Area (ha)	): 1.05 Housing Yield (es	stimate): 94				
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	GOOG RATH			
SUITABILITY			WARD WARD			
Constraints:	Flood Zone 2, Minerals and Waste site including railways	e 2016 Safeguarded Site, TPOs, Multiple commercial and industria	al uses on			
Highways/	Station access road considered to	Station access road considered to be unsuitable for scale of development. Upgrade works required.				
Pedestrian Access:						
Conservation	No known constraints					
Comments:			EAR AZ THEAVENUET			
Noise/Air Quality	Noise and air quality assessments	required.	0 WARD			
Assessment:						
Archaeology:	Site not within identified area of ar	chaeological potential				
Ecology Comment:	Land is of low ecological value. Th	Land is of low ecological value. The wooded strip outside the boundary to be retained and protected through the inclusion of a green buffer.				
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Suitability Comment:	Potential land contamination will he Existing use may delay developme	ave to be investigated further. Development would need to have reent.	egard to noise and air quality impacts and TPOs on site.			
Is the site suitable?	? Yes	Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS		Developable Housing Site	Fareham North
ID: 1325 Site N	lame: Crofton Conserva	tories, Fareham	
Current Land Use:	A-Class		
Surrounding Land U	se: Mix use- residential,	automotive and service industries, retail, hot food takeaway	A Solution of the second of th
Gross Site Area (ha)	: 0.24 Housing	g Yield (estimate): 49	WEST,STREET
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	§ FAREHAM
SUITABILITY			
Constraints:	Site of a former petrol fill	ing station amongst other potentially contaminative uses nearby	NORTH WARD
Highways/ Pedestrian Access:	Access from Maytree Road.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise and air quality asso	essments required.	0 25 80 m © Crowin copyright
Archaeology:	Site not within identified a	area of archaeological potential	
Ecology Comment:	No known issues.		
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Development must have	regard for potential of noise and air quality impact. Sustainable loca	ation.
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housi	ng Site	Fareham North	
ID: 2956 Site N	A-Classes and C3 Class			AZZ	
Current Land Use:					
Surrounding Land U	se: Mixed use - residential, industri	al and service industries. Rail and fire	e station nearby.	WEST STREET-	
Gross Site Area (ha)	: 0.11 Housing Yield (es	imate): 32 (net 11)			
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	FAREHAM	
SUITABILITY				NORTH E	
Constraints:	Motorcycle dealers and former bric	kyard including clay pit			
Highways/ Pedestrian Access:	Access from Maytree Road.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Air quality and noise impact assess	ments would be required		0 25 © Crown copyright	
Archaeology:	Site not within identified area of arc	haeological potential			
Ecology Comment:	No known issues				
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Clarify ownership of open space fa	cing West Street needed- potential to	extend site boundary to include this.	Site to provide a net gain of 11 dwellings	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS	Developable Housing Site	Fareham North
ID: 3105 Site N	ame: Funtley Road North, Funtley	
Current Land Use:	Paddock	
Surrounding Land U	Residential development to north, east and west. Funtley Road to south and paddock. Deviation Line operance further to the east and SINC further north.	n ROEBUCKA VEZ
Gross Site Area (ha)	0.96 Housing Yield (estimate): 27	
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM NORTH
SUITABILITY		
Constraints:	Public ROW, Agricultural Land Grade 3, Minerals and Waste 2016 Brick Clay, Countryside	
Highways/ Pedestrian Access:	It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely accommodate the likely impact of development traffic would need assessing further. Opportunity to provide pedestrian and cyclist routes	RONNIES ROAD
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	0 40 80 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Dormice and low numbers of slow-worm are confirmed to be present on site. All site boundaries to be retaine incorporating a sensitive lighting scheme.	d and enhanced and protected through
Accessible Facility Types: 3/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m	of a Community/Leisure Facility
Suitability Comment:	Scale of development can be accommodated, as long as it is of a similar character and scale to other dwellin within the landscape to avoid adverse impacts. Measures to protect the SINC will be required. Site is subject	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site Fareham North** Funtley Road South, Funtley ID: 3121 Site Name: Agriculture/Paddock/ Woodland Current Land Use: Surrounding Land Use: Woodland and grazing paddocks. Residential to north. Railway to the east Deviation Line open space to the west. M27 further south. Housing Yield (estimate): 55 5.74 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Public ROW, Agricultural Land Grade 3, Ancient Woodland, SINC, Minerals and Waste 2016 Brick Clay, Constraints: TPOs, Existing Open Space, Countryside It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely Highways/ accommodate the likely impact of development traffic would need assessing further. Opportunity to provide Pedestrian Access: pedestrian and cyclist routes north of the site to Hill Park. No known constraints Conservation Comments: Crown copyright No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site is dominated by horse grazed grassland, woodland, buildings, hedgerows, trees and areas of scrub. A low population of slow-worm and grass snake is **Ecology Comment:** present on site. Surveys carried out to date have confirmed the presence of dormice and a number of badger setts on site. Great Beamond Coppice SINC and Ancient Woodland which consists of three separate wooded parcels is located within the application site. SINC to be retained and protected through an at least 15m landscape buffers (planting of thorny species to deter public access). The existing footpath within the Ancient Woodland on site to be closed off and reinstated. An appropriate Biodiversity Enhancement and Management Plan for the SINC/Ancient Woodland is required to ensure the recreational pressure is appropriately managed. Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: The site is an enclosed pocket of land which is enclosed by strong vegetation and is already subject to some built development. Site must link to housing north of Suitability Funtley Road. Site presents opportunity to provide community facility as part of development. Development needs to be small scale and sensitively integrated Comment: within the existing vegetation structure to avoid adverse visual impacts. Existing woodland cover and hedgerows and SINC should be protected and enhanced where appropriate. GI network to be enhanced. Site is subject of a Planning application- P/18/0067/OA Yes Is the site suitable? Yes Is the site available? Is the site considered achievable? Yes

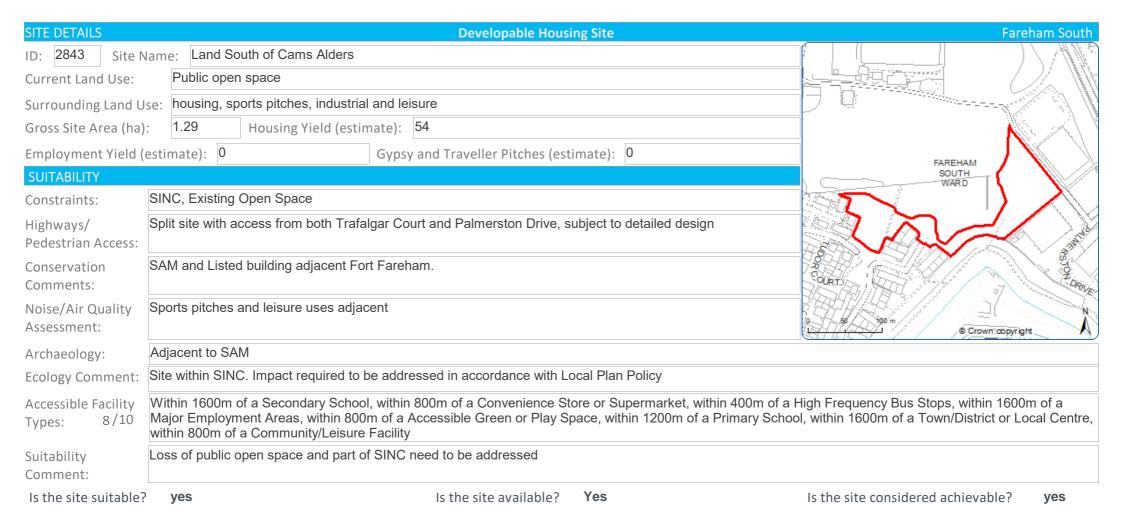
SITE DETAILS	Developable Housing Site	Fareham North
ID: 3145 Site N	ame: 189-199 West Street, Fareham	
Current Land Use:	Retail	
Surrounding Land U	Se: Retail/Town Centre uses	TERUN ROAD
Gross Site Area (ha)	0.11 Housing Yield (estimate): 6	TERCH.
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAN
SUITABILITY		NORTH WARD
Constraints:		
Highways/ Pedestrian Access:	Existing vehicular access is obtained from the private Russell Place to the north. Parking is available to north of the building and in a nearby area.	the
Conservation	No known constraints	
Comments:		
Noise/Air Quality	No known issues	N N N
Assessment:		© Crown-copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	No known issues	
Accessible Facility	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience S	
Types: 10/10	within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure	
Suitability	Site under construction.	
Comment:		
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham North	
ID: 3173 Site N	ame: Land at 86 Funtley Road		
Current Land Use:	Part field / part builders yard		
Surrounding Land U	se: Residential	$\wedge$	
Gross Site Area (ha)	0.95 Housing Yield (estimate): 21		
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM	
SUITABILITY		NORTH WARD	
Constraints:	Public ROW, Minerals and Waste 2016 Brick Clay, Countryside, Piggery/builders yard on Eastern side of site, small pit to south west		
Highways/ Pedestrian Access:	This site has a limited frontage and is poorly sited adjacent to Funtley Social Club and opposite The Waters junction. Subject to suitable visibility splays, a smaller scale of development may be acceptable. There is a proposal to demolish 86 Funtley Road to widen existing access.		
Conservation Comments:	No known constraints	THE POLICE TO A STATE OF THE POLICE TO A STATE	
Noise/Air Quality Assessment:	No known issues	9 Sp 100 m @ Crown copyright	
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site is grass/arable field with outbuildings, areas of hardstanding and hedge lined boundaries in the north and enhanced.	and west. The boundary features to be retained	
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility		
Suitability Comment:	Development subject to appropriate access being attained and at a scale which is in keeping with the surroun	ding area rather than at the scale promoted.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Developable Housing Site	Fareham North West
ID: 1056 Site N	mme: Hampshire Rose, Fareham	
Current Land Use:	Vacant	
Surrounding Land U	e: Residential north and north-west and mixed shopping area with doctors and dentists east and sou	uth.
Gross Site Area (ha)	0.23 Housing Yield (estimate): 17	The state of the s
Employment Yield (	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	PIDEMANA
SUITABILITY		NORTH WEST
Constraints:	Public ROW	
Highways/ Pedestrian Access:	Access from Fareham Park Road only, located clear of Highlands road junction, bus stops and on-stroarking.	
Conservation Comments:	No known constraints	the street of th
Noise/Air Quality Assessment:	No known issues	0 30 % m © Crowin copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Slow Worm populations present on site. Foraging and commuting Bats recorded on site	
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 12 Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play S Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Suitability Comment:	Suitable mitigation for Slow Worm populations required. Possible enhancements for bat populations of subject of a Planning application- P/17/0956/FP.	could be explored on this site, such as bat boxes. Site is
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham North West
ID: 1058 Site N	ame: Wynton Way, Fareham	
Current Land Use:	D-Class/Garage Block	
Surrounding Land Us	e: Residential throughout with nearby secondary school	WANNONWAY
Gross Site Area (ha):	0.43 Housing Yield (estimate): 13	WALLOW THE TANK THE T
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	GELIAM
SUITABILITY		NORTH WEST WARD
Constraints:		
Highways/ Pedestrian Access:	Access road would require improvements to adoptable standard with footway.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	No known issues.	
	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Fre Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, withi	
Suitability Comment:	Suitable site for development	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Fareham North West		
ID: 3144 Site N	Name: 132 Highlands Road, Fareh	am			
Current Land Use:	Car Sales				
Surrounding Land U	Jse: Residential to east, north and w	est, commercial to south	apie Communication of the Comm		
Gross Site Area (ha)	): 0.14 Housing Yield (est	imate): 5	state st. project		
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	FAREHAM		
SUITABILITY			Northwest		
Constraints:	TPOs				
Highways/ Pedestrian Access:	Suitable access from Highlands Road				
Conservation Comments:	No known constraints		STOW.CRESCENT_		
Noise/Air Quality Assessment:	No known issues		0 25 50 m ® Crowin copyright		
Archaeology:	Site not within identified area of arc	haeological potential			
Ecology Comment:	No known issues				
Accessible Facility Types: 8/10			rket, within 1200m of a GP Surgery, within 400m of a High Frequency y School, within 1600m of a Town/District or Local Centre, within 800m of		
Suitability Comment:	Site under construction.				
Is the site suitable?	? Yes	Is the site available? Yes	Is the site considered achievable? Yes		

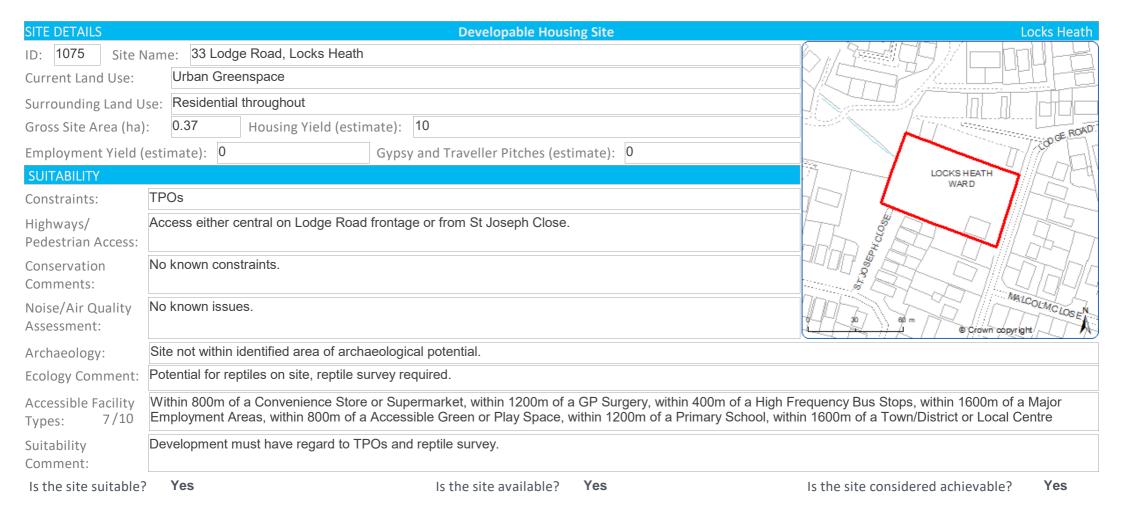


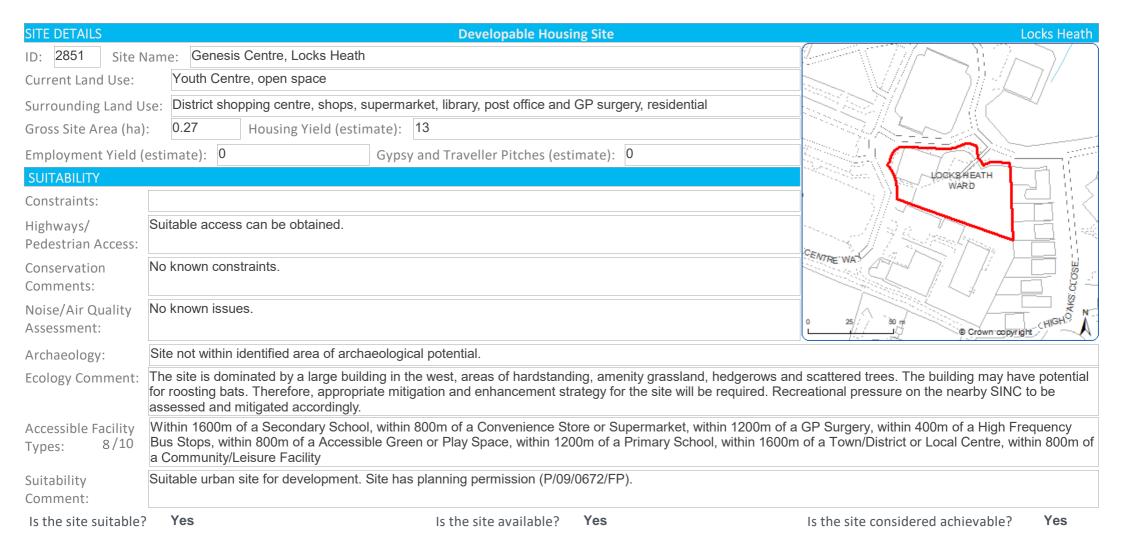
SITE DETAILS		Developable Housing Site	Hill Head	
ID: 1078 Site N	ame: Stubbing	ton Lane, Hill Head	- SEAMEAD -	
Current Land Use:	Paddock			
Surrounding Land Us	se: Residential	to north and south, woodland to west and Daedalus to the east		
Gross Site Area (ha):	0.39	Housing Yield (estimate): 10		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	HILL HEAD 28	
SUITABILITY			WARD 8	
Constraints:	Public ROW, W	ithin 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI		
Highways/ Pedestrian Access:	Access to Stubb	oington Lane at northern point of site, would require relocation of bus stop.	STU BINGTO WARD	
Conservation Comments:	No known constraints			
		the end of the main runway at Solent Airport meaning there is potential for noise impacts. A ent should be carried out.	0 30 %0 m © Crown copyright	
Archaeology:	Site not within ic	dentified area of archaeological potential		
	There are records of slow worms and common lizards to the north of the site, with badgers known to be in the area. A number of ponds are present within 500m of the site and therefore the presence of Great Crested Newts is likely. The site appears to be an improved grass field with a hedgerow/line of trees along the southern boundary. An appropriate mitigation and enhancement strategy would be required with the southern hedgerow/treeline should be retained and enhanced where possible.			
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Suitable site for	development provided mitigation of protected species is provided and consideration of noise in	mpact due to proximity of airport runway.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Developable Housing Site	Hill Head
ID: 1394 Site N	ame: Sea Lane, Hill Head	
Current Land Use:	Paddock	
Surrounding Land U	Residential throughout, Daedalus to the east	
Gross Site Area (ha)	0.25 Housing Yield (estimate): 8	STUBBINGTO WARD
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		HILL HEAD
Constraints:	Public ROW, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	HEAD WARD
Highways/	Access from an improved Sea Lane and junction with Stubbington Lane.	ANTI-NOICE
Pedestrian Access:		
Conservation	No known constraints	
Comments:		
Noise/Air Quality Assessment:	This site is near the end of the main runway at Solent Airport and therefore a noise assessment should be carried out.	0 25 50 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site appears to be dominated by managed grassland (amenity or improved grassland) with trees and sh The boundary features should be retained and enhanced as far as possible.	rub and hedgerows/treelines along the boundaries.
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600 a Community/Leisure Facility	m of a Town/District or Local Centre, within 800m of
Suitability Comment:	Suitable site for development	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housi	ng Site	Locks Heath
ID: 58 Site N	ame: Raley Road, Locks H	eath		
Current Land Use:	Residential Garden/ Urb	an Greenspace		
Surrounding Land U	se: Residential throughout			
Gross Site Area (ha)	: 2.03 Housing Yi	eld (estimate): 50		LOCKS
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	HEATH WARD
SUITABILITY				
Constraints:	TPOs			
Highways/ Pedestrian Access:	Vehicular access from Raley	/ Road		
Conservation Comments:	No known constraints.			MARSASH WARD
Noise/Air Quality Assessment:	No known issues.			WARSAS HROROT
Archaeology:	Site not within identified area	a of archaeological potential.		
Ecology Comment:	No known issues.			
Accessible Facility Types: 8/10	Within 1600m of a Seconda Bus Stops, within 800m of a a Community/Leisure Facilit	Accessible Green or Play Space, within 120	ore or Supermarket, within 1200m of 00m of a Primary School, within 1600	f a GP Surgery, within 400m of a High Frequency 0m of a Town/District or Local Centre, within 800m of
Suitability Comment:	suitable site for developmen	t, development should consider TPOs.		
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing	ng Site Locks Heath
ID: 1007 Site N	lame: Heath Road, Locks Heath	
Current Land Use:	Woodland	
Surrounding Land U	Se: Residential throughout with Locks Heath District Centre to the north.	
Gross Site Area (ha	: 2.98 Housing Yield (estimate): 70	WAY TO BE
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estim	mate): 0
SUITABILITY		LOCKS HEATH
Constraints:	TPOs	
Highways/ Pedestrian Access:	Primary access off Heath Road. Possible secondary access from Centre V connectivity across site.	Way. Only pedestrian/cyclist
Conservation Comments:	No known constraints.	TO THE PER PER CONT
Noise/Air Quality Assessment:	Noise assessment required as potential for disturbance from deliveries to	the Locks Heath Centre.
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	understorey within much of the northern and western parts of the site has	rees, dense scrub and open grassland. Significant vegetation clearance of the spreviously taken place. Loss of woodland should be compensated through the bock's Wood SINC). A small population of slow worms present on site - on-site receptor atting strategy and tree/shrub planting required.
Accessible Facility Types: 8/10		ore or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency 0m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of
Suitability Comment:	Planning Committee have resolved to grant permission (P/17/1366/OA). Death Centre should be considered.	Development would need to have regard to TPOs on site. Potential of noise from Locks
Is the site suitable	Yes Is the site available?	Yes Is the site considered achievable? Yes





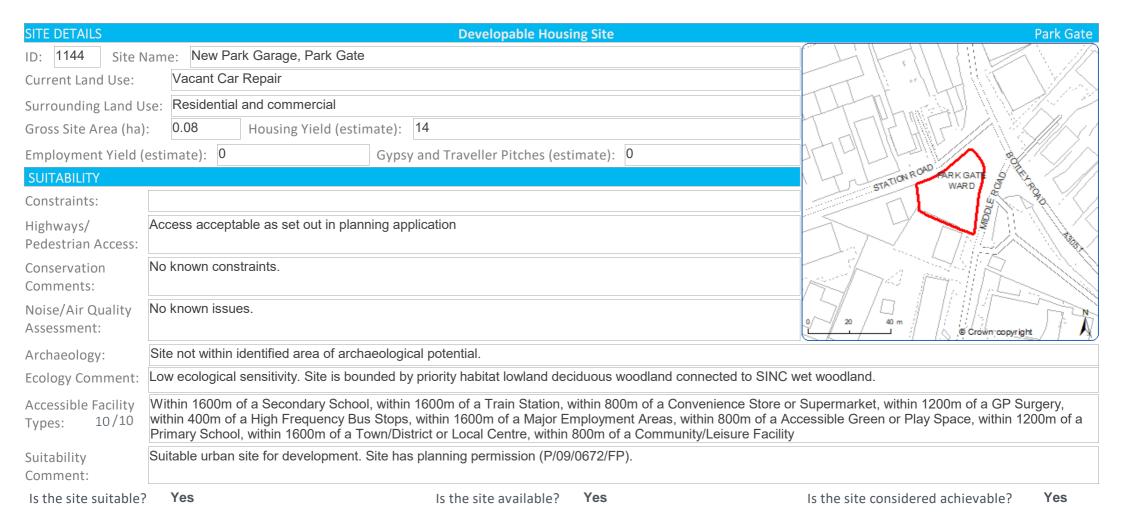
SITE DETAILS	Developable Housing Site Locks Heath
ID: 3172 Site N	Name: 24 Raley Road
Current Land Use:	Residential (property and garden)
Surrounding Land U	Jse: Residential
Gross Site Area (ha)	): 1.22 Housing Yield (estimate): 42
Employment Yield (	
SUITABILITY	WARD WARD
Constraints:	TPOs
Highways/ Pedestrian Access:	An access from Raley Road would be acceptable with some hedge loss to secure visibility splays. A TRO is likely to be required to deter parking near the access. Access to single dwellings fronting Raley Road would be acceptable. A connection with the footpath to the north should be secured.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	The site comprises semi-improved grassland with scrub and scattered trees. A block of woodland is located in the south-west. Avoidance, mitigation and compensation hierarchy to be followed in relation to the habitats and species present on site. The woodland on site and mature trees to be retained, enhanced and protected through the inclusion of a landscaped buffer.
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	suitable site for development, development should consider TPOs.

Is the site available? Yes

Is the site considered achievable?

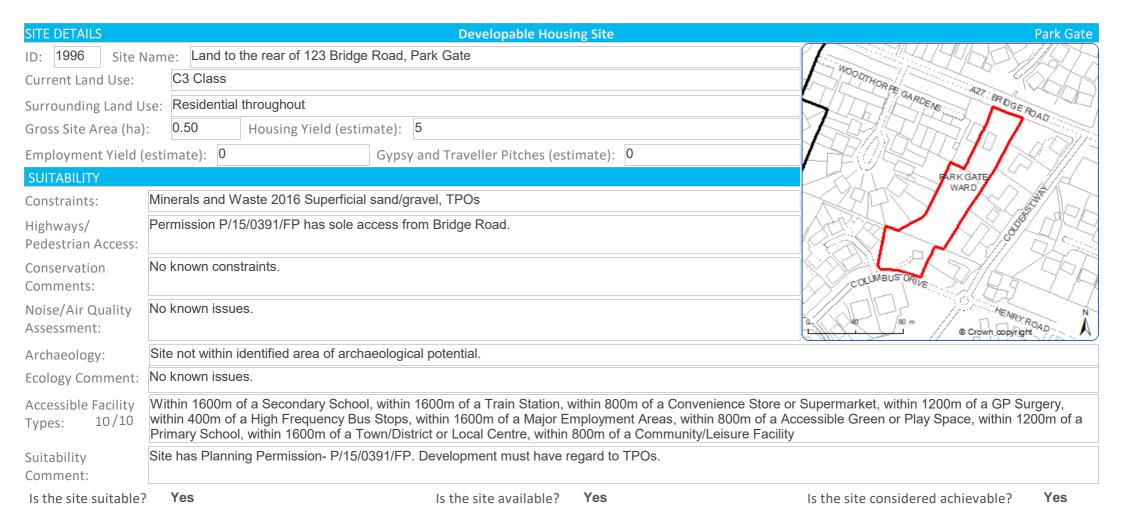
Yes

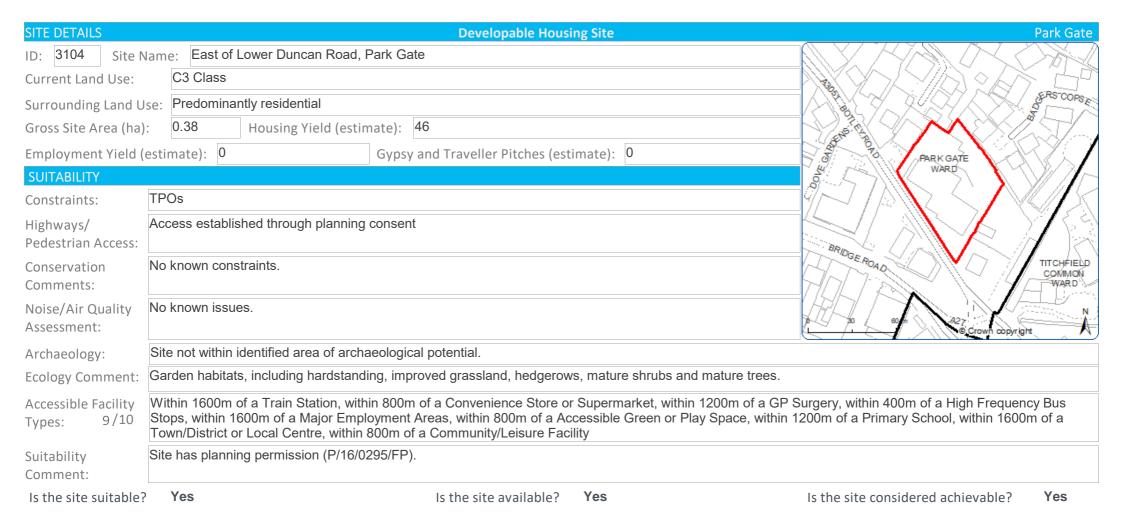
Is the site suitable? Yes

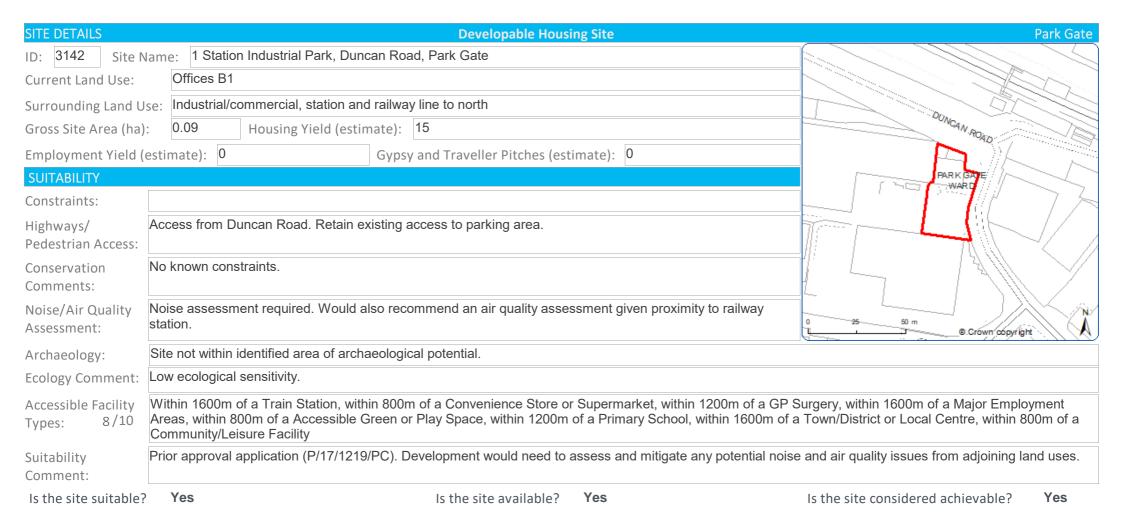


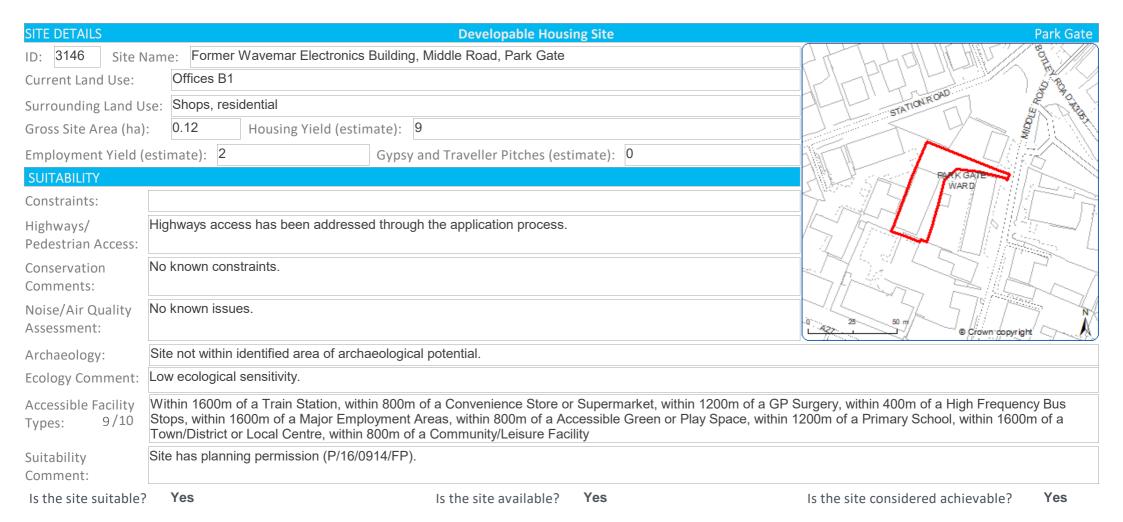
SITE DETAILS		Developable Housi	ng Site	Park Gate
ID: 1349 Site N	ame: 69 Botley Road, Par	k Gate		
Current Land Use:	Residential Garden			
Surrounding Land Us	se: Nursing home and pub	to west, woodland/scrub to north, south and	west.	
Gross Site Area (ha):	0.30 Housing Y	ield (estimate): 12		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				PARK GATE.
Constraints:	Public ROW, Countryside			
0 - / - /	Satisfactory access junction required.	n with Botley Road can be achieved. Refuse	vehicle access and turning would be	
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	A noise assessment should	be undertaken given the proximity of the site	e to a public house and the railway line	0 40 80 m S Crown copyright
Archaeology:	Site not within identified are	ea of archaeological potential.		
	are considered to be suitab required to protect them. La	le for dormice. A medium population of slow	worms has been recorded on site and uthern boundaries of the site are requir	red to protect the existing woodland. Furthermore,
Accessible Facility Types: 8/10		cessible Green or Play Space, within 1200m		Surgery, within 1600m of a Major Employment a Town/District or Local Centre, within 800m of a
Suitability Comment:		or housing development, subject to suitable the proximity of the railway line and public ho		nsider ecological potential. A noise assessment
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

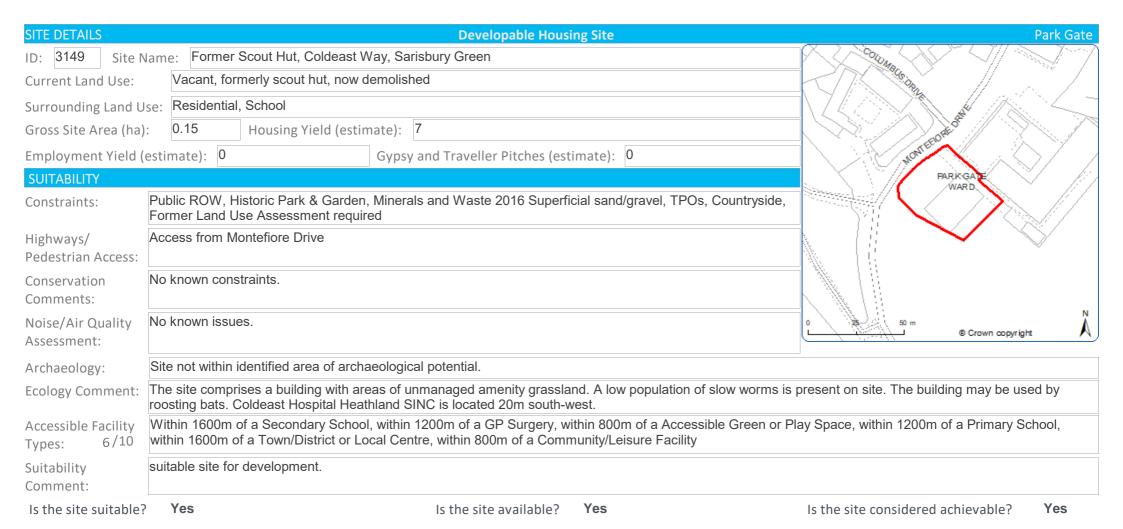
SITE DETAILS	Developable Housing Site	Park Gate				
ID: 1360 Site N	lame: Beacon Bottom West, Park Gate					
Current Land Use:	Current Land Use: Grassland					
Surrounding Land U	Se: Residential to the east and south along Beacon Bottom and woodland to the north and west.	lf Je				
Gross Site Area (ha)	: 1.24 Housing Yield (estimate): 30					
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		PARK GATE WARD				
Constraints:	Public ROW, TPOs, Countryside					
Highways/ Pedestrian Access:	It is considered that development of this site would be acceptable subject to the cutting back of the tall hedgerow for adequate visibility splays to be achieved at the site access. Several trees may need to be accommodated clear of these splays. Capacity of Beacon Bottom junction with Botley Road would need to be investigated.	BEACON BOTTOM				
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.	© Crown copyright				
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	The site appears to be a private garden, mainly laid to lawn with woodland forming the northern, eastern and northern and eastern boundary features to be retained and protected by a suitable green buffer. There are rescrub/hedgerow/woodland on site potentially suitable for dormice as they are connected to larger areas of wo	ecords of reptiles nearby, with any				
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GF Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of Community/Leisure Facility					
Suitability Comment:	Buffering of northern and eastern margins. Access to avoid sensitive areas adjacent to site. Development model.	ust have regard to TPOs and junction with Botley				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes				

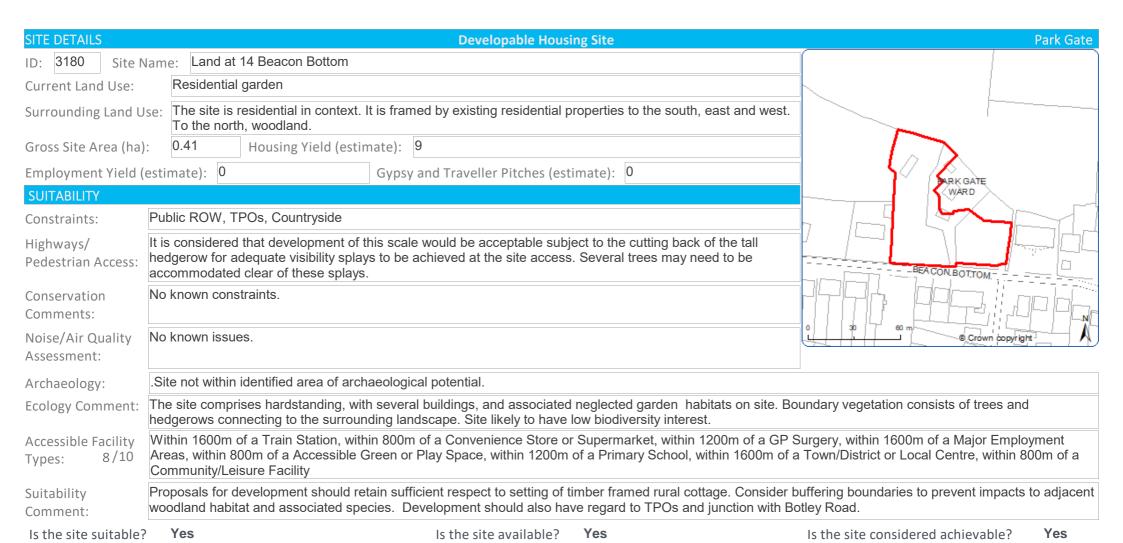


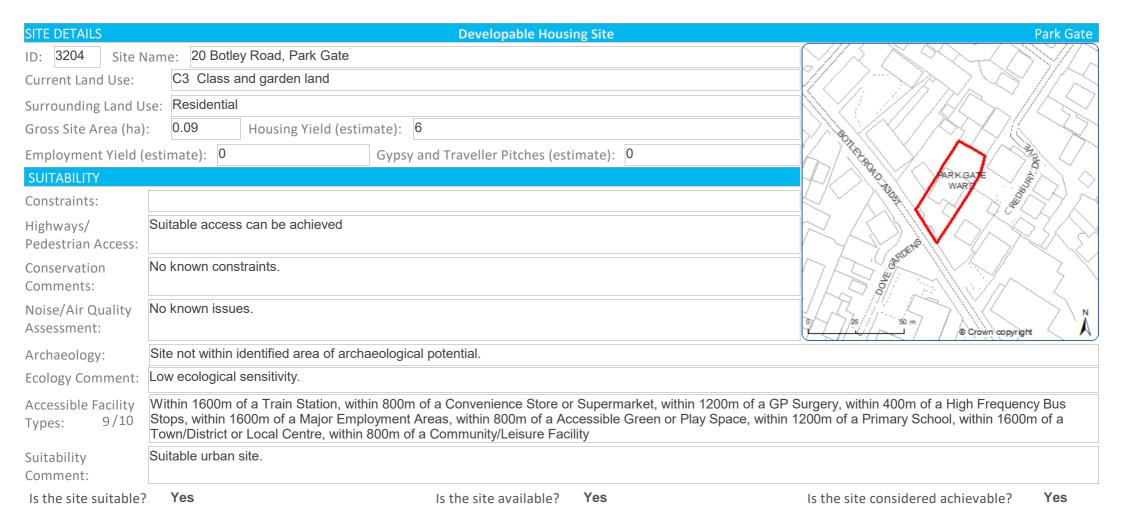




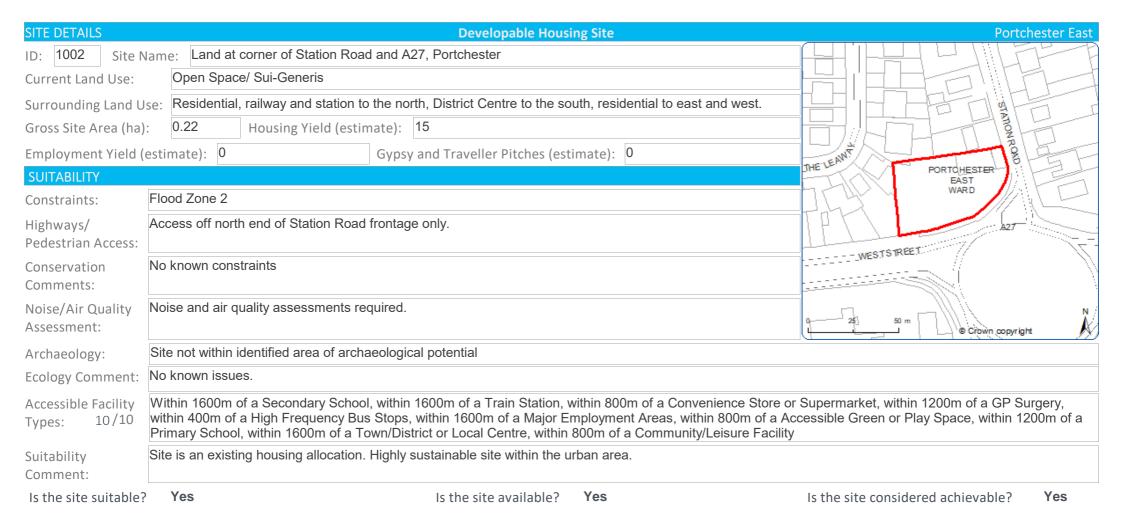




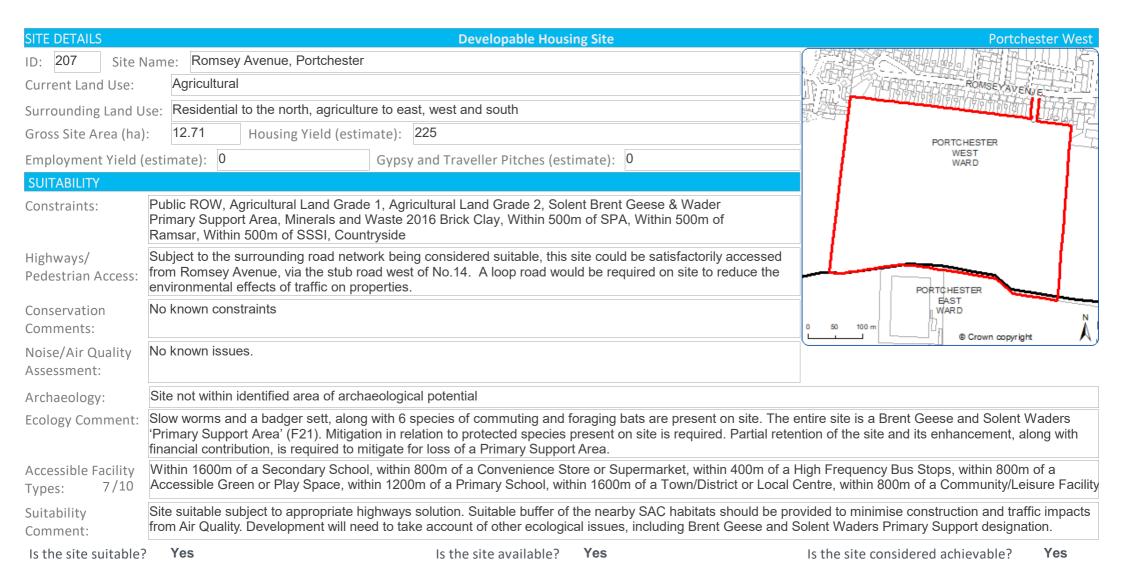




SITE DETAILS	Developable Housing Site	Portchester East
ID: 203 Site N	ame: 3 - 33 West Street, Portchester	THE LEAWAY.
Current Land Use:	Mix of A-Class	
Surrounding Land U	Purpose-built district shopping centre - shops, supermarket, library, residential units above shops and community facilities	
Gross Site Area (ha)	: 0.25 Housing Yield (estimate): 26	
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTCHESTER
SUITABILITY		WARD
Constraints:	Flood Zone 2, Flood Zone 3, Multiple potentially contaminative uses on site.	
Highways/	No access from A27. Retain existing access adjacent to Library.	WESTSTREET
Pedestrian Access:		
Conservation	No known constraints	
Comments:	Noise and air quality assessments required.	
Noise/Air Quality Assessment:	Noise and all quality assessments required.	[ ⊚ Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	No known issues.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Fac	Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard to noise and air quality, flood zones.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

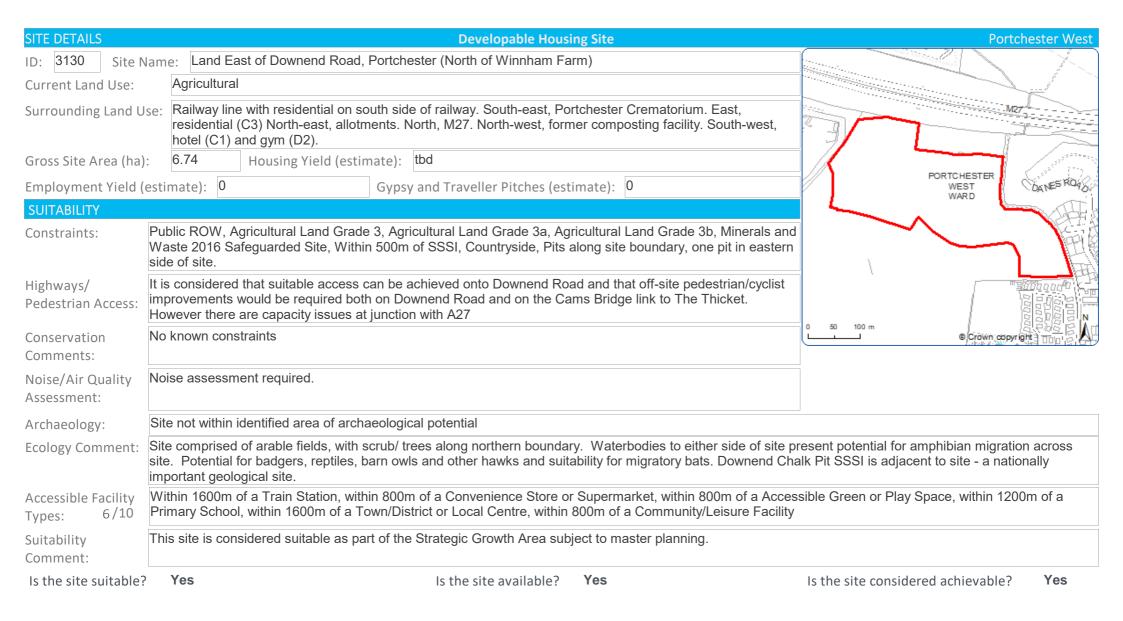


SITE DETAILS		Developable Housi	ng Site		Portchester East
ID: 3032 Site N	Name: Moraunt Drive, Portchester				
Current Land Use:	Open Space				
Surrounding Land U	Residential north and east, open	space south and west. Portsmouth	Harbour SPA further south.		
Gross Site Area (ha)	: 1.62 Housing Yield (esti	mate): 48			
Employment Yield (	estimate):	Gypsy and Traveller Pitches (est	imate): 0		
SUITABILITY					PORTCHESTER EAST
Constraints:	Public ROW, Within 500m of SPA, V Countryside	Vithin 500m of Ramsar, Within 500r	n of SSSI, Existing Open Space,		WARD
Highways/ Pedestrian Access:	It is considered that the access route possible on-street parking issues. A Seafield Road. Adequate refuse vel	secondary pedestrian/cyclist/emerg	ency access could be created to		MORAUNTORNE -
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.			0 45 1 90 m	© Crown copyright
Archaeology:	Site not within identified area of arch	naeological potential			
Ecology Comment:	Mature scrub and woodland on-site possibly grass snake and bats. The				
Accessible Facility Types: 7/10	Within 1600m of a Secondary School or Play Space, within 1200m of a Pr				
Suitability Comment:	Mature scrub and woodland areas o small scale plots that are closely ass Site has resolution to grant planning	sociated with existing development a			
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site consider	red achievable? Yes

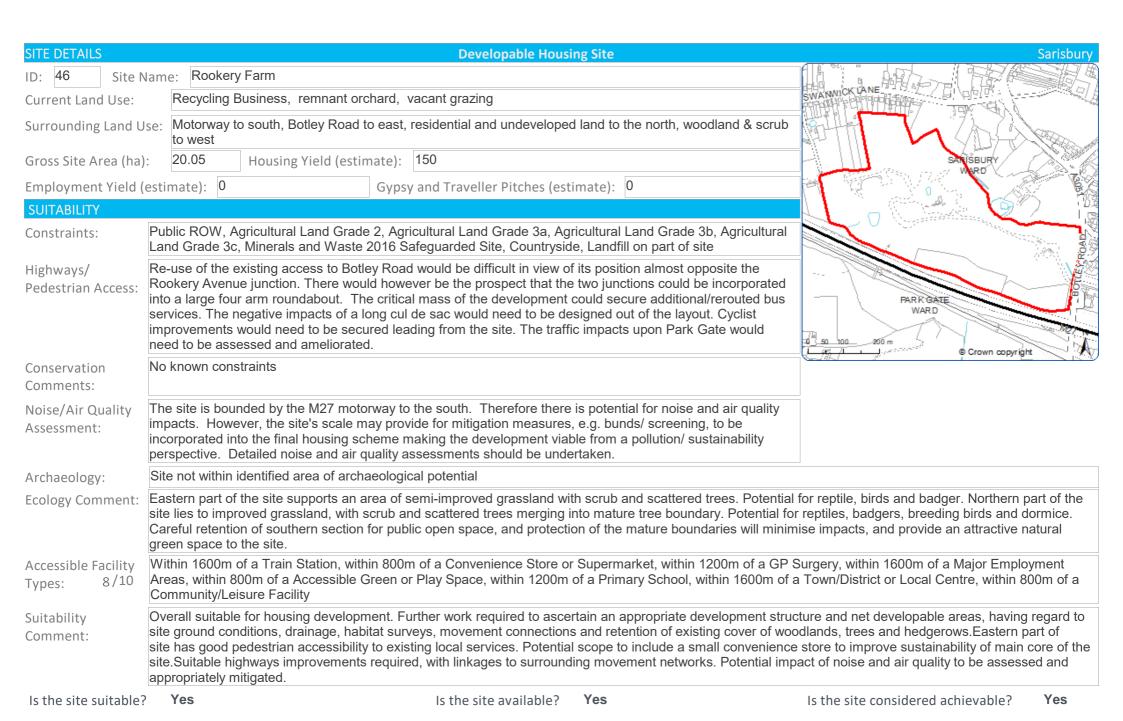


SITE DETAILS	Developable Housing Site	Portchester West
ID: 3014 Site N	ame: Cranleigh Road, Portchester	- OUINT RECLAVENUE
Current Land Use:	Grassland with mature hedgerows	
Surrounding Land Us	e: Residential properties and the A27 to the north. Residential properties and Wicor Primary School immediately adjacent to the site in the east. Open fields and coastal plain to the west and south-west	
Gross Site Area (ha):	5.56 Housing Yield (estimate): 120	
Employment Yield (e	stimate): Gypsy and Traveller Pitches (estimate): 0	PORTOHEST ER CO
SUITABILITY		WARD IN
	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside	
Highways/ Pedestrian Access:	Access to the site can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes and refuse vehicle turning facilities. See planning application P/15/0260/OA.	
Conservation Comments:	No known constraints	EAST CRANLEIGH ROAD
Noise/Air Quality Assessment:	No known issues.	0 50 100 m
Archaeology:	Site not within identified area of archaeological potential	1
Ecology Comment:	Site comprises semi-improved grassland with dense hedgerow forming western boundary.	
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m a Community/Leisure Facility	
	Provision of buffers to boundaries to align with provision of onsite green space. Retention of central hedgerow distinctive character and high quality setting that reflects the local landscape context.	within masterplan. Site will need to create a
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Portchester West
ID: 3030 Site Na	me: Land East of Downend Road, Portchester	FAREHAM
Current Land Use:	Agricultural	EAST WARD MO7
Surrounding Land Us	Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2).	- COANG
Gross Site Area (ha):	21.06 Housing Yield (estimate): tbd	and the second
Employment Yield (e:	timate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		THE THORESTER WEST
L	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultura and Grade 3b, Minerals and Waste 2016 Safeguarded Site, Within 500m of SSSI, Countryside, Farm uildings and pits on site.	No.
	is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist mprovements would be required both on Downend Road and on the Cams Bridge link to The Thicket.	PORTCHESTER POAD
Conservation Comments:	lo known constraints	ROMSEV AVENUE
Noise/Air Quality Assessment:	loise assessment required.	to the second of
Archaeology:	Site not within identified area of archaeological potential	
a l	The habitats on site include scrub, trees, grassland, arable fields, hedgerow and buildings. Higher levels of nd the north-westerns corner of the site. A number of rare bat species have been recorded on site, includi orseshoe. The site supports a low population of common lizard and a good population of slow worm. Chal he site. Implementation of a sensitive lighting strategy and an Enhancement/Management Plan will be requ	ng Nathusius' pipistrelle, barbastelle and greater k Pit SSSI is located immediately to the north-west of
Accessible Facility Types: 3/10	Vithin 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Tow	n/District or Local Centre
Suitability Comment:	his site is considered suitable as part of the Strategic Growth Area subject to master planning.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes



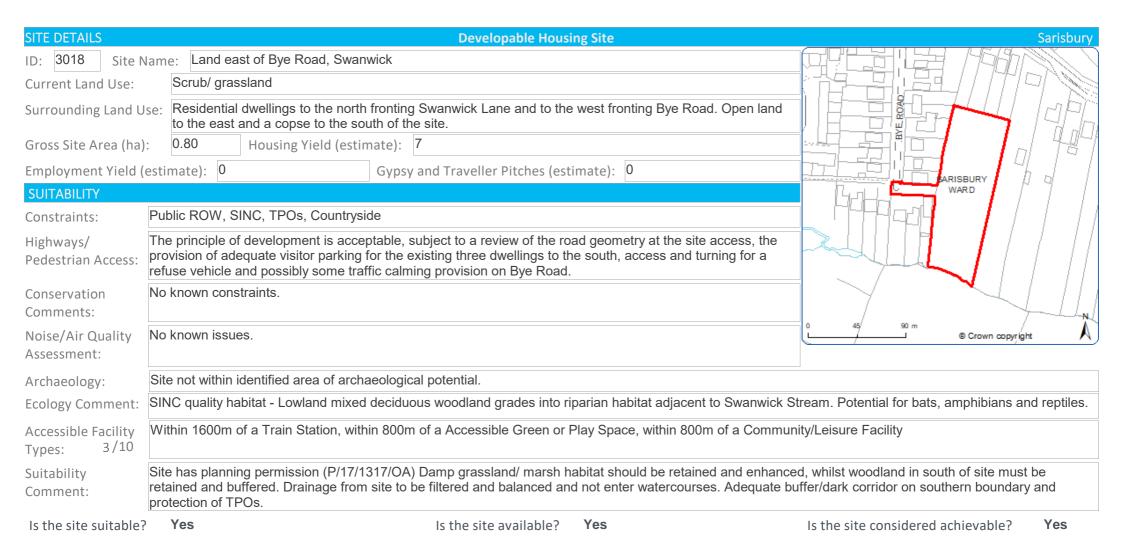
SITE DETAILS		Developable Hous	ing Site	Portchester West		
ID: 3181 Site N	ame: Ellerslie House, Downen	d Road		FAREHAM EAST		
Current Land Use:	B&B / caravan storage / par	WARD KE				
Surrounding Land U	Surrounding Land Use: Commercial gym & some residential in single plots					
Gross Site Area (ha)	1.79 Housing Yield	(estimate): tbd				
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0			
SUITABILITY				PORTCHESTER		
Constraints:		Grade 2, Agricultural Land Grade 3b, Mil s, Countryside, Several small pits on sit		WEST		
Highways/ Pedestrian Access:	The present access would be considered suitable, subject to improvement of the internal access arrangements.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise (and possibly and odour)	assessment as waste transfer station to	the north.	© Crown copyright		
Archaeology:	Records for a raised beach in this vicinity. A raised beach is the context in which the internationally important Palaeolithic remains at Boxgrove were found further east along the coast. Palaeolithic potential of the area demonstrated by the nationally i					
Ecology Comment:	The site comprises a building, caravan parking areas, areas of amenity grassland, a pond and trees/woodland. The site has potential for a number of protected species. Downend Chalk Pit SSSI is located immediately to the north of the site and therefore Natural England should be consulted. It is likely that a buffer to the north is required to protect the SSSI from any development. The wooded areas and mature trees on site should be retained and protected through the inclusion of appropriate green buffers. Avoidance, mitigation and compensation hierarchy should be adhered to.					
Accessible Facility Types: 3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre					
Suitability Comment:	This site is considered suitable	as part of the Strategic Growth Area sub	ject to master planning.			
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes		

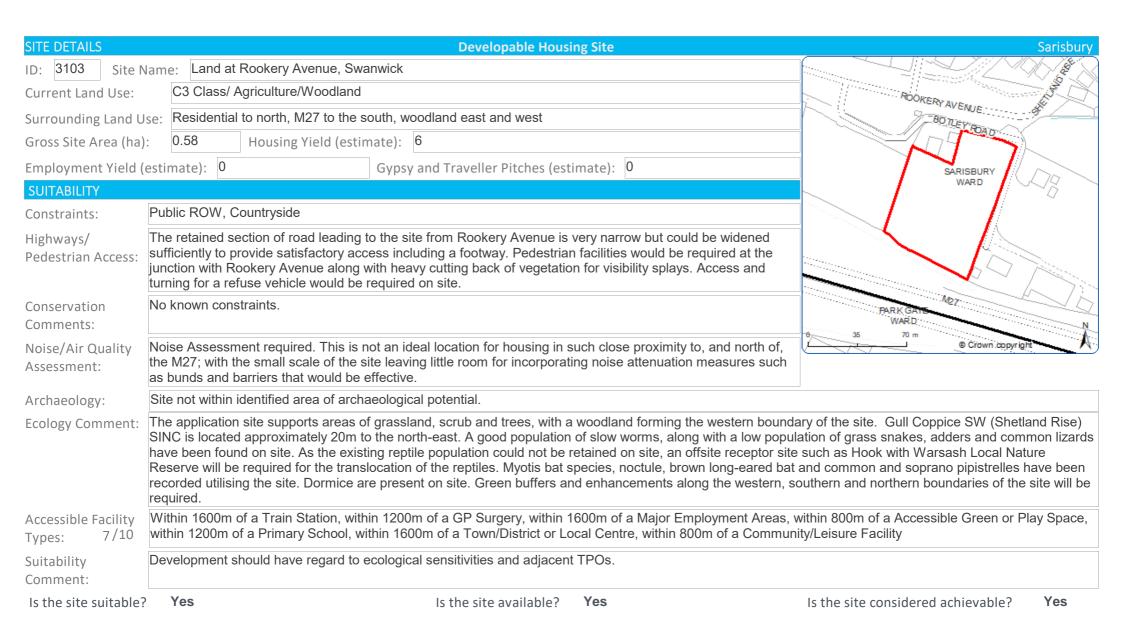


SITE DETAILS		Developable Housing Site, Develop	able Employment Site	Sarisbury			
ID: 1168 Site N	Name: Land at Rookery Avenue						
Current Land Use:	Current Land Use: Vacant Nursery/Residential						
Surrounding Land U	Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development						
Gross Site Area (ha)	): 2.29 Housing Yield (es	timate): 36		ROOKER, AVENUE STORES			
Employment Yield (	(estimate): 1,817 sq m	Gypsy and Traveller Pitches (esti	mate): 0	STUEST ROATS THAN WE			
SUITABILITY							
Constraints:	Public ROW, Agricultural Land Gra	ade 3c, SINC, TPOs, Existing Open Sp	pace, Countryside				
Highways/ Pedestrian Access:	Suitable access achievable subject	t to consideration of DSP50 Rookery A	Ave connection				
Conservation Comments:	No known constraints.			PARK GATE WARD			
Noise/Air Quality Assessment:	existing air pollution on the propose	ue to its proximity to the M27 motorwa ed future occupants of the dwellings w g of air quality in the area. Commercial	ill be required. Mitigation, to include	0 90 100 m @ Crown copyright			
Archaeology:	Site not within identified area of archaeological potential.						
Ecology Comment:	Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC.						
Accessible Facility Types: 7/10		vithin 1200m of a GP Surgery, within 10 within 1600m of a Town/District or Lo		within 800m of a Accessible Green or Play Space, nity/Leisure Facility			
Suitability Comment:	Development must have regard to mitigation measures would be requ		connection (DSP 50) The site is sub	eject to noise issues, an impact assessment and			
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes			

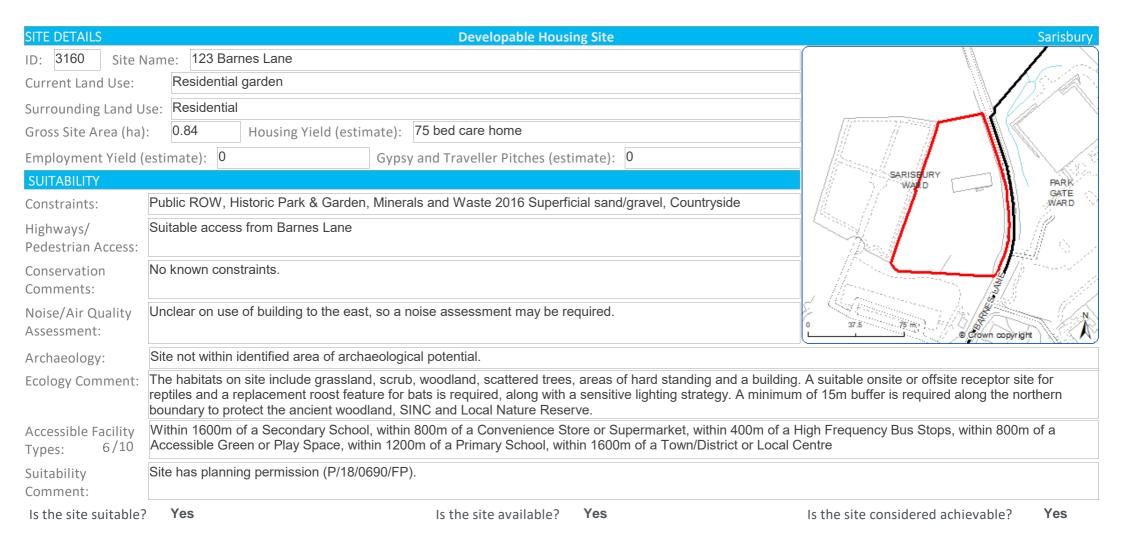
SITE DETAILS		Developable Housing Site	Sarisbury	
ID: 1203 Site N	ame: Swanwick Marina, Bridge R	oad		
Current Land Use:	Mix of land uses (A, B and C-Class)			
Surrounding Land Us	nd Use: A variety of employment uses, a garage and car show room, some offices and an area of residential.			
Gross Site Area (ha)	: 4.94 Housing Yield (es	timate): 49		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			- WAR	
		Geese & Wader Low use, Flood Zone 2, Flood Zone 3, Statutory Listed C, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI,		
Highways/ Pedestrian Access:	Existing site access from Bridge Road			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	It is believed this could be a mixed use development and therefore a noise assessment will likely be required.  Air quality issues unlikely to be a concern.			
Archaeology:	Site not within identified area of arc	chaeological potential.		
Ecology Comment:	The site is a Solent Wader & Brent Geese Strategy 'Low Use' site (F95). It is located immediately adjacent to Solent & Dorset Coast SPA, Solent Maritime SAC and River Hamble Mudflats & Saltmarsh - 1 SINC. HRA will be required.			
Accessible Facility Types: 4/10	Within 1600m of a Train Station, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility			
Suitability Comment:	Site has planning permission (P/0	7/0764/FP).		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes	

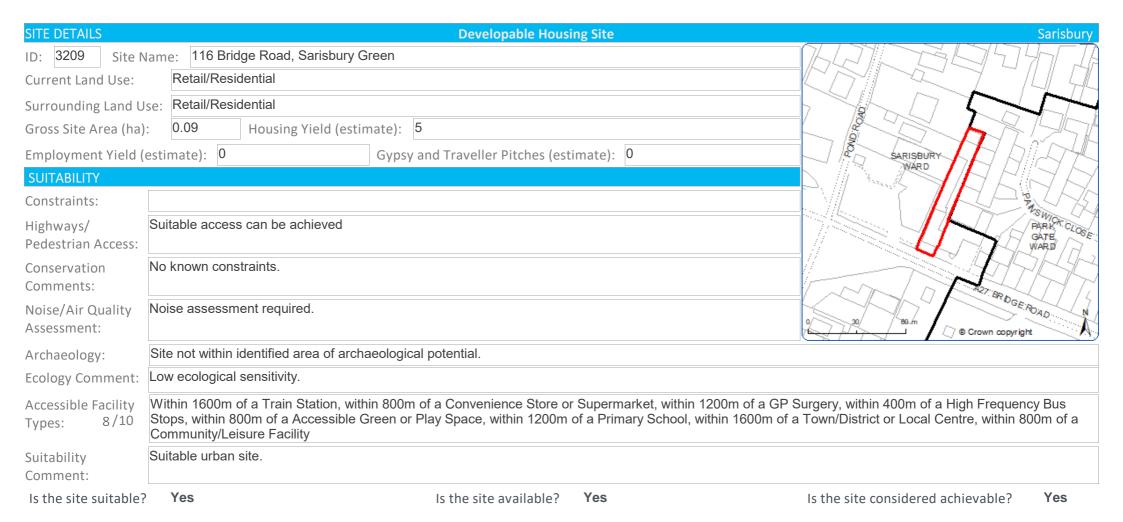
SITE DETAILS	Developable Housing Site	Sarisbury
ID: 1323 Site N	ame: Burridge Lodge	
Current Land Use:	Grazing/Garden Ground	
Surrounding Land U	e: Woodland to east, Residential to west and north	
Gross Site Area (ha)	1.07 Housing Yield (estimate): 7	
Employment Yield (	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		SARISBURY
Constraints:	Public ROW, Agricultural Land Grade 3b, Existing Open Space, Countryside	
Highways/	Access from Botley Road would be achievable. Additional third-party land is required for egress visibi	lity.
Pedestrian Access:		
Conservation	No known constraints.	
Comments:		
Noise/Air Quality Assessment:	No known issues.	50 100-m
		© Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	A green buffer with a minimum width of 5m will be required to protect the woodland in the east. The pather woodland should be made available for reptiles. Biodiversity enhancements will be required.	public open space in the north and the green buffer along
Accessible Facility Types: 4/10	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Community/Leisure Facility	Town/District or Local Centre, within 800m of a
Suitability Comment:	Site is considered suitable for housing development, subject to highway access solution. Buffering of	woodland on the eastern boundary to be incorporated.
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

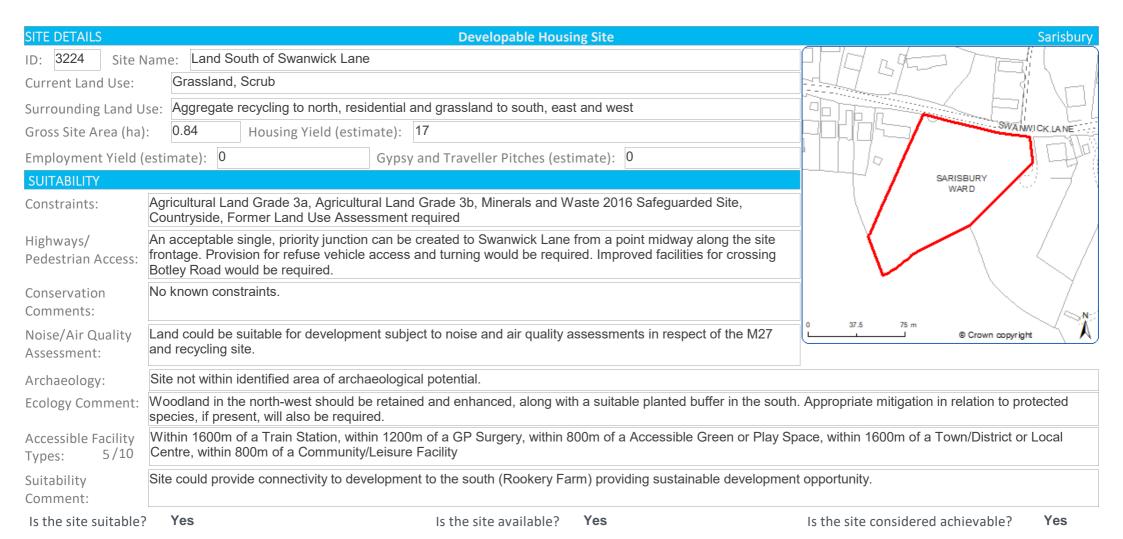




SITE DETAILS		Developable Housing Site	Sarisbur
ID: 3116 Site I	Name: Cherry Tree Industrial Park, Burridge		
Current Land Use:	B1-8 Class		250000
Surrounding Land U	Residential development to south and north, south-east	recreation ground to west, woodland to east with SINC to	
Gross Site Area (ha	: 0.92 Housing Yield (estimate): 15		7 Awinghester o
Employment Yield (	estimate): 0 Gypsy an	d Traveller Pitches (estimate): 0	
SUITABILITY			SARISBURY
Constraints:	Public ROW, Ancient Woodland, Within 500m o 500m of SSSI, TPOs, Countryside, Former Land	f SPA, Within 500m of SAC, Within 500m of Ramsar, Within d Use Assessment required	
Highways/ Pedestrian Access:	unsustainable in transport terms. The proposed	ley Road with amendments. The site is fairly remote and thus layout must be consistent with the North Whiteley mix of residential and commercial uses were retained this	
Conservation Comments:	No known constraints.		80 m @ Crown copyright
Noise/Air Quality Assessment:	Subject to entire industrial park being included for Noise impact assessment required.	or development (not just the portion within Fareham Borough)	
Archaeology:	Site not within identified area of archaeological p	potential.	
Ecology Comment:	No known issues.		
Accessible Facility Types: 2/10	Within 800m of a Accessible Green or Play Spa	ce, within 800m of a Community/Leisure Facility	
Suitability Comment:	and prevent its coalescence with Whiteley. As s	e to 'urban fringe' character. The main sensitivity lies in the ne such, development must be of a scale and character appropria er yield than promoted. Land contamination issues due to exis opment must have regard to TPOs.	ate to the locality and the distinctive character of the
Is the site suitable	Yes	Is the site available? Yes	Is the site considered achievable? Yes





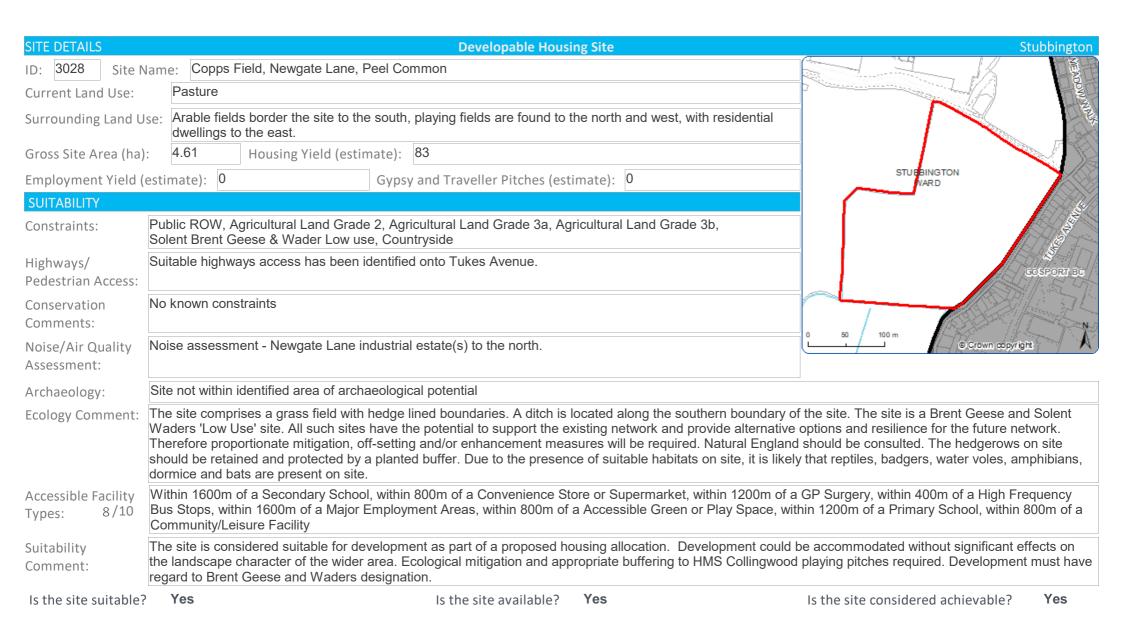


SITE DETAILS	Developable Housing Site	Stubbingto
ID: 1040 Site N	ame: Land East of Burnt House Lane, Stubbington	
Current Land Use:	Agricultural	
Surrounding Land Us	e: Agricultural land to the north and east. Residential properties at Pinewood Close and Metcalfe Avenue and Tips Copse SINC to the south. Meoncross School and residential properties at Burnt House Lane to the west.	
Gross Site Area (ha):	13.70 Housing Yield (estimate): tbd	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	STUBBINGTON WARD
SUITABILITY		
	Public ROW, Agricultural Land Grade 2, Solent Brent Geese & Wader Low use, Flood Zone 2, Minerals and Waste 2016 Soft Sand, TPOs, Countryside, 0	
Pedestrian Access:	Access to the site can be achieved from Burnt House Lane. The traffic impact on junctions within Stubbington would need to be carefully assessed. Windermere Avenue and Burnt House Lane form an important cycle route into Stubbington. This would need to be protected or redirected. Service access along the northern section of Burnt House Lane would usefully be redirected through the site.	
Conservation Comments:	No known constraints	® Crown copyright
	Noise assessment would be required as close to route of new Stubbington bypass; as well as an odour assessment (Peel Common Wastewater Treatment Works) recommended	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Arable land likely to have low ecological value. However, potential that bats, reptiles and badgers might use th	e site.
	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800	
Comment:	The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbir n this area should be appropriately master planned taking into account the range of issues including Brent Ge Stubbington Bypass, and seeking opportunities in terms of community benefits.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housir	ng Site	Stubbington
ID: 1341 Site N	ame: Land South of Oakcroft Land	e, Stubbington		
Current Land Use:	Agricultural			
Surrounding Land Us	Agricultural to north (beyond Oa	akcroft Lane), residential to east and s	south, Crofton cemetery to west	TITCHFIELD WARD
Gross Site Area (ha):	19.25 Housing Yield (est	imate): tbd		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				S S S S S S S S S S S S S S S S S S S
		de 2, Agricultural Land Grade 3b, Sole ent Gees & Wader Low use, Flood Zo cial sand/gravel, Within 500m		STUBBINGTON
Pedestrian Access:		suitable to carry other than very limited access via Peak Lane and crossing la		
Conservation Comments:	No known constraints			10 100 MARSS II ROAD @ Grown bopyright A
Noise/Air Quality Assessment:	No issues			
Archaeology:	Site not within identified area of arc	haeological potential		
Ecology Comment:	Low ecological sensitivity, Solent Wader & Brent Geese low use sites			
Accessible Facility Types: 4/10	Within 400m of a High Frequency E a Community/Leisure Facility	Bus Stops, within 800m of a Accessible	e Green or Play Space, within 1600เ	m of a Town/District or Local Centre, within 800m of
Comment:	in this area should be appropriately		ne range of issues including Brent G	ngton as a potential area for future growth. Growth eese and Waders and noise impact of the new
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

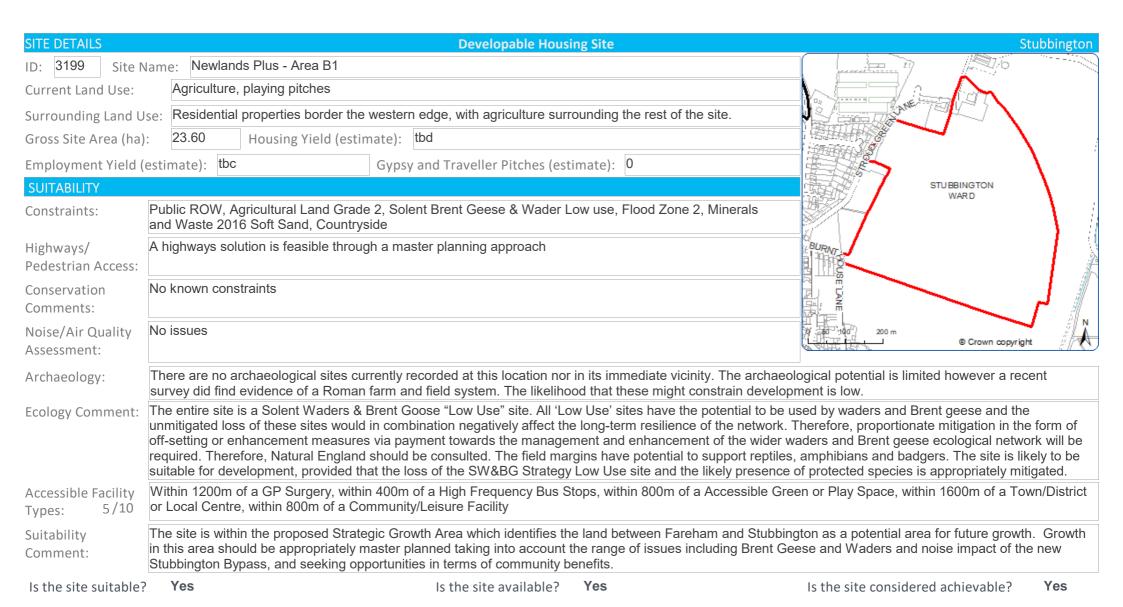
SITE DETAILS	Developable Housing Site	Stubbingt
D: 3002 Site Nam		
Current Land Use:	Mostly agriculture, with the south west field used for horse grazing.	The state of the s
Surrounding Land Use:	Immediately to the north are open fields currently in agricultural use. These have previously been submitted for consideration for residential development alongside this site. Further north are playing pitches associated with HMS Collingwood. To the east is existing residential development.	
Gross Site Area (ha):	3.92 Housing Yield (estimate): 82	STABBINGTON GOSPORT BC
Employment Yield (esti	mate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
	olic ROW, Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Solent ent Geese & Wader Low use, Minerals and Waste 2016 Soft Sand, Countryside, 0	HERONWAY.
Pedestrian Access: Th	s proposal includes the creation of two access points from the proposed Newgate Lane South Relief Road. e introduction of junctions along this route would interfere with the free-flow of traffic which the Relief Road v provides. As this and all other access would interfere with traffic flows, it is considered development of site would be unsatisfactory. It would be feasible to develop the western part of the site from the existing wgate Lane and incorporate measures to improve/relieve Woodcote Lane.	BROOKE RS LANE
Conservation No	known constraints	
Noise/Air Quality Assessment:	se assessment required due to proximity to rerouted Newgate Lane	
Archaeology: Sit	e not within identified area of archaeological potential	-
cology Comment: Lo	v use site for Brent Geese and Solent Waders birds.	
	thin 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m mmunity/Leisure Facility	of a Primary School, within 800m of a
	e site is considered suitable for development as part of a proposed housing allocation. Development could be landscape character of the wider area. Development must have regard to Brent Geese and Waders design	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS  ID: 3008 Site N	Developable Housing Site  Iame: Land South of Longfield Avenue, Fareham	Stubbingto
Current Land Use:	Agriculture	FAREHAN
Surrounding Land U	The site is located immediately to the south of the existing built-up boundary of Fareham. Longfield Avenue borders the site to the north, Oxley's Coppice to west. Agriculture to the south. HMS Collingwood is to the east.	TITCHPIELD WARD WARD
Gross Site Area (ha)	: 110.27 Housing Yield (estimate): tbd	
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		HILL STUBBING TOWNERS LANG
Constraints:	Public ROW, Agricultural Land Grade 2, Solent Brent Geese & Wader Secondary Support Area, Solent Brent Geese & Wader Low use, Minerals and Waste 2016 Soft Sand and Safeguarded Site, Existing Open Space, Countryside	
Highways/ Pedestrian Access:	To be determined via a master planning approach.	
Conservation Comments:	No known constraints	and any many the service of the CAD and Cooking Soppyright
Noise/Air Quality Assessment:	Air quality and noise impact assessment required	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site itself contains arable fields with hedgerows around the field margins. A pond is present on site. Low & Brent Geese on site. Potential for reptiles, bats and badgers, whilst the pond has potential for amphibians,	
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary Schowithin 800m of a Community/Leisure Facility	
Suitability Comment:	The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbir in this area should be appropriately master planned taking into account the range of issues including Brent Go Stubbington Bypass, and seeking opportunities in terms of community benefits.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

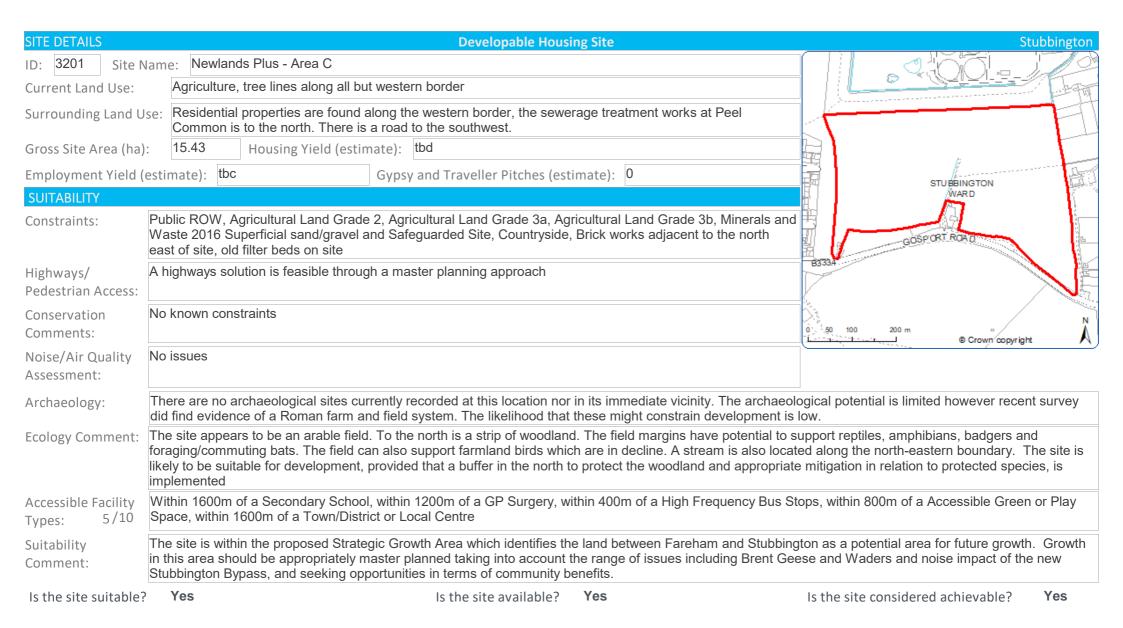


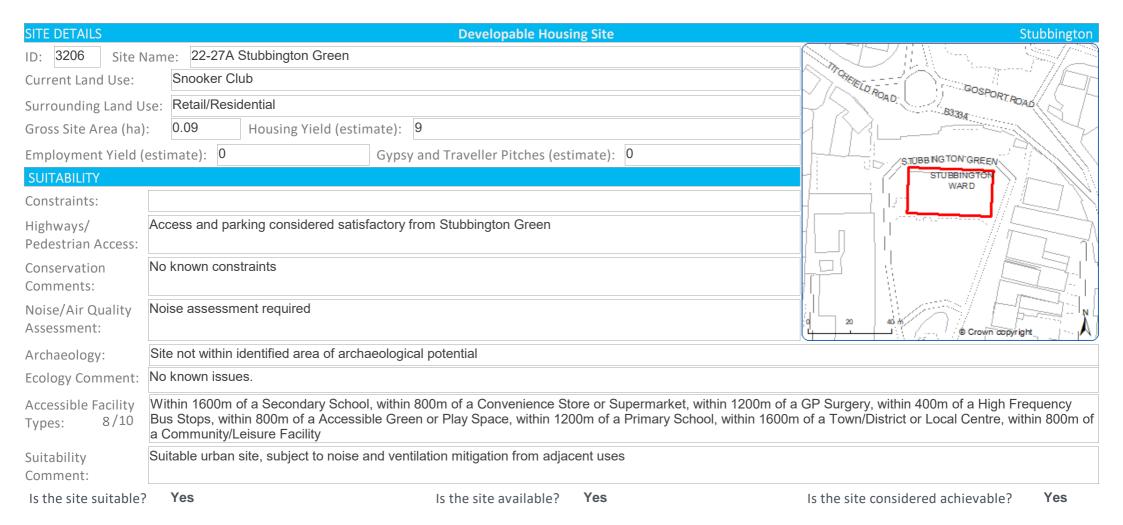
SITE DETAILS **Developable Housing Site** Stubbington Land East of Newgate Lane, Peel Common NEW GATE LANE 3057 Current Land Use: Agricultural Surrounding Land Use: MOD Playing fields (use class D2) to the north-west. Tukes Avenue public open space is to the north-SPORT BO east. Speedfields Retail Park (including A1, B1, B2 uses) to the north and residential to the east, Arable land to the south west of Newgate Lane. 13.55 Housing Yield (estimate): 244 Gross Site Area (ha): STUBBINGTON Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Public ROW, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Solent Brent Geese & Wader Constraints: Low use, Minerals and Waste 2016 Soft Sand, Countryside This proposal includes the creation of an access direct from the proposed Newgate Lane South Relief Road Highways/ through the construction of a roundabout at the proposed sole junction onto this route. It is considered that this Pedestrian Access: solution would be unsatisfactory and a revised option would need to be explored. No known constraints Conservation Comments: Noise and air quality (travel) assessments both required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site itself contains arable fields with linear hedgerows. Potential for badger, bat, reptile and green sandpiper. The site is a recognised 'low use' Brent Geese **Ecology Comment:** and Solent Waders site which will required assessment, consideration and consultation with Natural England. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of Accessible Facility a Accessible Green or Play Space, within 1200m of a Primary School 5/10 Types: Development could be accommodated without significant effects on the landscape character of the wider area (following construction of Newgate Lane South) or Suitability the integrity of the Strategic Gap. Development must have regard to Brent Geese and Waders designation. Ground is often waterlogged - site wide SuDS Comment: required to be incorporated into any scheme. Landscape and visual screening required to separate site from Newgate Lane South relief road. Site also pending identification of suitable highways access. Yes Is the site suitable? Yes Is the site available? Yes Is the site considered achievable?

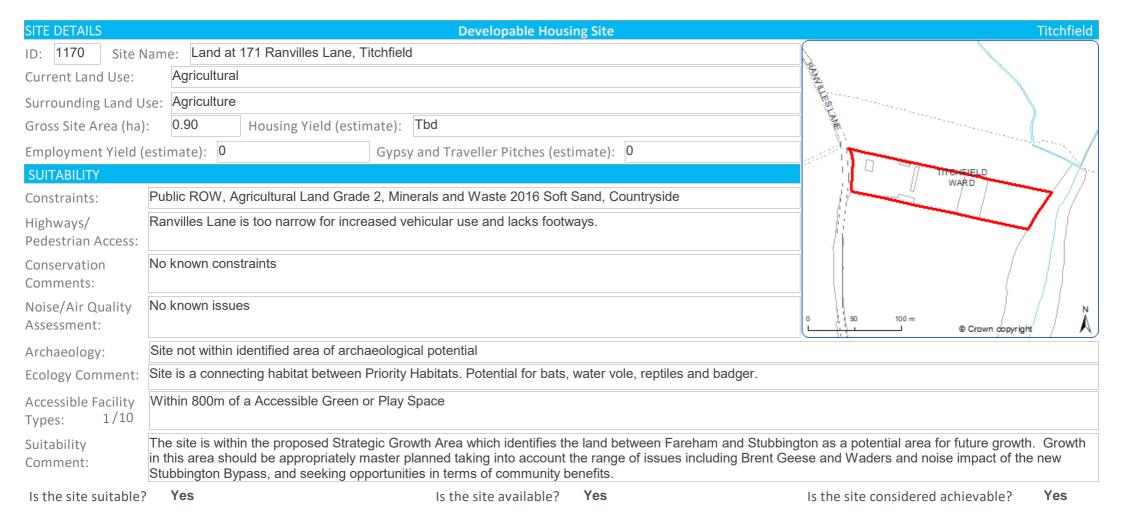
SITE DETAILS **Developable Housing Site** Stubbington The Grange, Oakcroft Lane, Stubbington ID: 3120 Site Name: Scrub Current Land Use: Surrounding Land Use: Residential to the south, Crofton cemetery to east, agricultural land to west and north. OAKOROFFEARER TITCHFIE 0.72 Housing Yield (estimate): tbd WARD Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Public ROW, Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals and Waste 2016 Superficial Constraints: sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, UBBINGTON Countryside WARD The Oakcroft Lane/Ranvilles Lane route between Titchfield Road and Peak Lane is unsuitable to carry any Highways/ material increase in traffic. Pedestrian Access: Conservation No known constraints Comments: © Crown copyrigh No issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries, common species associated with **Ecology Comment:** rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites. Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth Suitability in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Comment: Stubbington Bypass, and seeking opportunities in terms of community benefits. Is the site suitable? Yes Is the site available? Is the site considered achievable? Yes



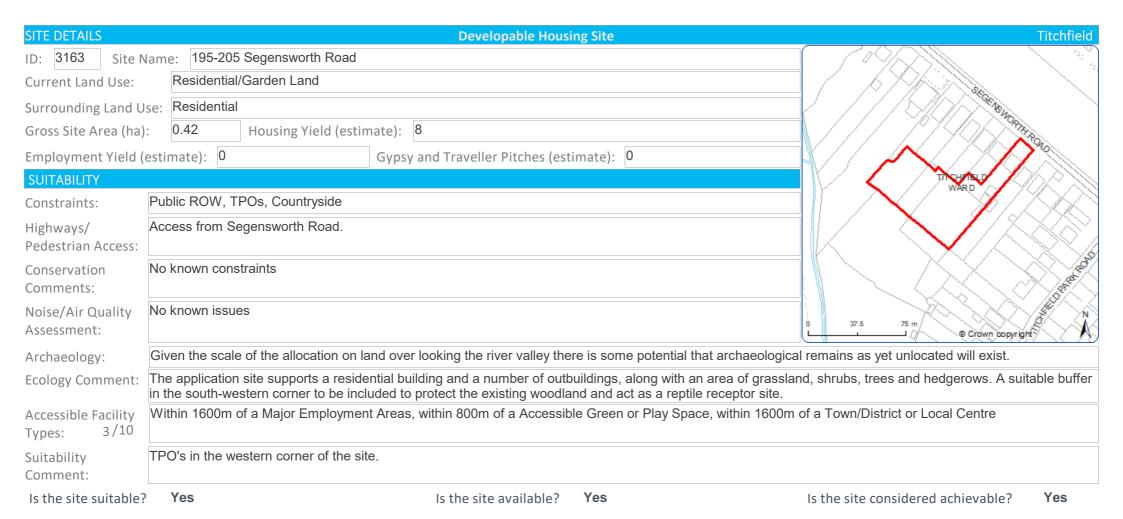
SITE DETAILS	Developable Housing Site	Stubbington
ID: 3200 Site N	lame: Newlands Plus - Area B2	I PANE
Current Land Use:	Agriculture	
Surrounding Land U	Se: The site is bordered by open countryside, agriculture and woodland to the south west.	
Gross Site Area (ha)	: 11.96 Housing Yield (estimate): tbd	
Employment Yield (	estimate): tbc Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		STUBBINGTON WARD
Constraints:	Public ROW, Agricultural Land Grade 2, Solent Brent Geese & Wader Low use, Minerals and V Soft Sand and Safeguarded Site, Countryside	Vaste 2016
Highways/ Pedestrian Access:	A highways solution is feasible through a master planning approach	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	SO 1994 200 m
Archaeology:	There are no archaeological sites currently recorded at this location nor in its immediate vicinity did find evidence of a Roman farm and field system.	v. The archaeological potential is limited however recent survey
Ecology Comment:	The entire site is a Solent Waders & Brent Goose 'Low Use' site. Tips Copse SINC and Ancient minimum of a 15m buffer will be required in the west. The field margins have potential to suppor suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the lil a 15m buffer in the west is implemented.	rt reptiles, amphibians and badgers. The site is likely to be
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space	e, within 1600m of a Town/District or Local Centre
Suitability Comment:	The site is within the proposed Strategic Growth Area which identifies the land between Farehar in this area should be appropriately master planned taking into account the range of issues inclustubbington Bypass, and seeking opportunities in terms of community benefits.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes



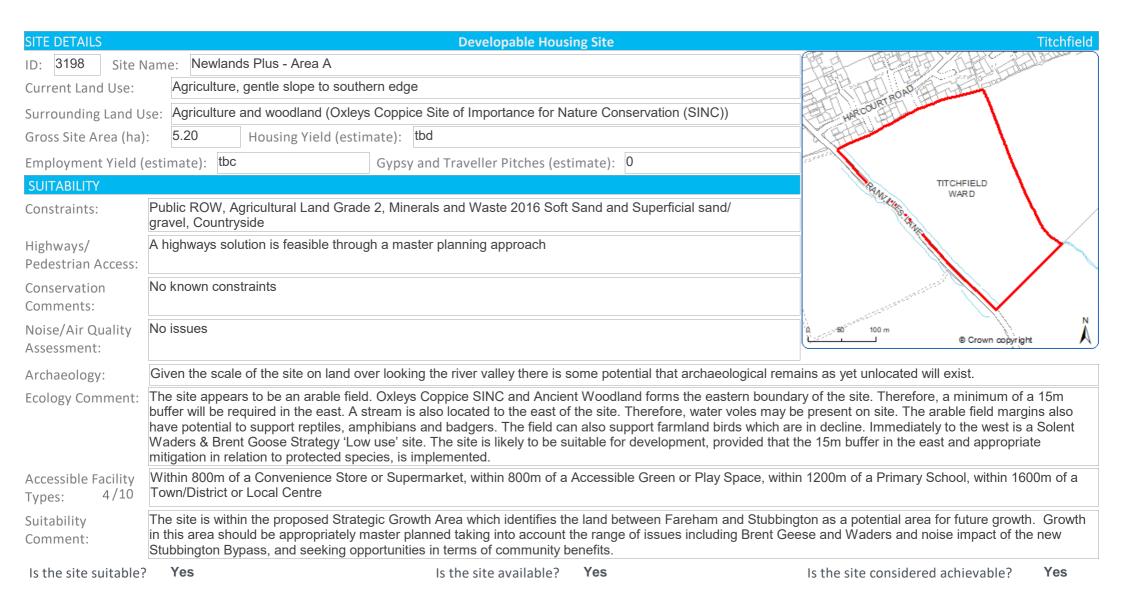


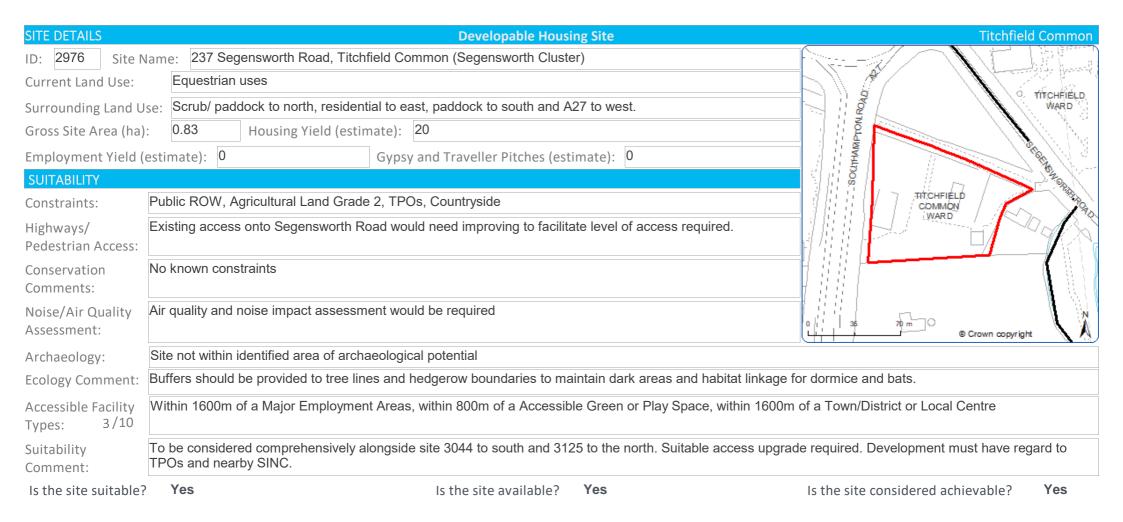


SITE DETAILS **Titchfield Developable Housing Site** Land East of Titchfield Road, Titchfield ID: 3059 Site Name: Current Land Use: Agriculture Surrounding Land Use: Agriculture, Kennels 36.01 Tbd Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY TITCHFIELD. WAR/D Public ROW, Agricultural Land Grade 2, Solent Brent Gees & Wader Low use, Flood Zone 2, Flood Zone 3, Constraints: Minerals and Waste 2016 Soft Sand and Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside The principle of forming three access points to serve the two sites, appears to be acceptable. No vehicular Highways/ access to Ranvilles Lane would be acceptable. The illustrative primary access from the proposed Stubbington Pedestrian Access: Bypass junction with the B3334 Titchfield Road would need to be incorporated into the proposed signalcontrolled junction. The locations of the accesses to Titchfield Road may need adjusting and there would be wide-scale hedge-loss associated with the southern of these. The site is somewhat isolated and provision would need to be made to create/improve pedestrian/cycle links to Ranvilles Lane for access to the north-east and also to Titchfield. Cyclist provision on the down-graded southern section of Titchfield Road carriageway should also be considered, for access to Stubbington. The critical mass of the development would justify the reintroduction of buses along Titchfield Road and within the development itself. No known constraints Conservation Comments: Noise and air quality (travel) assessments recommended owing to scale of proposed development and Noise/Air Quality location in Strategic Gap. Assessment: Site not within identified area of archaeological potential Archaeology: The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging and roosting bat, invertebrates, badger and reptiles. **Ecology Comment:** Within 800m of a Accessible Green or Play Space Accessible Facility 1/10 Types: The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth Suitability in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Comment: Stubbington Bypass, and seeking opportunities in terms of community benefits. Yes Is the site available? Is the site considered achievable? Yes Is the site suitable?



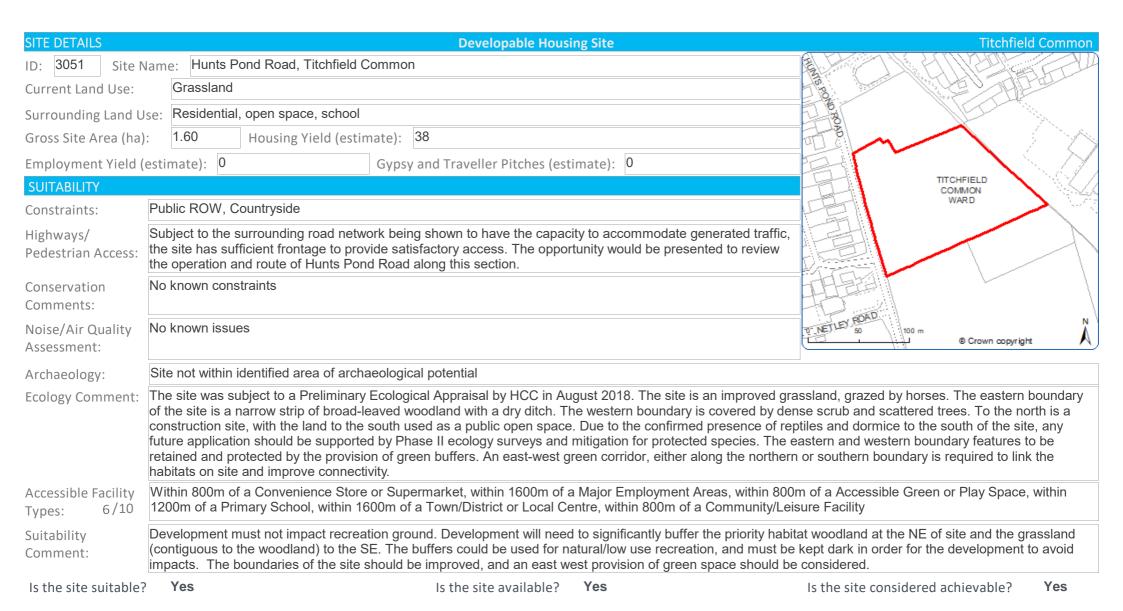
SITE DETAILS **Developable Housing Site Titchfield** Land at Titchfield Road and Ranvilles Lane ID: 3190 Site Name: Current Land Use: Open scrub/grassland Residential to east, agricultural to north Surrounding Land Use: 1.98 Tbd Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TITCHFIELD WARD SUITABILITY Public ROW, Agricultural Land Grade 2, Solent Brent Geese & Wader Low use, Flood Zone 2, Flood Zone 3. Constraints: Minerals and Waste 2016 Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside A priority junction access at a suitable distance from the Ranvilles Lane junction with Titchfield Road would be STUBBINGTON Highways/ WARD acceptable to serve this development. No pedestrian or vehicular access onto Ranvilles Lane would be Pedestrian Access: acceptable. A cycle/footway should be provided from the site access along Titchfield Road to its junction with Ranvilles Lane. The present 30mph speed zone on Titchfield Road should be extended to encapsulate the site access. No known constraints Conservation Comments: No known issues Noise/Air Quality Assessment: Known Importance, Known Importance Buffer. Although there are no archaeological sites currently recorded at this location nor in its immediate vicinity Archaeology: the archaeological potential of the site by the river with a palaeo channel running through it, is mode. The site consists of a grass field with tree/hedge lines to north and west. The treelines in the north to be retained and enhanced. **Ecology Comment:** Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of Accessible Facility a Community/Leisure Facility 4/10 Types: The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth Suitability in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Comment: Stubbington Bypass, and seeking opportunities in terms of community benefits. Yes Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?

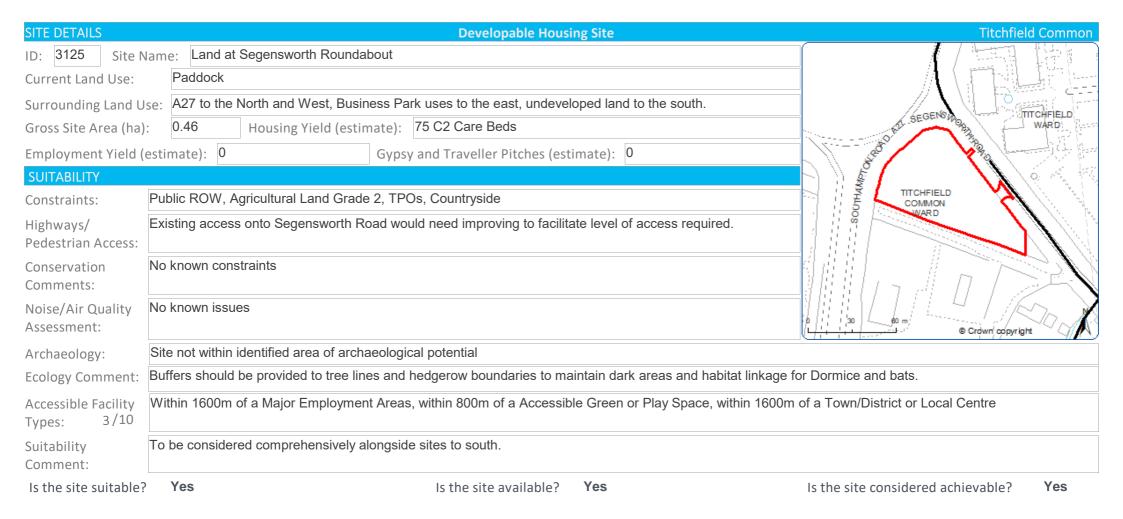


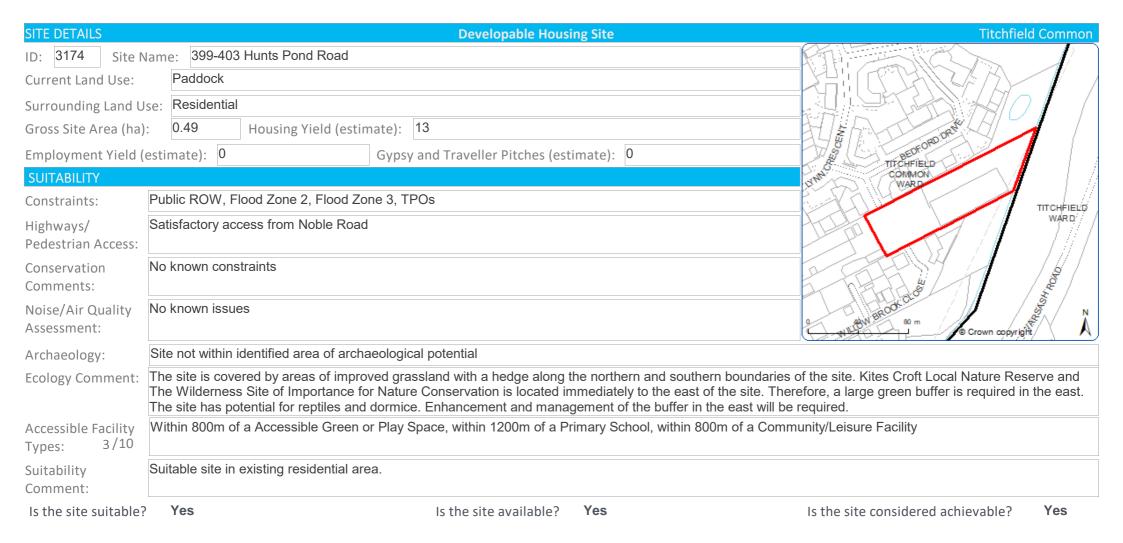


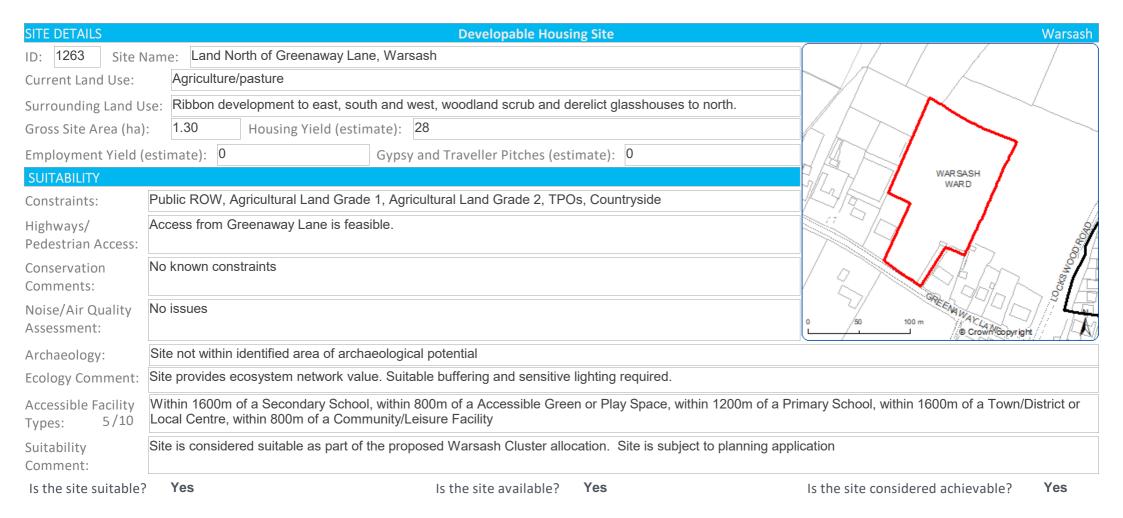
SITE DETAILS	Developable Housing Site	Titchfield Commor
ID: 3020 Site Na	·	
Current Land Use:	Part residential, part caravan park, part grassland.	
Surrounding Land Us	e: Retail to west, residential south and east, garden centre to the north.	
Gross Site Area (ha):	1.06 Housing Yield (estimate): 42	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		COMMON TITCHFIELD TITCHFIELD WARD
Constraints:	Public ROW, Agricultural Land Grade 2, TPOs, Countryside	]
Pedestrian Access:	The principle of development is acceptable although it will be necessary to carefully locate a left-in, left-out access clear of the Hambrooks access to the north. A Transport Assessment will be required, particularly covering the distribution and impact of traffic leaving the site on the road network leading back to Junction 9 of the M27. Good pedestrian and cyclist linkages are required.	
Conservation Comments:	No known constraints	
	Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required.	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential	=
	The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hards and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and errequired to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the dormice and reptiles. The residential brick buildings on site have potential to support roosting bats.	Indary of the site. A minimum of 15m green buffer hancement of hedgerows/treelines on site is
	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 160 a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Loca	
	Sufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and el Dormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. Mo	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

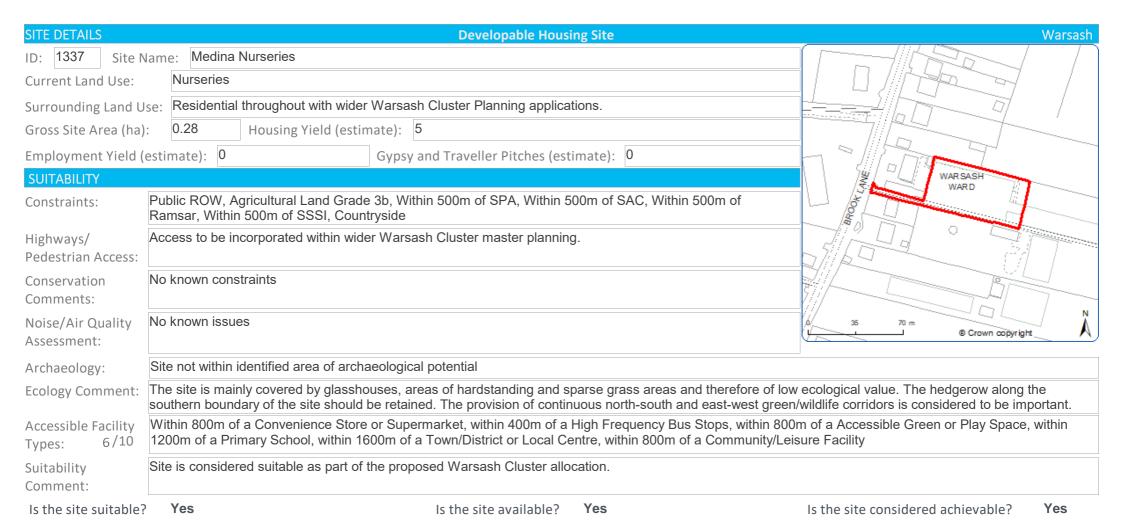
SITE DETAILS **Developable Housing Site** Titchfield Common Land to the East of Southampton Road, Titchfield ID: 3044 SOUTHANIE TON ROAD C3 Class/Paddocks **Current Land Use:** Surrounding Land Use: Residential properties to the north of the site, with employment beyond. To the west there is a mix of retail. office and residential uses. Immediately to the south there are further paddocks and agriculture followed 770 by a garden nursery and office uses. SINC to the east. 4.35 Housing Yield (estimate): 240 Gross Site Area (ha): ALCHEIEKD Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TITCHFIELD WARD. COMMON-WARD SUITABILITY Public ROW, Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, TPOs, Countryside Constraints: The principal of accessing onto the A27 Southampton Road is acceptable in the context of the duelling works Highways/ on the A27. A Transport Assessment is required as part of the application to assess capacity on the A27 and 13 Pedestrian Access: M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. No known constraints Conservation Comments: Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality Noise/Air Quality assessments would be required. Assessment: Site not within identified area of archaeological potential Archaeology: The site is dominated by areas of grassland (both managed in the form of grazed and mowed grass and unmanaged fields), hedges, scrub and treelines. A **Ecology Comment:** residential building as well as a number of sheds and stables are also present on site. Low numbers of slow worm have been recorded on site and therefore a suitable onsite receptor area would be required. The surveys of the site confirmed the likely absence of badger setts, water voles, dormice and roosting bats from the site. Sylvan Glade SINC is located adjacent to the eastern boundary. Therefore a 15m wide, unlit and landscape buffer will be required along the eastern boundary, along with a east-west wildlife corridor to allow the movement of wildlife on site and to the wider landscape. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10Types: Requirement for sufficient buffer and protection fencing for hedgerows and SINC woodland to east of site. Would need to allow for co-ordination of development Suitability on site 2976 to north and 3020 to south. Comment: Yes Is the site suitable? Is the site available? Yes Is the site considered achievable? Yes











SITE DETAILS **Developable Housing Site** Warsash Site Name: Land at Brook Lane, Warsash 1382 Current Land Use: Agricultural Surrounding Land Use: Residential to south and west. Scrub woodland and paddocks to north and east 11.52 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY WARSASH WARD. Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, TPOs, Constraints: Countryside, Former horticultural nurseries on site Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site Highways/ infrastructure would be required to accommodate pedestrians and cyclists. Bus stop improvements would also Pedestrian Access: be required. Transport Assessment required as part of planning application. No known constraints Conservation Comments: No known issues © Crown copyright Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: **Ecology Comment:** Low ecological value due to existing glasshouses. Potential for bats, amphibians (common toad); badgers and reptiles. Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Facility Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre 6/10 Types: Site is considered suitable as part of the proposed Warsash Cluster allocation. Site and adjoining land to north east subject to planning application Suitability P/17/0845/OA with resolution to grant planning permission. Comment:

Is the site available?

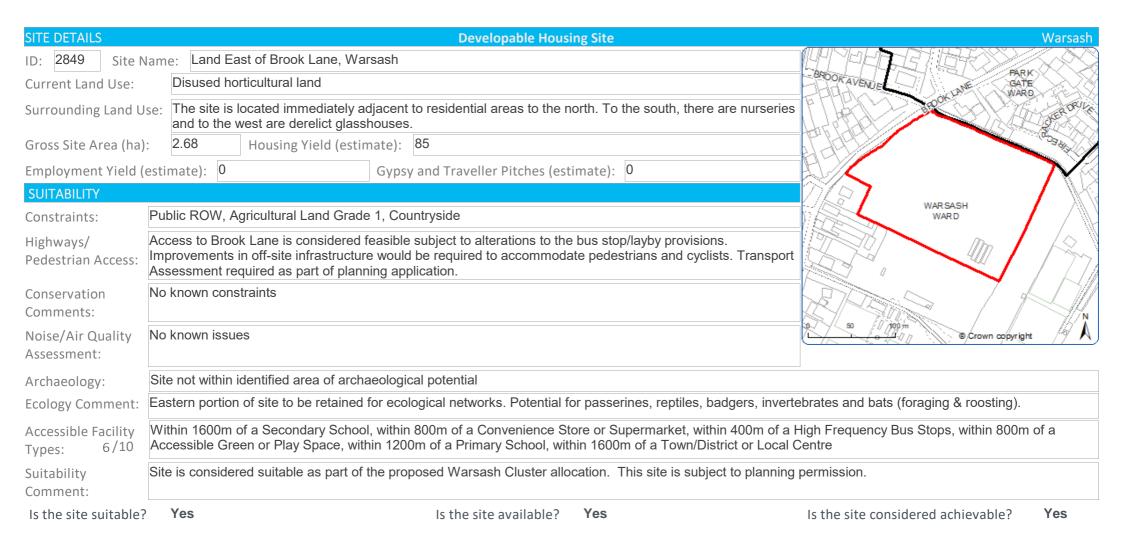
Yes

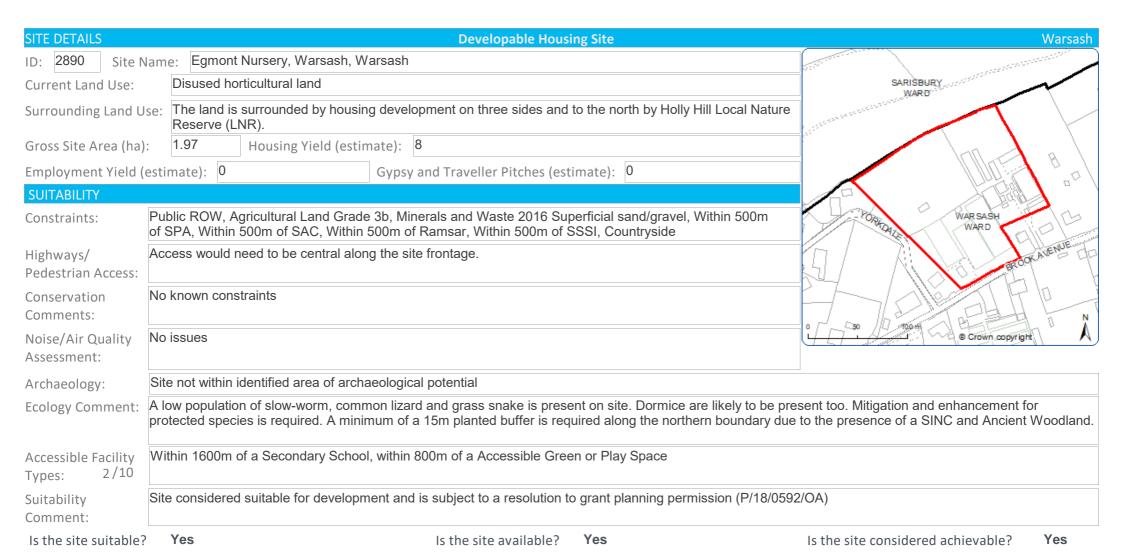
Is the site suitable?

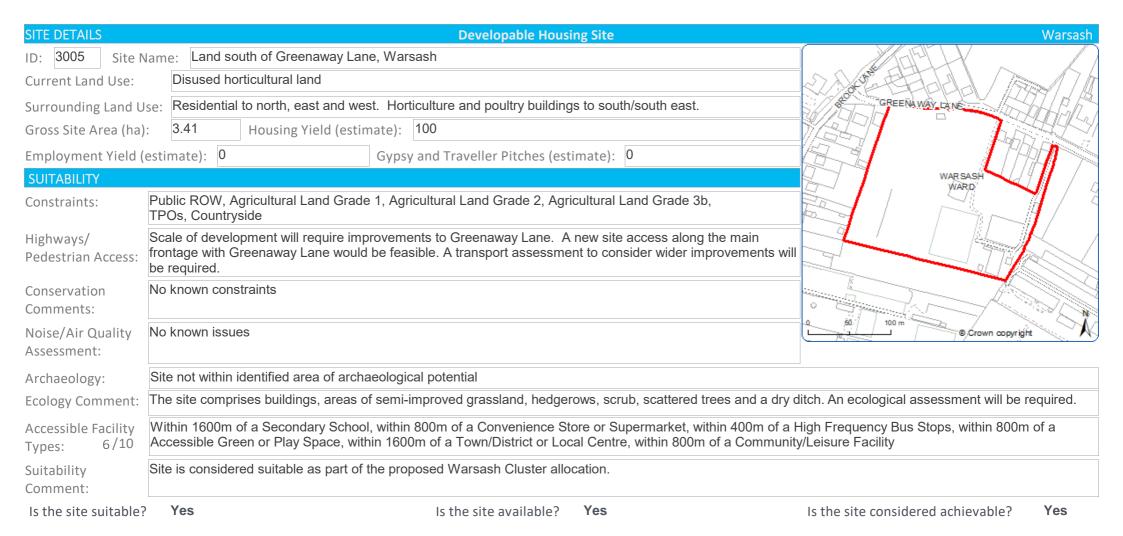
Yes

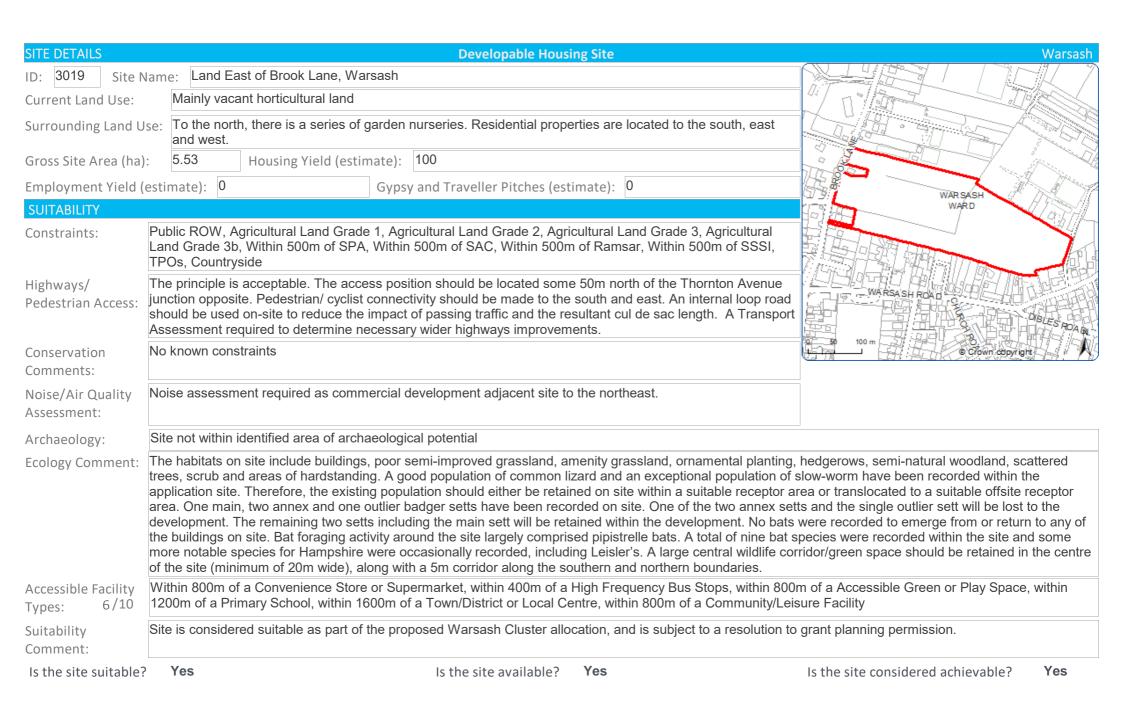
Is the site considered achievable?

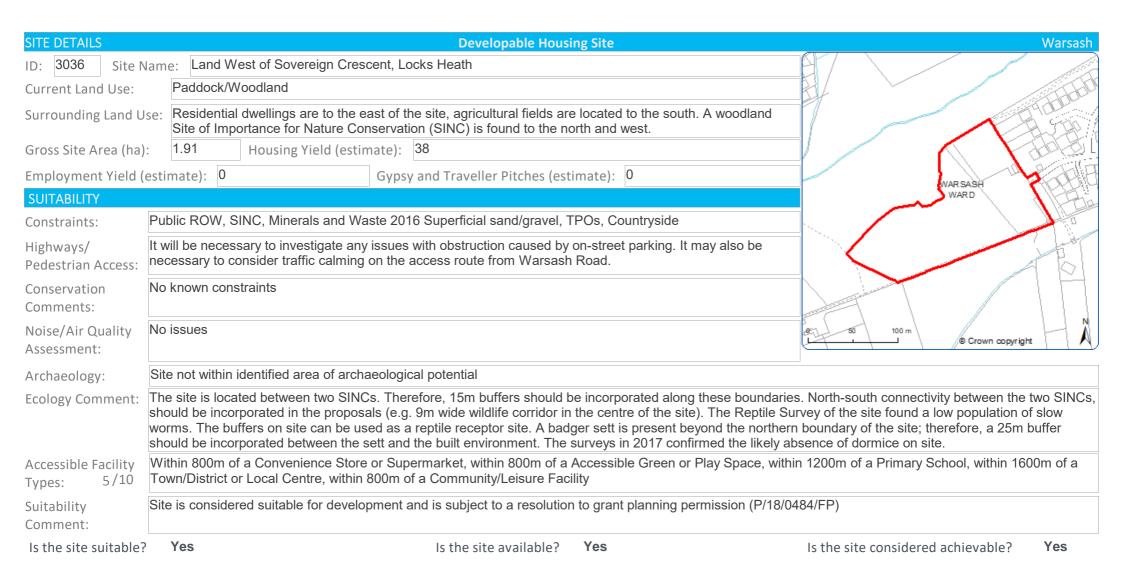
Yes









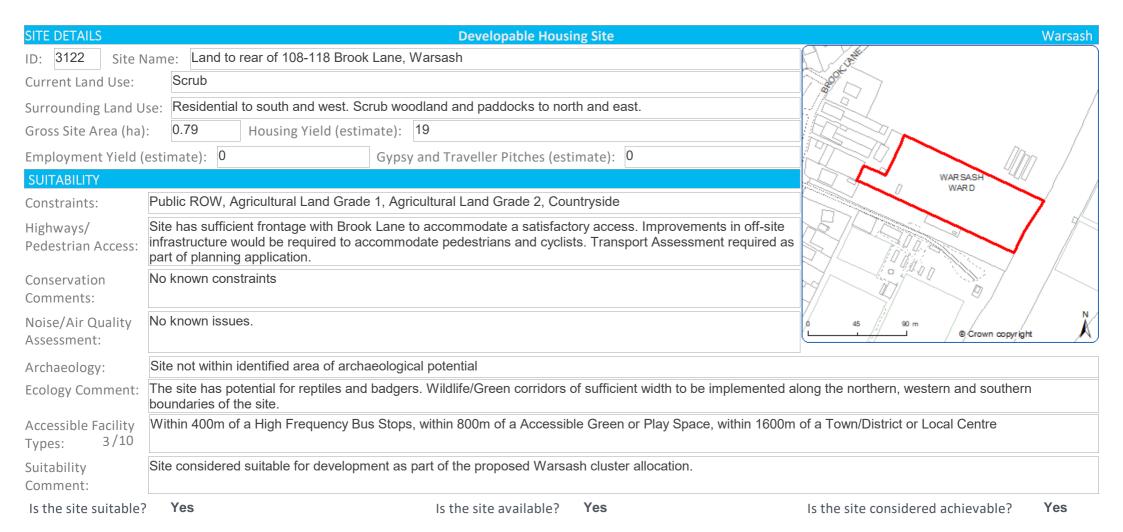


SITE DETAILS	Developable Housing Site	Warsash
ID: 3046 Site N	ame: Land adjacent to 79 Greenaway Lane, Warsash	GREENAWAY LANE
Current Land Use:	Paddock	
Surrounding Land U	Small scale housing development is located to the north, east and west. Industrial development is to the south.	
Gross Site Area (ha)	2.10 Housing Yield (estimate): 30	WARSASH
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	WARSASH WARSASH
SUITABILITY		WARD
	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, TPOs, Countryside	
Highways/ Pedestrian Access:	Access to Greenaway Lane is feasible. A transport assessment to consider wider highways improvements will be required.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered tree hedgerow consisting of mature trees with good shrub and ground flora layers. An ecological assessment will b	
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200n Town/District or Local Centre, within 800m of a Community/Leisure Facility	n of a Primary School, within 1600m of a
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution t	o grant planning permission.
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site** Warsash Land South of Greenaway Lane, Warsash 3056 Site Name: Predominantly horticultural uses, including derelict glasshouses Current Land Use: Vacant horticultural land and residential dwellings are to the north and south. Residential properties on Surrounding Land Use: Brook Lane to the west and on Lockswood Road to the east. 6.62 Housing Yield (estimate): 157 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within Constraints: 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, TPOs, Countryside Access is considered to be acceptable. Potential pedestrian/cyclist connectivity to the south of the site should Highways/ be investigated along with wider cyclist facilities off-site. A transport assessment to consider wider highways Pedestrian Access: improvements will be required. No known constraints Conservation WARSASH ROAT Comments: No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site is characterised by greenhouses, areas of hardstanding, overgrown grassland, previously felled area of mixed broadleaved woodland and scrub in the **Ecology Comment:** south-east and hedgerows located around the grassland fields and site boundaries. No badger setts have been recorded within the application site, however, evidence of foraging and territorial behaviour is evident. A medium population of slow-worm and a low population of common lizard have been recorded within the site and are proposed to be translocated to Land South of Dibbles Road SINC. The application site supports habitats which function as ecological stepping stones between the two designated sites within the local area (Brook Wood SINC in the west and Land South of Dibles Road SINC/Warsash Common in the east). An ecological assessment will be required. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10Types: Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to grant planning permission. Suitability Comment: Yes Is the site suitable? Is the site available? Yes Is the site considered achievable? Yes

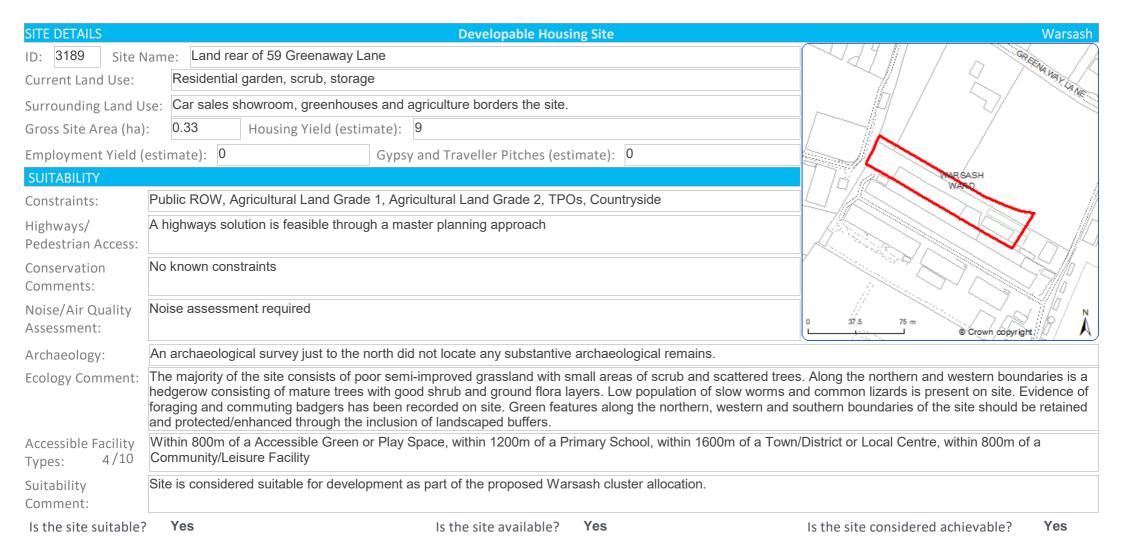
SITE DETAILS **Developable Housing Site** Warsash Warsash Maritime Academy, Warsash 3088 Site Name: D1 Class Current Land Use: Surrounding Land Use: Residential to the north and east, countryside to the south and Solent coastline to the west. Housing Yield (estimate): 100 2.97 Gross Site Area (ha): Employment Yield (estimate): tbc Gypsy and Traveller Pitches (estimate): 0 SUITABILITY WARSASH Public ROW, Flood Zone 2, Flood Zone 3, Statutory Listed Buildings, Minerals and Waste 2016 Superficial Constraints: sand/gravel, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSI, TPOs, Countryside, Old chemical works, saltings, and infilled pit. A new access that is located centrally along the frontage is feasible with reduction in the height of the frontage Highways/ hedge to achieve adequate visibility splays. Pedestrian Access: Conservation This site contains two listed buildings. The sea cadets residence and refectory block (Shackleton and Moyana buildings) with a linked walkway. Preserving the integrity of the buildings and their setting will be required in Comments: any development, particularly retaining the open river frontage. Impact on views of the buildings from the Crown copyright water should also be considered. No issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site is dominated by buildings, areas of hardstanding, trees and ornamental planting, marshy grassland, woodland and ponds. Notable habitats on site **Ecology Comment:** should be retained and protected through the inclusion of suitable green buffers (e.g. marshy grassland). Due to the proximity of the site to the Solent SPAs, direct and indirect impacts on the European designated sites are likely. Natural England should be consulted in relation to the mitigation measures/ buffers required to protect the designated sites. Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Accessible Facility Community/Leisure Facility 4/10 Types: Development restricted to eastern (upper) half of site- majority of dwellings to be achieved through conversion of existing buildings. Preserving condition and Suitability setting of listed buildings will be important in any development, particularly retaining the open river frontage. Impact on views of buildings from the water should Comment: be considered. Significant buffer of western margins to retain priority habitats and ponds. Discussions with Natural England will need to be carried out to determine buffer to International sites. Yes Is the site available? Yes Is the site considered achievable? Yes

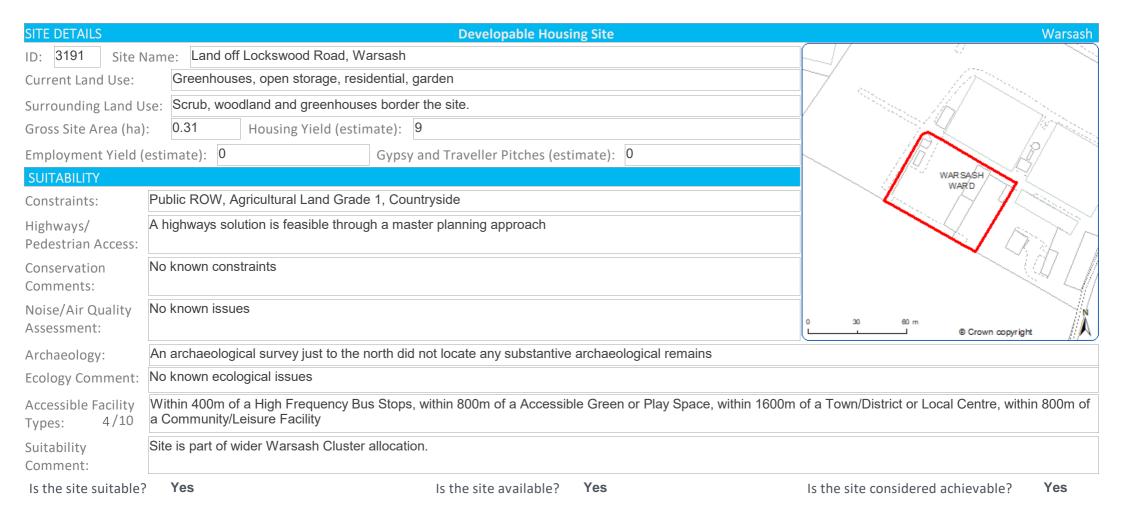
Is the site suitable?



SITE DETAILS		Developable Hous	ing Site	Warsash
ID: 3162 Site N	lame: Land West of Lockswood F	Road		
Current Land Use:	Scrub, woodland			
Surrounding Land U	se: Residential, glasshouses, agri	culture border the site.		
Gross Site Area (ha)	: 3.44 Housing Yield (es	timate): 80		*/
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	timate): 0	
SUITABILITY				WARSASA WARSASA
Constraints:	Public ROW, Agricultural Land Gra TPOs, Countryside	ade 1, Agricultural Land Grade 2, Agr	icultural Land Grade 3b,	Use est Broom Conte
Highways/ Pedestrian Access:	A highways solution is feasible thro	ough a master planning approach		SATE WARD
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues			50 100 W TANKE SCrown copyright
Archaeology:		n this allocation during gravel extraction ough this unlikely to constrain develop		tion cemetery was found to the north. The site has a
Ecology Comment:	common lizards and a low populat recorded along the site boundaries	ion of grass snakes has been confirm	ned on site. Common and so of the stream on site and pro	g routes. An exceptional population of slow worms and prano pipistrelle, noctule, serotine and Myotis bats have been vision of wide buffers along the boundaries is required. A
Accessible Facility Types: 5/10	Within 1600m of a Secondary Sch Local Centre, within 800m of a Co		en or Play Space, within 1200	0m of a Primary School, within 1600m of a Town/District or
Suitability Comment:	Site is considered suitable as part	of the proposed Warsash cluster allo	cation.	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 3164 Site N	e Name: Land East of Brook Lane	W Company of the Comp
Current Land Use:	e: Agricultural	
Surrounding Land U	Use: Residential properties are found to the south and west. Scrub woodland and paddocks are found to the north and east.	
Gross Site Area (ha)	ha): 6.78 Housing Yield (estimate): 180	- M. 18 VIFE
Employment Yield (	d (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	- / / Tul
SUITABILITY		WARSACH WARD
Constraints:	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, Large nursery on site, site investigation report available for site	2//////
Highways/ Pedestrian Access:	Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Bus stop improvements would also be required. Transport Assessment required as part of planning application.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	/ No issues	9/Crown copyright
Archaeology:	Iron Age material was found to the east during gravel extraction, Bronze Age cremation cemetery found to the north. The site has a archaeological potential, low likelihood that archaeological remains will present a constraint to development.	a high
Ecology Comment:	Low ecological value due to existing glasshouses. Potential for bats, amphibians (common toad); badgers and reptiles.	
Accessible Facility Types: 6/10		Stops, within 800m of a
Suitability Comment:	Site is considered suitable for development as part of the proposed Warsash cluster allocation. Site and adjoining land to north eas application P/16/0959/OA.	st subject to planning
Is the site suitable?	le? Yes Is the site available? Yes Is the site conside	ered achievable? Yes





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## 6. Discounted Housing Sites

SITE DETAILS		
ID: 3052 Site Name:	Land to the East of Furze Court, Wickham Road, Fareham	Fareham East
Reason for Discounting:	Development would result in the loss of open space.	
ID: 3063 Site Name:	Trinity Street Car Park, Fareham	Fareham East
Reason for Discounting:	Not available	
ID: 3211 Site Name:	Land South of 1 & 6 Woodlands, Pinks Hill	Fareham East
Reason for Discounting:	Loss of priority habitat and required upgrade to highways would render site unviable.	
ID: 3213 Site Name:	Maindell Pumping Station, Fareham	Fareham East
Reason for Discounting:	Site is not considered suitable.	
ID: 3222 Site Name:	Tarmac Trading Ltd, Upper Wharf	Fareham East
Reason for Discounting:	Safeguarding of Aggregates Wharf within Minerals and Waste Plan	
ID: 1286 Site Name:	Russell Place, Fareham	Fareham North
Reason for Discounting:	This site has multiple ownership and leases. Correspondence from two landowners has confirmed their land is not comprehensive site cannot be assembled for development during the plan period.	available. Appears that the
ID: 1332 Site Name:	Fareham Park Farm Site, Fareham	Fareham North West
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.2b)). Timpact on the Strategic Gap in this location.	he site will also have a detrimental
ID: 3159 Site Name:	Land South of Hope Lodge	Fareham North West
Reason for Discounting:	Site is within area of special landscape quality.	
ID: 3003 Site Name:	Land Rear of 23 The Avenue, Fareham	Fareham South
Reason for Discounting:	This site has significant TPO coverage and is located within a Historic Park and Garden.	

SITE DETAILS			
ID: 3083	Site Name:	Land at The Gillies r/o Belvoir Estate, Fareham	Fareham South
Reason for Dis	scounting:	The site designated as a SINC it is also partly covered by a high risk flood zone. In addition the site is a valuable pub	lic open space.
ID: 3097	Site Name:	Catisfield Lane, Fareham	Fareham West
Reason for Dis	scounting:	The site is within landscape identified as of special character for the borough. Development at the site would poter Scheduled Ancient Monument. No safe highway access identified.	ntially have significant impacts upon
ID: 3112	Site Name:	16-20 The Avenue, Fareham, Fareham	Fareham West
Reason for Dis	scounting:	It is not clear at this stage whether all landowners are willing to dispose of the site for residential development dur concerns as to whether the redevelopment of the site would be viable (achievable).	ing the plan period. There are also
ID: 31	Site Name:	Land West of Old Street, Hill Head	Hill Head
Reason for Dis	scounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c)) and ha particularly associated with the adjacent SPA/SSSI.	s significant ecological sensitivity,
ID: 3037	Site Name:	Land west of Old Street, Stubbington	Hill Head
Reason for Dis	scounting:	It is unclear at this time as to whether the site is available for development during the plan period.	
ID: 3075	Site Name:	Land at Bells Lane, Stubbington	Hill Head
Reason for Dis	scounting:	The site currently provides valuable public open space and the existing public footpath would make development of	lifficult to accommodate.
ID: 3098	Site Name:	Land West of Cuckoo Lane, Stubbington	Hill Head
Reason for Dis	scounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). Significant ecological con SPA/SSSI affect the suitability of the site.	straints associated with the adjacent
ID: 3197	Site Name:	Land at Springfield Way	Hill Head
Reason for Dis	scounting:	Loss of valuable open space	
ID: 1335	Site Name:	Land at Addison Rd, Sarisbury	Park Gate
Reason for Dis	scounting:	Existing site access is not suitable for size of development.	
ID: 3025	Site Name:	Little Park Farm, Park Gate	Park Gate
Reason for Dis	scounting:	The site is unsuitable for residential development. The site is better suited to remain as a low intensity employment	t area.

SITE DETAIL	_S		
D: 3073	Site Name:	Land at Addison Road, Park Gate	Park Gate
Reason for D	Discounting:	The site provides valuable public open space and the existing woodland which includes TPOs and wildlife habitat vaccommodate.	vould make development difficult to
D: 3185	Site Name:	Land East of Glen Road	Park Gate
Reason for D	Discounting:	Site consists of valuable woodland priority habitat and access to the site is unsuitable for development.	
D: 3194	Site Name:	Bassaire Ltd, Duncan Road	Park Gate
Reason for D	Discounting:	Application for new industrial unit suggest the site is no longer available for housing development.	
D: 3214	Site Name:	Land at Beacon Bottom II	Park Gate
Reason for D	Discounting:	Site consists of valuable woodland priority habitat, and is an ecological network opportunity area, including TPOs. residential development.	The site is therefore unsuitable for
D: 3079	Site Name:	Land at Grove Avenue, Portchester	Portchester East
Reason for Discounting: The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 12.1c)) and provides valuable op these reasons residential development at this site is considered unsuitable.		nd provides valuable open space. For	
D: 3081	Site Name:	Land at Hill Road, Portchester	Portchester East
Reason for D	Discounting:	The site has high ecological value and is in a highly sensitive landscape (based on the Fareham Landscape Assessm reasons the site is unsuitable for residential development.	ent (character area 11.2b)). For these
D: 3119	Site Name:	Wicor Farm, Cranleigh Road, Portchester	Portchester East
Reason for D	Discounting:	Wider landscape along the coastal margin is highly sensitive.	
D: 3168	Site Name:	Land Off Nelson Lane, Portchester	Portchester East
Reason for D	Discounting:	Site is in unsustainable location and highway access is unsuitable for development	
D: 2999	Site Name:	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	Portchester West
Reason for D	Discounting:	This site is of national importance for geological strata and has significant ecological potential. It is therefore unsu	itable for residential development.
D: 3080	Site Name:	Land at High View, Dore Ave, Portchester	Portchester Wes
Reason for D	Discounting:	The site is a valuable public open space and is therefore unsuitable for residential development.	

SITE DETAILS		
ID: 25 Site Name:	7 Spring Road, Sarisbury Green	Sarisbury
Reason for Discounting:	The site has insufficient highway access available to provide for a number of units above the study threshold. It is tunachievable.	therefore considered unsuitable and
ID: 124 Site Name:	Solent Business Park - Solent 2, Sarisbury	Sarisbury
Reason for Discounting:	The site is still appropriate and suitable for employment allocation. Employment allocation is favoured in order to borough.	address employment need in the
ID: 1005 Site Name:	Land adjacent to 75 Holly Hill Lane, Sarisbury	Sarisbury
Reason for Discounting:	Site is within area of special landscape quality.	
ID: 1324 Site Name:	Land by Durrants Lodge	Sarisbury
Reason for Discounting:	Site is located in Countryside, Historic Parks & Gardens Designation and within a sensitive landscape affecting the therefore unsuitable for development.	adjacent conservation area and is
ID: 1339 Site Name:	Old Orchard, Botley Rd, Swanwick	Sarisbury
Reason for Discounting:	The site has extensive TPO coverage and high ecological value. The site is therefore considered unsuitable for resident	dential development.
ID: 1356 Site Name:	187 Botley Road - Site A Proposal, Burridge	Sarisbury
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
ID: 2997 Site Name:	187 Botley Road - Site B Proposal, Burridge	Sarisbury
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and does not accord with the doaccess to local services.	evelopment strategy. Site has poor
ID: 2998 Site Name:	187 Botley Road - Site C Proposal, Burridge	Sarisbury
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and does not accord with the do access to local services.	evelopment strategy. Site has poor
ID: 3000 Site Name:	Land at 60 Swanwick Lane	Sarisbury
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with the	development strategy.

SITE DETAILS		
ID: 3007 Site Name:	Land to the south of Swanwick Lane, Sarisbury	Sarisbury
Reason for Discounting:	Development is out of keeping with the character of the area and does not accord with the development strategy.	
ID: 3017 Site Name:	Land adj Swanwick Lane, Swanwick	Sarisbury
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with the de	evelopment strategy.
ID: 3026 Site Name:	Eyersdown Farm, Burridge	Sarisbury
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with the de	evelopment strategy.
ID: 3038 Site Name:	Land in Upper Swanwick, Swanwick	Sarisbury
Reason for Discounting:	Scale of growth does not accord with the development strategy. The site is ecologically sensitive (adjacent to a SINC providing suitable highway access for the scale of development proposed.	) and does not seem capable of
ID: 3047 Site Name:	Land on south west side of Botley Road, Swanwick	Sarisbury
Reason for Discounting:	This site has extensive mature tree cover across the majority of the site with high biodiversity value. The site is there residential development.	efore considered unsuitable for
ID: 3061 Site Name:	Land to rear of 310 Botley Road, Burridge	Sarisbury
Reason for Discounting:	The site has total coverage by mature trees and does not appear to have suitable highway access. For these reasons residential development.	the site is considered unsuitable fo
ID: 3100 Site Name:	East of Botley Road, Burridge	Sarisbury
Reason for Discounting:	No satisfactory highways access appears to be available, there is extensive tree coverage and the site has high ecolonot considered suitable or achievable for residential development.	gical value. For these reasons it is
ID: 3106 Site Name:	Land adj to 316 Botley Road, Burridge	Sarisbury
Reason for Discounting:	Site has not been promoted for a number of years and correspondence with original promoter indicates they are no	longer instructed on the site.
ID: 3109 Site Name:	Land off Sopwith Way, Swanwick	Sarisbury
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with the de	evelopment strategy.
ID: 3110 Site Name:	Land South of Holly Hill Lane, Sarisbury	Sarisbury
Reason for Discounting:	It is unclear at this time as to whether the site is available for development during the plan period.	

SITE DETAILS		
ID: 3123 Site Name:	177-181 Botley Road, Burridge	Sarisbury
Reason for Discounting:	Scale of growth does not accord with the development strategy.	
ID: 3165 Site Name:	Bursledon Brickworks Swanwick Lane Lower Swanwick	Sarisbury
Reason for Discounting:	The site is in an unsustainable location and subject to high noise levels due to proximity to the motorway.	
ID: 3176 Site Name:	Land at Holly Hill Lane	Sarisbury
Reason for Discounting:	The site is within landscape identified as of special character for the borough.	
ID: 3178 Site Name:	Land west of Botley Road, Burridge	Sarisbury
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with the	development strategy.
ID: 3188 Site Name:	177-181 Botley Road	Sarisbury
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	ne development strategy. Small scale
ID: 3210 Site Name:	21 Burridge Road, Burridge	Sarisbury
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
ID: 3223 Site Name:	Land adjoining Friends Farm	Sarisbury
Reason for Discounting:	Development would affect the setting of the adjacent listed buildings and the scale of development proposed is or area and does not accord with the development strategy.	ut of keeping with the character of the
ID: 1372 Site Name:	Newgate Lane Peel Nook	Stubbington
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlement is therefore considered unsuitable for residential development.	ent character of Peel Common. The
ID: 1388 Site Name:	Land at Junction of Newgate Lane, Stubbington	Stubbington
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settleme site is therefore considered unsuitable for residential development.	ent character of Peel Common. The

SITE DETAILS		
D: 3022 Site Nam	e: Land West of Newgate Lane, Stubbington	Stubbington
Reason for Discounting	Development in this location would not be in keeping with the settlement pattern and would change the settlement charge is therefore considered unsuitable for residential development.	naracter of Peel Common. The
ID: 3129 Site Nam	e: Land West of Newgate Lane South, Stubbington	Stubbington
Reason for Discounting	Development in this location would not be in keeping with the settlement pattern and would change the settlement charge is therefore considered unsuitable for residential development.	naracter of Peel Common. The
ID: 3161 Site Nam	e: Land West of Newgate Lane	Stubbington
Reason for Discounting	Development in this location would not be in keeping with the settlement pattern and would change the settlement change is therefore considered unsuitable for residential development.	naracter of Peel Common. The
ID: 3221 Site Nam	e: Land south of Solar Farm	Stubbington
Reason for Discounting	This site is considered unsuitable in highways terms and due to potential ecological impacts.	
ID: 11 Site Nam	e: Land East of Posbrook and South of Bellfield	Titchfield
Reason for Discounting	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.1b)) and is a Geese and Solent Waders.	a primary support area for Brent
ID: 1173 Site Nam	ne: Land at Common Lane	Titchfield
Reason for Discounting	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	velopment strategy. Small scale
ID: 1180 Site Nam	ne: Holly Cottage	Titchfield
Reason for Discounting	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	velopment strategy. Small scale
ID: 3010 Site Nam	e: Land at Southampton Road, Titchfield	Titchfield
Reason for Discounting:  Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.		velopment strategy. Small scale
ID: 3029 Site Nam	e: Land south of Bridge Street, Titchfield	Titchfield
Reason for Discounting	Site within landscape identified as of special character for the borough. The site partly within flood zones 2 and 3 and h (adjacent to a SINC). Development could also be harmful to the setting of the conservation area.	nas high ecological potential

SITE DETAIL	Site Name:	Carron Row Farm Segensworth East, Titchfield	Titchfield
D: 3045			
Reason for D	discounting:	The site is within landscape identified as of special character for the borough. Development at the site would poter Scheduled Ancient Monument. No safe highway access identified.	ntially have significant impacts upon
D: <b>3058</b>	Site Name:	Land East of St Margaret's Lane, Titchfield	Titchfield
eason for D	iscounting:	Site not available	
3060	Site Name:	Land West of St Margaret's Lane, Titchfield	Titchfield
eason for D	iscounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
3064	Site Name:	320 Southampton Road, Titchfield	Titchfield
eason for D	iscounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
3102	Site Name:	Land East of Posbrook Lane, Titchfield	Titchfield
eason for D	iscounting:	The site is within landscape identified as of special character for the borough. The site is also partly within Flood Zo primary support area for Brent Geese and Solent Waders.	nes 2 and 3. In addition the site is a
3166	Site Name:	Haykin, St Margaret's Lane	Titchfield
eason for D	iscounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
3167	Site Name:	Land to rear of 320 Southampton Rd	Titchfield
eason for D	iscounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	e development strategy. Small scale
): 3175	Site Name:	Posbrook Lane	Titchfield
eason for D	iscounting:	The site is in a highly sensitive landscape. Development will also have a detrimental impact on the Strategic Gap in its own would not render the site unsuitable).	this location (albeit the gap issue on
): 3177	Site Name:	Land south of Segensworth Road	Titchfield
eason for D	iscounting:	The site is within landscape identified as of special character for the borough. Development likely to impact the set limited to the previously developed land in the north west corner of the site may be acceptable.	ting of heritage assets. Development

SITE DETAILS	
ID: 3179 Site Name	e: Carron Row Farm
Reason for Discounting:	The site is within landscape identified as of special character for the borough. Development likely to impact the setting of heritage assets. Development limited to the previously developed land in the north west corner of the site may be acceptable.
ID: 3182 Site Name	E: Kingfisher House, Fishers Hill Titchf
Reason for Discounting:	Western half considered unsuitable, eastern field would be acceptable but below study threshold.
ID: 3183 Site Name	E: Land at 18 Titchfield Park Road Titchf
Reason for Discounting:	Access to site is unsuitable as highways access cannot be achieved taking TPOs into consideration.
ID: 3184 Site Name	e: Land East of Cartwright Drive
Reason for Discounting:	The site is within landscape identified as of special character for the borough. Development likely to impact the setting of heritage assets. Development limited to the previously developed land in the north west corner of the site may be acceptable.
ID: 3195 Site Name	e: Conifer Rise Titchf
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and lies partly in flood zones 2 and 3. Site has high ecologi potential (adj to a SINC). Development may be harmful to the setting of the conservation area.
ID: 3212 Site Name	E: Fareham MF Site, Ranvilles Lane Titchf
Reason for Discounting:	The site is considered unsuitable in highways terms and impact on Mean Valley Area of Special Landscape Quality and strategic gap.
ID: 3219 Site Name	e: Crofton Equestrian Centre Titchf
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment) and has significant ecological sensitivity, particularly associate with the adjacent SPA/SSSI.
ID: 3220 Site Name	e: Southampton Hill Titchf
Reason for Discounting:	Availability uncertain due to outstanding legal issues
ID: 3004 Site Name	E: Land South of Hook Park Road, Warsash Wars
Reason for Discounting:	Site within landscape identified as of special character for the borough. Impacted by significant transport constraints, SINC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly within flood zone, partly secondary support site for Brent Geese and Waders.

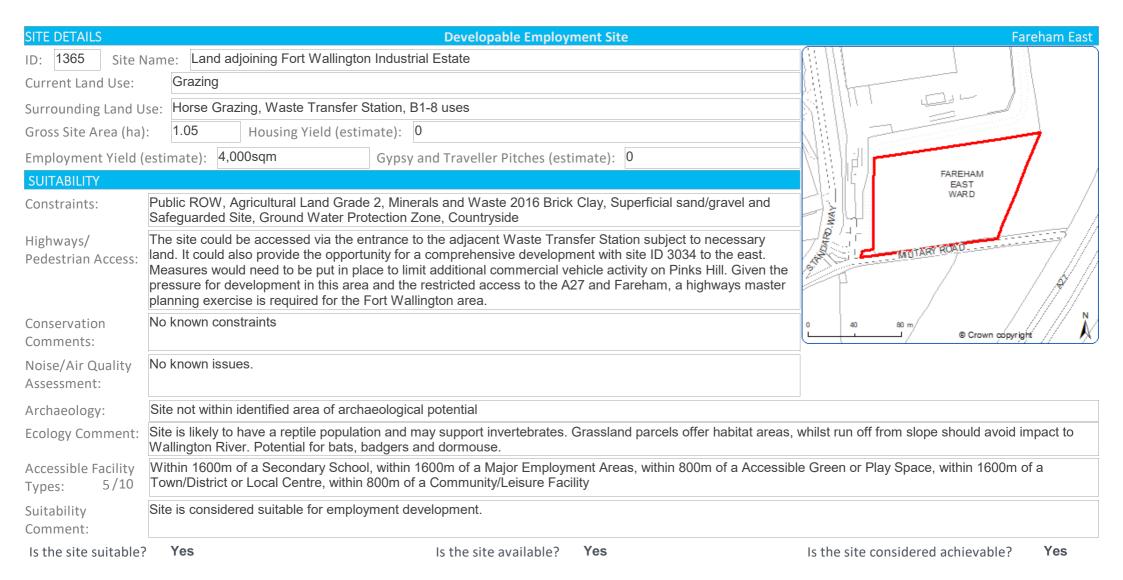
SITE DETAILS				
ID: 3024 Si	ite Name:	Land at Great Abshot, Warsash	Warsash	
Reason for Discounting:		The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). There are also highway access constraints. For these reasons the site is unsuitable for residential development.		
ID: <b>3050</b> Si	ite Name:	Land at Brook Avenue, Warsash	Warsash	
Reason for Disco	ounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). For these reasons the s development.	ite is unsuitable for residential	
ID: 3082 Si	ite Name:	Hook Recreation Ground, Hook	Warsash	
Reason for Discounting:		The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). Site partially allocated as a SINC. For these reasons the site is unsuitable for residential development.		
ID: 3085 Si	ite Name:	Land at New Road, Warsash (north)	Warsash	
Reason for Discounting:		The site is heavily wooded, designated as a SINC and open space. It is therefore unsuitable for residential development.		
ID: 3186 Si	ite Name:	Land to rear of September Cottage, Brook Ave	Warsash	
Reason for Disco	ounting:	Recent appeal determined site location suitable for development, however scale promoted would not be in keeping does not accord with the development strategy. Small scale development of less than 5 could be acceptable	ng with the settlement pattern and	
ID: 3187 Si	ite Name:	Lowater Nursery, Hook Lane	Warsash	
Reason for Disco	ounting:	Development in this location would not be appropriate due to the isolated nature of the site.		
ID: 3215 Si	ite Name:	The Paddocks	Warsash	
Reason for Discounting:		Site is within area of special landscape quality.		
ID: 3216 Si	ite Name:	Land south of Sovereign Crescent	Warsash	
Reason for Disco	ounting:	Proposals for larger scale development would not be suitable given potential for impacts on SINC and landscape character of open countryside.		
ID: <b>3217</b> Si	ite Name:	Fleet End South East	Warsash	
Reason for Disco	ounting:	The site is considered unsuitable in highways terms and due to possible impacts on the SINC woodland.		

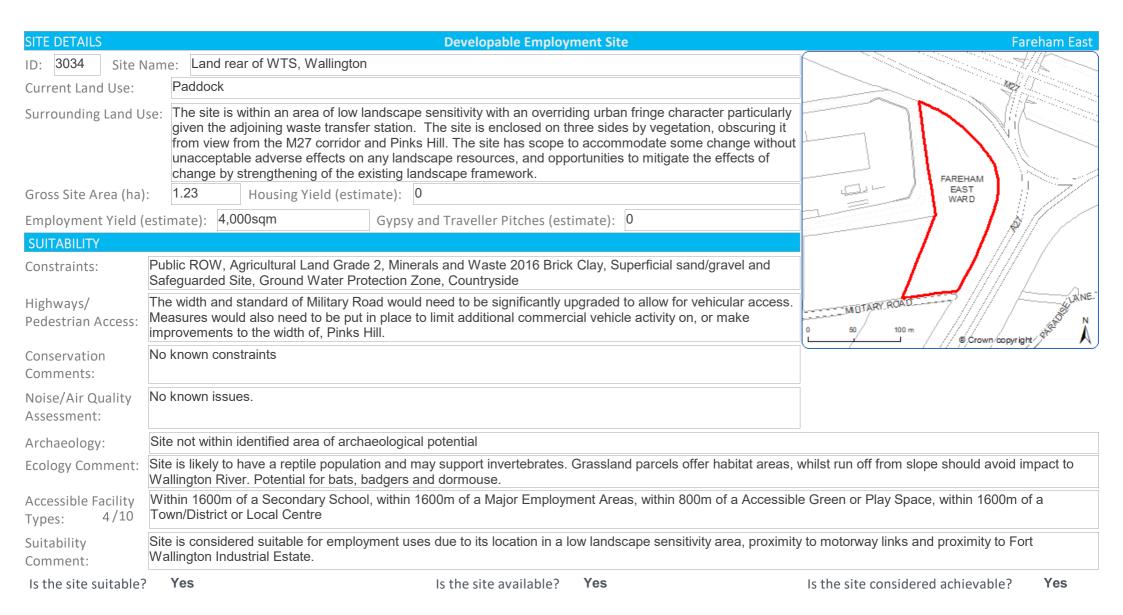
## 7. Developable Employment Sites

LIST OF CONTENTS			
Primary Ward:	ID: S	Site Name:	Gross Site Area (ha):
Fareham East	20 5	Standard Way, Wallington	0.59
Fareham East	1365	and adjoining Fort Wallington Industrial Estate	1.05
Fareham East	3034	and rear of WTS, Wallington	1.23
Park Gate	3025	Little Park Farm, Park Gate	5.73
Park Gate	3054	and at Segensworth West, Fareham	2.75
Sarisbury	124	Solent Business Park - Solent 2, Sarisbury	9.84
Sarisbury	1168	and at Rookery Avenue	2.29
Stubbington	3113	Faraday Business Park, Daedalus East	44.25
Stubbington	3114	Swordfish Business Park, Daedalus West	16.47
Titchfield	2001	Midpoint 27, Cartwright Drive, Segensworth South	1.84

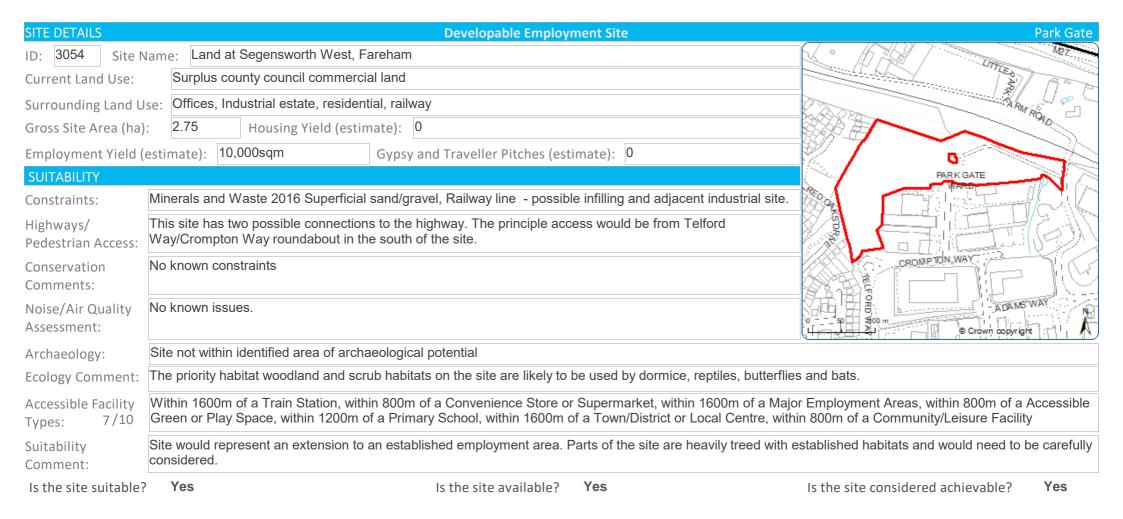
## 7. Developable Employment Site Assessments

SITE DETAILS	Developable Employment Site	Fareham East		
D: 20 Site N	lame: Standard Way, Wallington			
Current Land Use:	Vacant. Small paddock area located to the north of Standard Way and to the north of F office park. Lined with trees with access off of Standard Way and M27 to north.	Fareham Heights		
Surrounding Land Us	Se: Adjoining motorway M27 to northeast; Frontage to Standard Way to west; adjoining W	TS to south.		
Gross Site Area (ha)	: 0.59 Housing Yield (estimate): 0	A NOTAR MANAGEMENT AND A STATE OF THE STATE		
Employment Yield (	estimate): 2,000sqm Gypsy and Traveller Pitches (estimate): 0	TS to south.  Standard Management of the south of the sou		
SUITABILITY		EAST MARD		
	Public ROW, Agricultural Land Grade 2, Minerals and Waste 2016 Brick Clay, Superficial sand/gravel and Safeguarded Site, Ground Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, groundwater source protection zone.			
Pedestrian Access:	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.			
Conservation Comments:	No known constraints	© Crown copyright		
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	There are no archaeological sites currently recorded at this location although Fort Wallington sits within the immediate vicinity. It is in an area that might be regarded as within the field of fire (setting) of the fort, but the fort and the views from t			
Ecology Comment:	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.			
Accessible Facility Types: 4/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Comment:	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. Site is suited for either B2 or B8 employment uses.			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		





SITE DETAILS	Developable Employment Site	Park Gate		
ID: 3025 Site Name: Little Park Farm, Park Gate				
Current Land Use:	The site is in a mixture of uses, including residential, kennels and amenity grazing.	SARISBURY WARD		
Surrounding Land U	e: Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District.			
Gross Site Area (ha)	5.73 Housing Yield (estimate): 0	- I I I I I I I I I I I I I I I I I I I		
Employment Yield (	stimate): 11,200sqm Gypsy and Traveller Pitches (estimate): 0	RMIR		
SUITABILITY		PARK		
Constraints:	Public ROW, Minerals and Waste 2016 Superficial sand/gravel, TPOs	GATE WARD		
Highways/ Pedestrian Access:	The site would be appropriate for a development with 11,200 m2 of employment development subject to a full Transport Assessment. Given the site's proximity to Swanwick Station, a pedestrian/cyclist link from the west end of the site should be investigated. To mitigate the length of the development cul de sac and its vulnerability, should obstruction occur at the bridge etc., an emergency vehicle link should be investigated leading west from the site to Chandlers Way and Botley Road.			
Conservation Comments:	No known constraints	a Crown.dopyright		
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area of archaeological potential	-		
Ecology Comment:	General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley Wood. Potential for reptiles, dormice and bats.			
Accessible Facility Types: 4/10	Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre			
Suitability Comment:	Site suitable for employment uses subject to acceptable highways solution. Development must have regard to TPOs.			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		

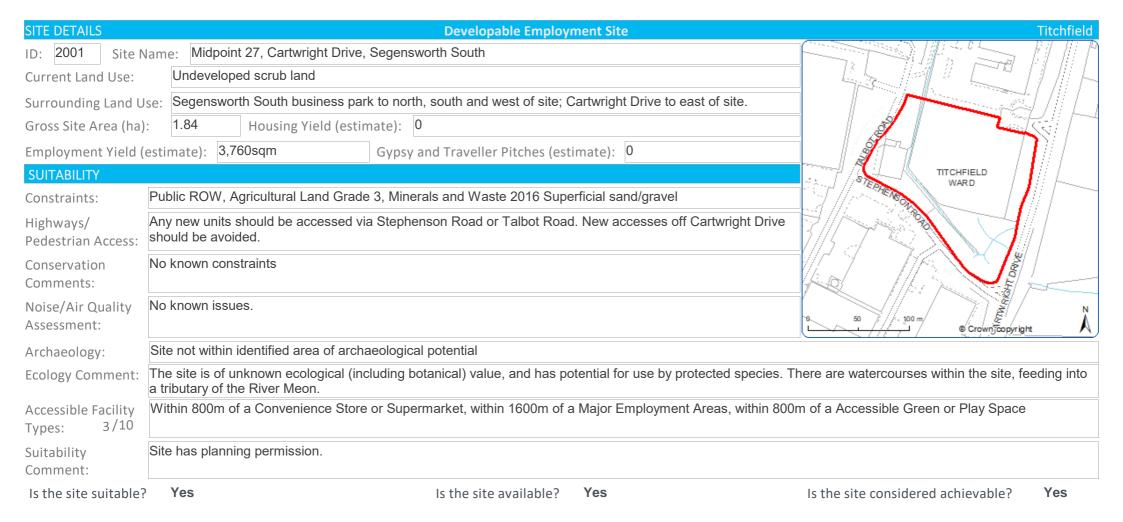


SITE DETAILS	Developable Employment Site	Sarisbury		
ID: 124 Site N	ame: Solent Business Park - Solent 2, Sarisbury			
Current Land Use:	Ancient & Semi-natural Woodland and Scrub			
Surrounding Land U	Use: Business Park uses to the east, M27 to the south, undeveloped land to the west, residential to the north			
Gross Site Area (ha)	9.84 Housing Yield (estimate): 0	CONTENTANT OF THE PROPERTY OF		
Employment Yield (	estimate): 26,000sqm Gypsy and Traveller Pitches (estimate): 0	SARISBURY		
SUITABILITY		The state of the s		
Constraints:	Public ROW, Ancient Woodland, SINC, TPOs, Countryside			
Highways/ Pedestrian Access:	This site is readily accessible from the eastern stub of Rookery Avenue. Proposals would need to safeguard land to the west of the site to allow for the future completion of Rookery Avenue through to Botley Road. Improved pedestrian facilities (including crossing) on Rookery Avenue would need to be considered.			
Conservation Comments:	No known constraints	PARK. GATE.		
Noise/Air Quality Assessment:	No known issues.	9 50 108 200-th		
Archaeology:	Site not within identified area of archaeological potential			
Ecology Comment:	Site comprises ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for common toads, great crested newt, bats, dormice, reptiles and badgers.			
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Site is an existing employment allocation. Development needs to be restricted to the non-wooded areas of the site.			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS		Developable Housing Site, Developa	able Employment Site	Sarisbury	
ID: 1168 Site Name: Land at Rookery Avenue					
Current Land Use:	Current Land Use: Vacant Nursery/Residential				
Surrounding Land U	Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development				
Gross Site Area (ha)	): 2.29 Housing Yield (es	timate): 36		ROOKER, AVENUE STILLER	
Employment Yield (	(estimate): 1,817 sq m	Gypsy and Traveller Pitches (estin	mate): 0	STUEN ROARS TUAN WE	
SUITABILITY					
Constraints:	Public ROW, Agricultural Land Gra	ade 3c, SINC, TPOs, Existing Open Sp	ace, Countryside		
Highways/ Pedestrian Access:	Suitable access achievable subject to consideration of DSP50 Rookery Ave connection				
Conservation Comments:	No known constraints.			PARK GATE WARD	
Noise/Air Quality Assessment:	Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include measures to prevent the worsening of air quality in the area. Commercial development may be preferential.			0 90 100 m @ Crown copyright	
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC.				
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Development must have regard to SINC; Consider Rookery Ave possible connection (DSP 50) The site is subject to noise issues, an impact assessment and mitigation measures would be required.				
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS	Developable Employment Site	Stubbington
ID: 3113 Site N	ame: Faraday Business Park, Daedalus East	
Current Land Use:	Existing employment area, aircraft taxiways and airport infield	
Surrounding Land U	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.	ne vulc <sub>4,4,4,4</sub>
Gross Site Area (ha)	: 44.25 Housing Yield (estimate): 0	
Employment Yield (	estimate): 40,000sqm Gypsy and Traveller Pitches (estimate): 0	Like Wa.
SUITABILITY		STUBBINGTON
Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Solent Brent Geese & Wader Secondary Support Area, Minerals and Waste 2016 Superficial sand/gravel, Countryside, Airfield.	WARD
Highways/ Pedestrian Access:	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.	
Conservation Comments:	No known constraints	10 50 100 200 300 m GO SPOR® Crown popyright SHOOT LAKE
Noise/Air Quality Assessment:	No known issues.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site is in active industrial use - low ecological potential.	
Accessible Facility Types: 3/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space,	within 1600m of a Town/District or Local Centre
Suitability Comment:	Site represents an extension and intensification to an established and permitted employment area. Site has to the strategic road network.	as limited constraints and benefits form improvements
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Employment Site	Stubbington
ID: 3114 Site N	ame: Swordfish Business Park, Daedal	us West	635% GOSPORT ROA
Current Land Use:	Existing employment area and aircra	ft taxiways.	
Surrounding Land U	Ge: Gosport Road and Crofton School to east and south; Stubbington to west.	north; Public open space to east; Airport infield and	main runway to
Gross Site Area (ha)	16.47 Housing Yield (estimate	2): 0	
Employment Yield (	estimate): 8,000sqm G	psy and Traveller Pitches (estimate): 0	STUBBINGTON
SUITABILITY			WARD SEED TO S
Constraints:	Public ROW, Solent Brent Geese & Wad of Ramsar, Within 500m of SSSI, Countr	er Secondary Support Area, Within 500m of SPA, Wyside, Airfield.	Vithin 500m
Highways/ Pedestrian Access:	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues.		© Crown copyright
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Site is in active industrial use - low ecological potential.		
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, wi Space, within 1600m of a Town/District o		Frequency Bus Stops, within 800m of a Accessible Green or Play
Suitability Comment:	Site represents an extension and intensif to the strategic road network.	ication to an established and permitted employment	area. Site has limited constraints and benefits form improvements
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes



## 8. Discounted Employment Sites

SITE DETAILS		
ID: 3011 Site Name:	Land at Down Barn Farm	Fareham East
Reason for Discounting:	The site is located in a highly sensitive landscape setting.	
ID: 3213 Site Name:	Maindell Pumping Station, Fareham	Fareham East
Reason for Discounting:	Site is not considered suitable.	
ID: 3218 Site Name:	Monument Farm	Fareham East
Reason for Discounting:	Site is within area of special landscape quality.	
ID: 3225 Site Name:	Lowater Nursery Employment Site, Hook Lane	Warsash
Reason for Discounting:	Isolated location.	

## 9. Sites Below Study Threshold

LIST OF CONTENTS			
Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Fareham North	2854	Rear of 9-11 Funtley Road, Fareham	0.11
Fareham North West	3077	Land at Frosthole Close (west) , Fareham	0.28
Fareham South	3074	Land at Alexander Grove, Fareham	0.65
Park Gate	3171	23 Bridge Road	0.14
Portchester East	3015	Land West of Anchor House, Wicor Path, Portchester	0.13
Titchfield	1172	Crofton House Site, Titchfield	1.18
Warsash	3012	Cawtes Reach, Brook Avenue, Warsash	0.34
Warsash	3084	Land at Rossan Ave, Warsash	0.11

## 10. Sites removed from SHELAA

LIST OF CONTENTS			
Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Fareham East	40	Bus Depot, Fareham	1.49
Fareham East	85	Lysses Court, Fareham	0.32
Fareham East	161	High Walls, Fareham	0.23
Fareham East	1057	Citroën Garage, Fareham	0.34
Fareham East	1215	Seaeye House & adj. properties, Fareham	0.12
Fareham East	1352	Land at Pinks Hill, Fareham	0.70
Fareham East	1413	Telephone Exchange, Fareham	0.20
Fareham East	1424	Land at Corner of Trinity Street and Osborn Road, Fareham	0.30
Fareham East	1974	130-136 West Street	0.10
Fareham East	2853	Land R/O Red Lion Hotel and Bath Lane, Fareham	0.31
Fareham East	2933	29 Osborn Road, Fareham	0.26
Fareham East	2935	Masonic Lodge and 28 Queens Road, Fareham	0.19
Fareham East	2936	9 Queen's Road, Fareham	0.14
Fareham East	2942	Wykham House School, Fareham	0.46
Fareham East	2943	Ashcroft Arts Centre, Fareham	0.20
Fareham East	3067	119 West Street and Land to Rear, Fareham	0.16
Fareham North	1092	86 - 90 Gudge Heath Lane, Fareham	0.23
Fareham North	3016	Land to the South of River Lane, Fareham	8.94
Fareham North	3053	Land South of Funtley Road, Fareham	10.39
Fareham North	3071	194-206 West Street and Crescent Road, Fareham	0.20
Fareham North West	1176	St Columba Site, Fareham	0.08
Fareham North West	1259	Hope Lodge, Fareham	0.41

LIST OF CONTENTS		
Primary Ward:	ID: Site Name:	Gross Site Area (ha):
Fareham North West	3078 Land at Frosthole Close (east), Fareham	0.21
Fareham North West	3118 Land at Hope Lodge, Fareham	2.27
Fareham South	1004 Fort Fareham Grazing Land, Fareham	0.79
Fareham South	1381 Croft House, Fareham	0.32
Locks Heath	1953 Nook Caravan Park (Northern Portion), Locks Heath	0.31
Park Gate	145 Brook Lane & Land R/O 63-77 Bridge Rd, Park Gate	1.43
Park Gate	1249 16-18 Botley Road, Park Gate	0.31
Park Gate	1302 Land to rear of 2 Botley Road, Park Gate	0.13
Park Gate	1423 23-35 Bridge Road, Park Gate	0.30
Park Gate	3023 69 Botley Road, Park Gate	0.79
Park Gate	3049 Beacon Bottom East, Park Gate	0.54
Portchester East	83 Windmill Grove, Portchester	0.59
Portchester East	1051 246-254 White Hart Lane, Portchester	0.43
Portchester East	1992 Catholic Church of our Lady, Portchester	0.17
Portchester West	1024 41-57 Portchester Road, Portchester	1.07
Portchester West	1066 34-36 Portchester Road, Portchester	0.40
Portchester West	1999 The Walled Garden, Cams Hall	1.66
Sarisbury	1027 184-196 Swanwick Lane, Sarisbury	0.28
Sarisbury	1062 Texaco Petrol Station, Bridge Road, Sarisbury	0.23
Sarisbury	1141 118 Bridge Road, Sarisbury	0.26
Sarisbury	1147 Mellow Mead, Sarisbury	0.49
Sarisbury	1334 Land at Glen Rd, Sarisbury	0.38
Sarisbury	1336 Land at Rookery Avenue, Swanwick	0.84
Sarisbury	3027 21 Burridge Road, Burridge	1.15
Sarisbury	3048 Land at Glen House, Swanwick	0.57

LIST OF CONTENTS		
Primary Ward:	ID: Site Name:	Gross Site Area (ha):
Sarisbury	3107 Land at Rookery Farm East, Swanwick	1.12
Sarisbury	3108 Land at Rookery Farm West, Swanwick	1.93
Sarisbury	3117 Land at Rookery Farm, Botley Road, Swanwick	13.98
Stubbington	172 Daedalus Airfield, Stubbington	37.22
Stubbington	3022 Land West of Newgate Lane	3.06
Stubbington	3033 Land at Peak Lane Nurseries, Stubbington	3.54
Titchfield	12 Land at Posbrook Lane (Titchfield Allotments), Fareham	0.48
Titchfield	205 Land North of St. Margaret's Roundabout, Titchfield	1.23
Titchfield	1096 6 - 8 Ranvilles Lane, Titchfield	0.36
Titchfield	1227 42-46 Ranvilles Lane, Titchfield	0.50
Titchfield	3021 Land North of Oakcroft Lane, Stubbington	11.61
Titchfield	3055 Land at Southampton Road, Titchfield	0.37
Titchfield	3134 Land at Titchfield Road and Ranvilles Lane, Stubbington	2.37
Titchfield Common	1052 54-60 Southampton Road, Titchfield Common	0.41
Titchfield Common	1053 75-77 Southampton Road, Titchfield Common	0.65
Titchfield Common	1072 399-409 Hunts Pond Road, Titchfield Common	1.20
Titchfield Common	1236 88-102 Southampton Road, Titchfield Common	0.58
Warsash	34 Land at New Road, Warsash	0.12
Warsash	1016 62-74 Warsash Road, Warsash	0.60
Warsash	1068 Land at Fleet End Road, Warsash	0.89
Warsash	1070 East of Church Road, Warsash	0.85
Warsash	1209 35 - 37 Shore Road, Warsash	0.08
Warsash	Land to the R/O 47-61 Osborne Road, Warsash	0.21
Warsash	3006 Land at Havelock and Newtown Roads, Warsash	0.32

## 11 Glossary AQMA - Air Quality Management Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Area **BoCC** - Birds of Conservation List of bird species identified as most at risk in the assessment of the population status of birds in the United Kingdom, Channel Islands and the Isle of Man. Concern **Conservation Area** Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In the case of residential development, a measurement of either the number of habitable rooms Density per hectare or the number of dwellings per hectare. **EPS - European Protected** Animal species which receive full protection under The Conservation of Species and Habitats **Species** Regulations 2010. **Groundwater Source Protection** Area which contains public drinking water sources such as wells, boreholes and springs Zone which could be at risk of contamination from any activities that might cause pollution in the area. HRA - Habitats Regulation Refers to the Habitats and Conservation of Species Regulations 2010, which provide for the designation and protection of European sites, and the adaptation of planning and other Assessment controls for the protection of European sites. LNR - Local Nature Reserve An area of land that has been set aside as it contains wildlife or geological features that are of special interest locally. Natura 2000 Network of protected areas covering Europe's most valuable and threatened species and

habitats.

All open space of public value, including not just land, but also areas of water (such as rivers, Open Space canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. RAMSAR An internationally important wetland site designated under the 1971 Ramsar Convention. RoW – Right of Way Public right of way. SAC - Special Areas for An area of open water or land of international importance designated to conserve natural Conservation habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under a particular threat. They are given special protection under the European Union's Habitats Directive. SAM - Scheduled Ancient an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monument Monuments and Archaeological Areas Act 1979. Sites that hold, or potentially may hold, evidence of past human activity worthy of expert Site of Archaeological investigation at some point. Heritage assets with archaeological interest are the primary Importance: source of evidence about the substance and evolution of places and of the people and cultures that made them. SINC - Site of Importance for A local site which is of substantive nature conservation value. The Site of Importance for Nature Conservation Nature Conservation (SINC) system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP). SPA - Special Protection Area Areas of land, water or sea of international importance for the conservation of wild birds and of migratory species. They are given special protection under the European Union's Birds Directive.

of national importance in terms of ecology or geology.

Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are

SSSI - Site of Special Scientific

Interest

SuDS – Sustainable Drainage System	A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.
TPO - Tree Protection Order	An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
TRO – Traffic Regulation Order	A legal document required to support a range of measures which govern or restrict the use of public roads.
Use Class	Full details of use classes can be found in The Town and Country Planning (Use Classes) order 1987.