



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.
- 2.2 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

- 3.1 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.
- 3.2 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.

¹ 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/ukxi/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.
- 3.5 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

- 4.1 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

- 4.2 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

- 4.4 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 Sites in the Planning Process

- 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).

Gross Site Size	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 through 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.²
- 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.

² 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 will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.

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.

<p>Infrastructure</p> <p>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).</p>
<p>Landscape</p> <p>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.</p>
<p>Mineral Safeguarding</p> <p>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.</p>
<p>Nature Conservation</p> <p>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.</p>
<p>Tree Preservation Orders (TPOs)</p> <p>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.</p>
<p>Urban Area Boundaries</p> <p>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</p>

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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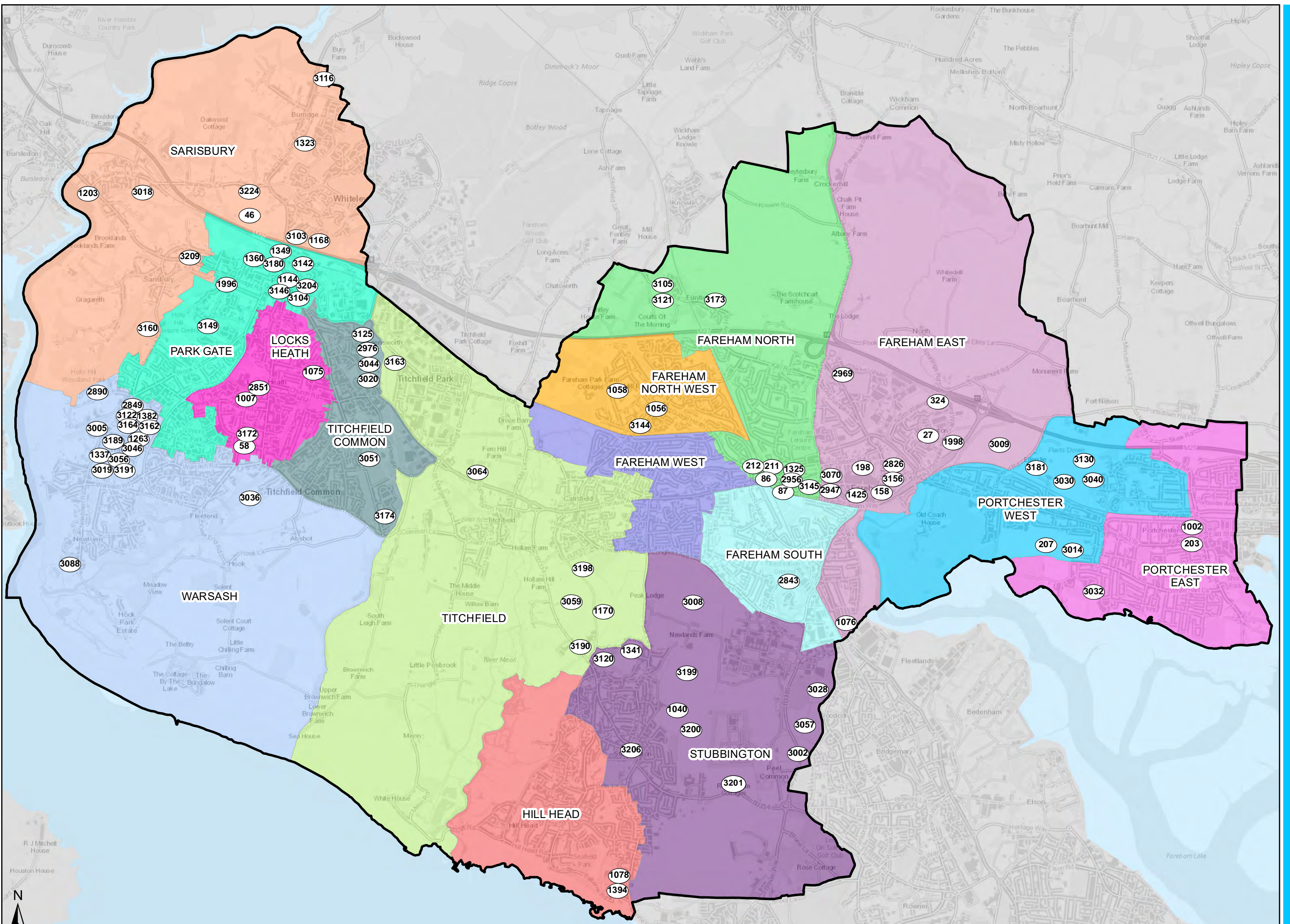
Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Portchester West	207	Romsey Avenue, Portchester	12.71
Portchester West	3014	Cranleigh Road, Portchester	5.56
Portchester West	3030	Land East of Downend Road, Portchester	21.06
Portchester West	3040	Land west of Northfield Park, Portchester	0.95
Portchester West	3130	Land East of Downend Road, Portchester (North of Winnham Farm)	6.74
Portchester West	3181	Ellerslie House, Downend Road	1.79
Salisbury	46	Rookery Farm	20.05
Salisbury	1168	Land at Rookery Avenue	2.29
Salisbury	1203	Swanwick Marina, Bridge Road	4.94
Salisbury	1323	Burridge Lodge	1.07
Salisbury	3018	Land east of Bye Road, Swanwick	0.80
Salisbury	3103	Land at Rookery Avenue, Swanwick	0.58
Salisbury	3116	Cherry Tree Industrial Park, Burridge	0.92
Salisbury	3160	123 Barnes Lane	0.84
Salisbury	3209	116 Bridge Road, Salisbury Green	0.09
Salisbury	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	3120	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

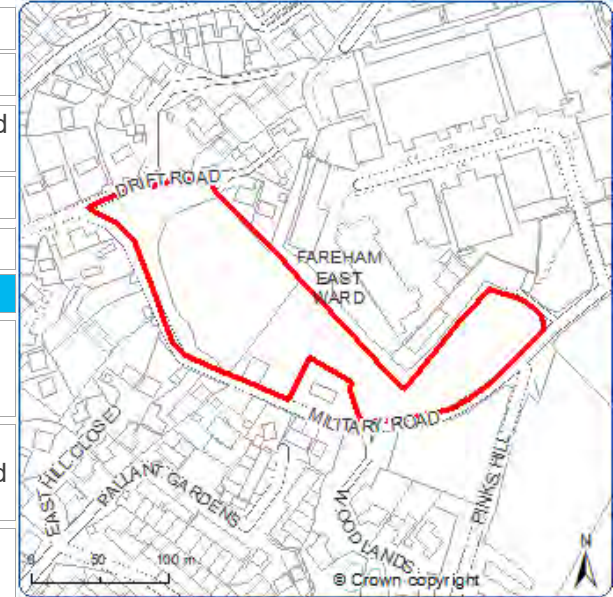
LIST OF CONTENTS

Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Warsash	3162	Land West of Lockwood Road	3.44
Warsash	3164	Land East of Brook Lane	6.78
Warsash	3189	Land rear of 59 Greenaway Lane	0.33
Warsash	3191	Land off Lockwood Road, Warsash	0.31



5. Developable Housing Site Assessments

SITE DETAILS		Developable Housing Site	Fareham East
ID:	27	Site Name:	Military Road, Wallington
Current Land Use:	Paddock		
Surrounding Land Use:	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
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
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.		
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 break to define the outline of the former fort would be preferable.		
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 connectivity between wooded habitats and flight line/grazing/roosting habitat for intertidal grazing birds. Woodland should be maintained and any introduced gaps should minimise loss of connectivity. Lighting strategy 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 GP Surgery, 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:	Suitable highways improvements required. Development must have regard to TPOs, Listed Building and ecological potential. Proximity of Fort Wallington Industrial Estate with regards to noise impact should be considered.		
Is the site suitable?	Yes	Is the site available?	Yes
		Is the site considered achievable?	Yes



SITE DETAILS **Developable Housing Site** **Fareham East**

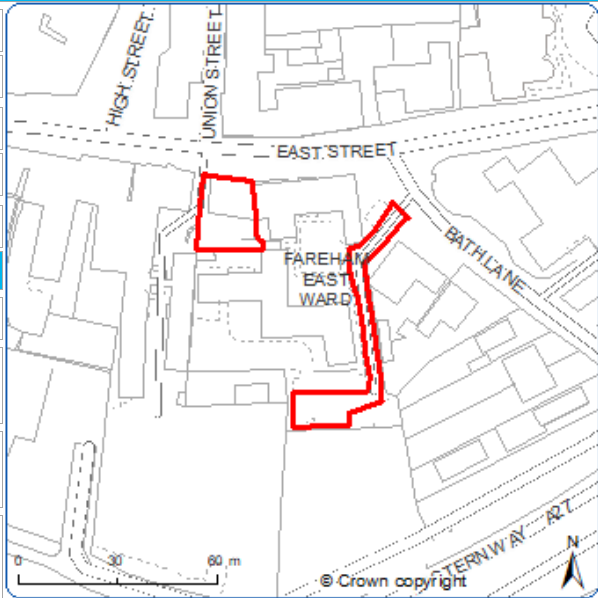
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

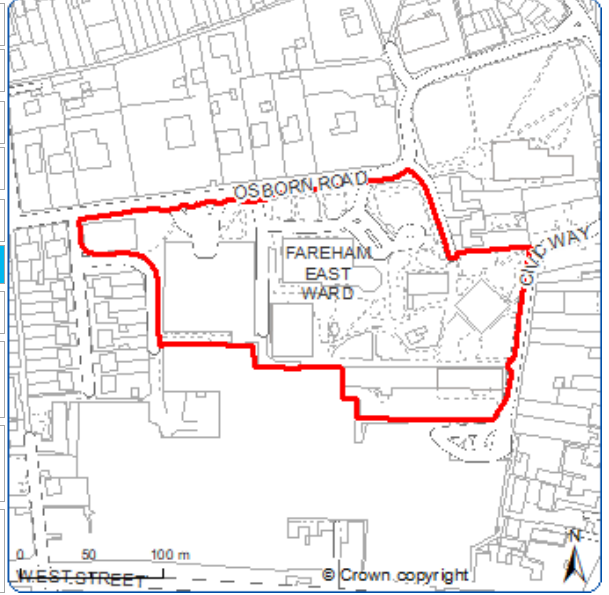
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Fareham East
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ID: <input type="text" value="198"/>	Site Name: <input type="text" value="Civic Quarter, Fareham"/>
Current Land Use: <input type="text" value="Car Parks/ B1, D1 and Sui Generis Classes"/>	
Surrounding Land Use: <input type="text" value="Mix use area - Library, Retail, Multi-storey Car Park, Offices, Health Centre and Entertainment hall."/>	
Gross Site Area (ha): <input type="text" value="3.35"/>	Housing Yield (estimate): <input type="text" value="100"/>
Employment Yield (estimate): <input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate): <input type="text" value="0"/>



SUITABILITY	
Constraints:	Public ROW, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space
Highways/ Pedestrian Access:	Use of existing accesses.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No air quality concerns, but a noise assessment will likely be required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	No known issues.
Accessible Facility Types: <input type="text" value="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:	Land within FBC ownership. Master planning process on-going. Variable options in terms of balance of uses. Total unit delivery may be less than indicated. Potential for noise impact to be considered. Relationship to adjacent listed buildings and conservation areas to be addressed.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS **Developable Housing Site** **Fareham East**

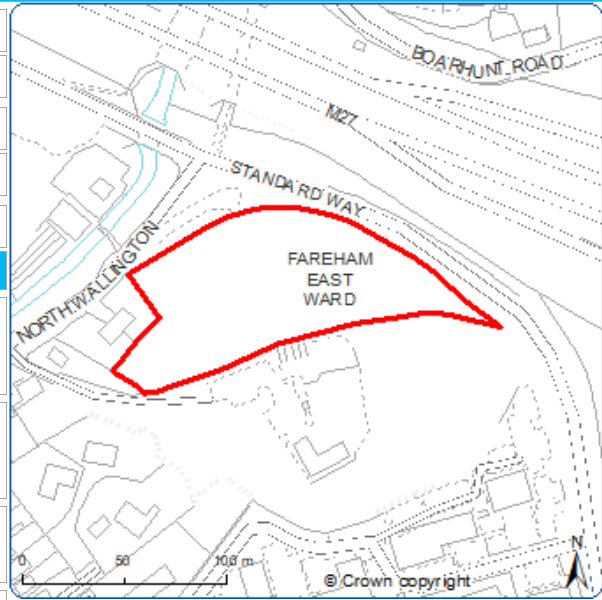
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

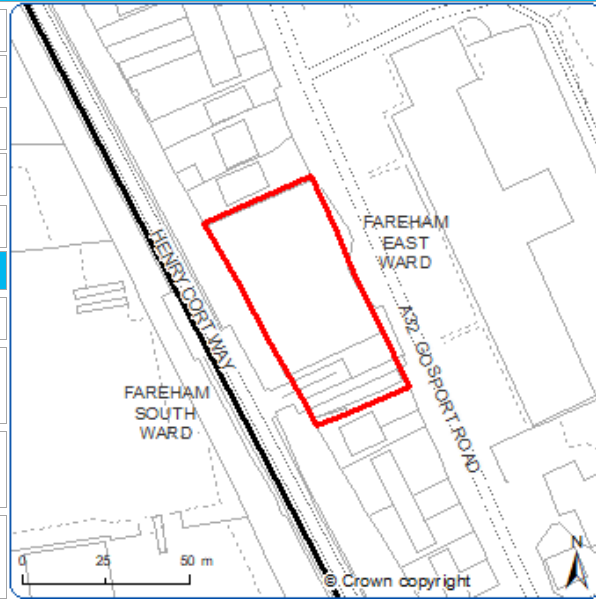
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

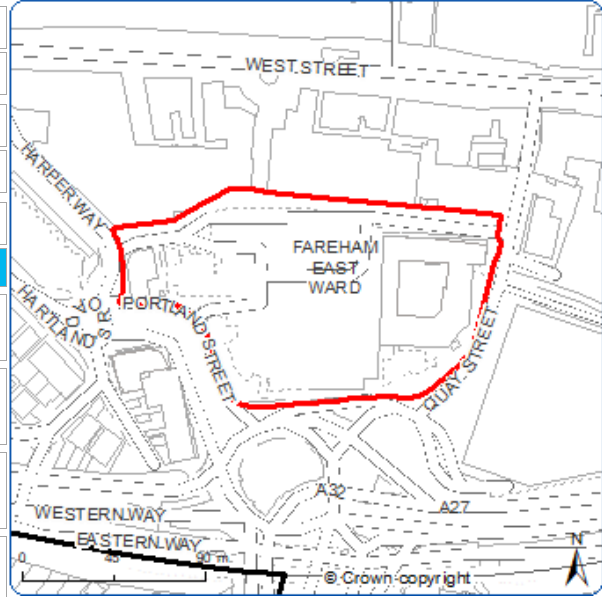
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

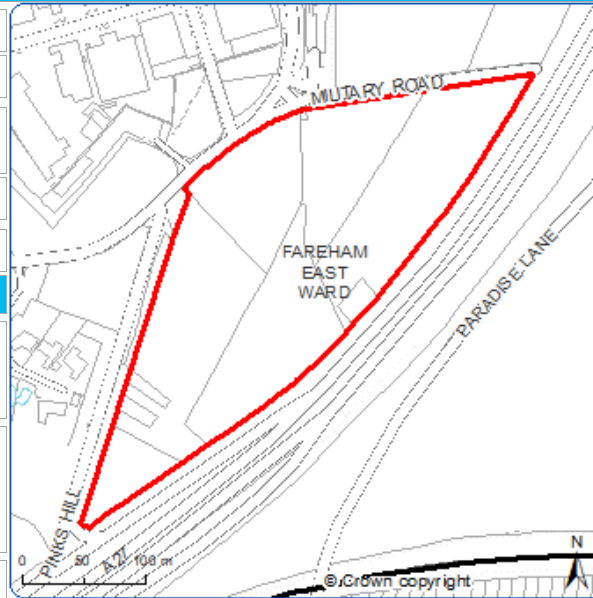
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

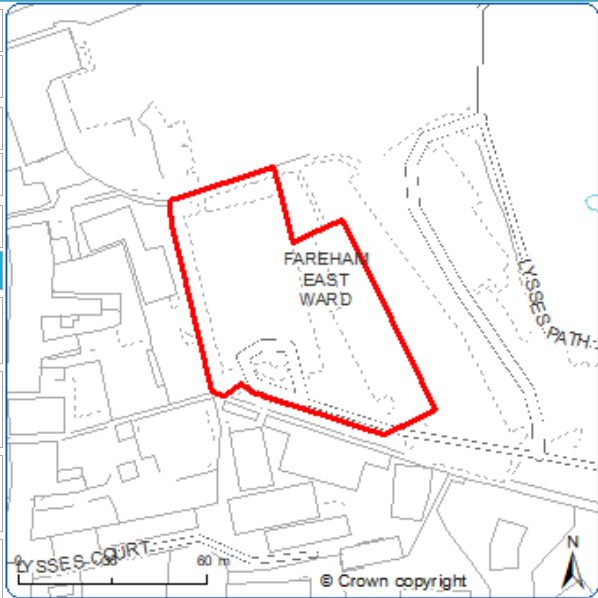
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

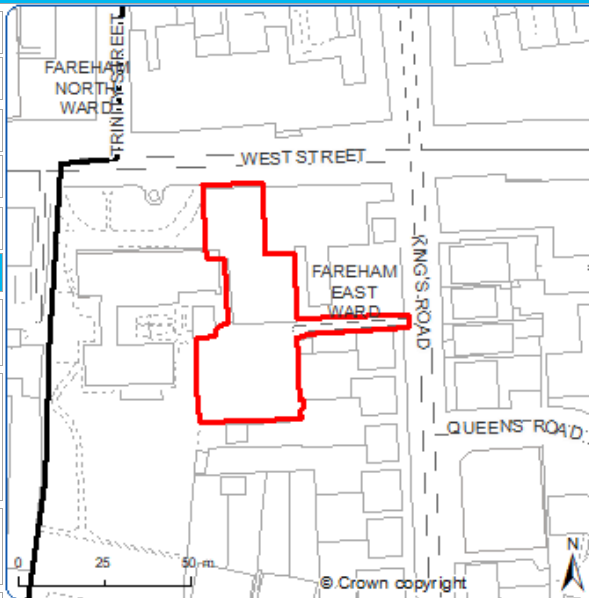
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Fareham East

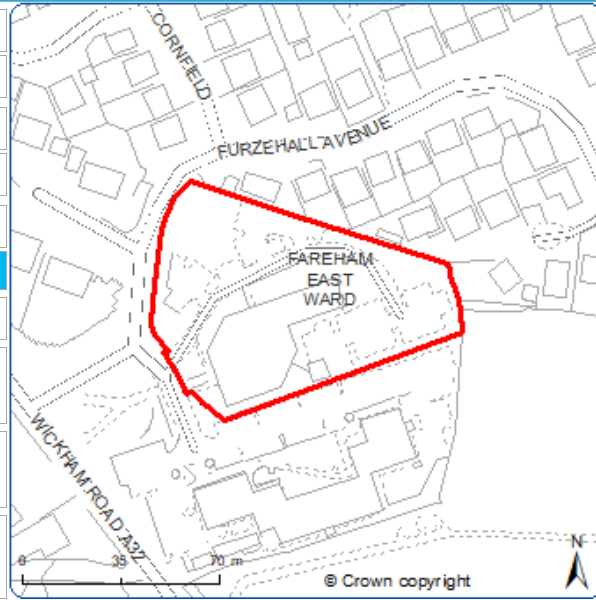
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

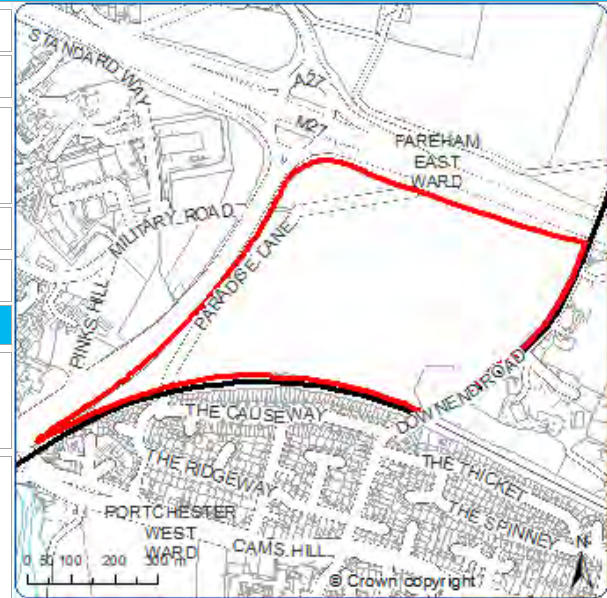
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

ID:	3009	Site Name:	Land West of Downend Road, Portchester
Current Land Use:	Agriculture		
Surrounding Land Use:	Railway line with residential on the south side of railway, M27 to the north, Waste Transfer Station, former composting depot, riding school, health club, hotel, camping and caravanning site, and several residential properties in the east.		
Gross Site Area (ha):	34.91	Housing Yield (estimate):	tbd
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, Minerals and Waste 2016 Brick Clay, Superficial sand/gravel and Safeguarded Site, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Ground Water Protection Zone, Countryside
Highways/ Pedestrian Access:	Downend Road has insufficient capacity to accommodate this development. A new highways solution would need to be identified and agreement for it sought from both the highways authority and Highways England. Pedestrian/cycle access should be provided to both Downend Road and Paradise Lane. A Transport Assessment (TA) would be required. Promoter: Access to Downend Road can be achieved to serve the site. Further technical work carried out by i-Transport identifies that to support the delivery of the site and address traffic impacts that would arise, an additional point of access is likely to be needed, either to the A27 to the east or to the north of Junction 11 of the M27. Work carried out to date identifies that both of these options would offer potentially significant benefits to the wider highway network. These options are currently being considered and developed in liaison with Fareham Borough Council, Hampshire County Council and Highways England
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	The site is bounded by the M27 motorway to the north and the A27 slip road to the west, also a waste transfer station to the east. Therefore there is potential for noise and air quality impacts. However, the site is to the south of the motorway and its scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site is located to the south of the M27, east of the A27 and north of a railway line. The site comprises a large arable field, with hedgerows in the south and west, and scrub/woodland in the north. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles and barn owls. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. Due to the proximity of the statutory designated sites, Natural England should be consulted. The provision of wildlife corridors along all boundaries should be considered.
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 subject to master planning.

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

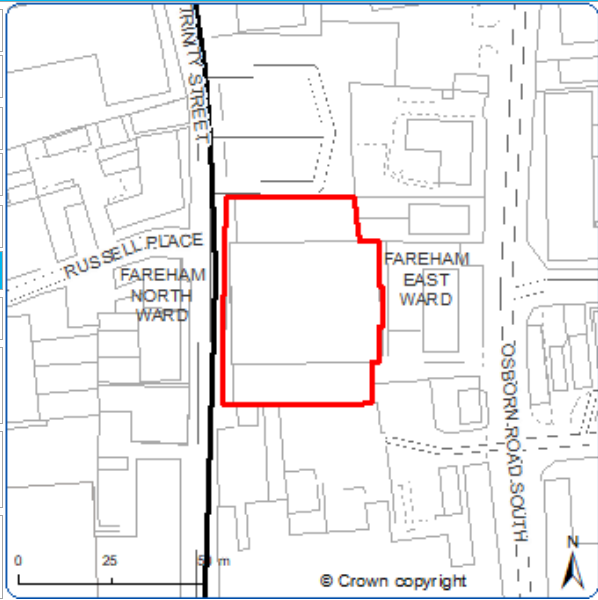
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham East**

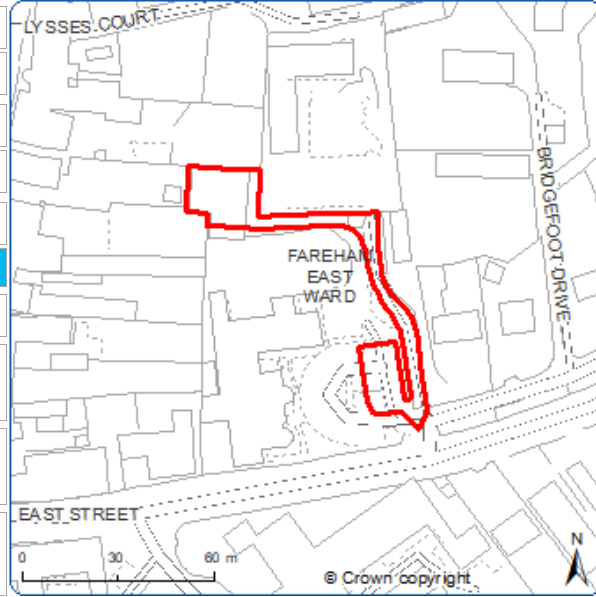
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

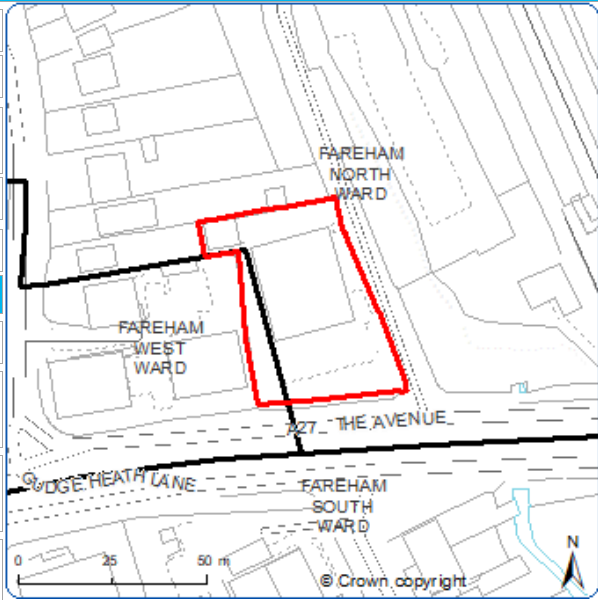
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

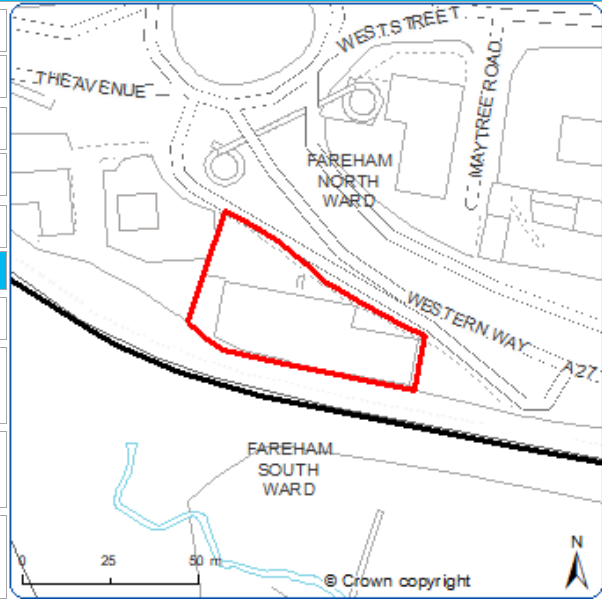
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Fareham North

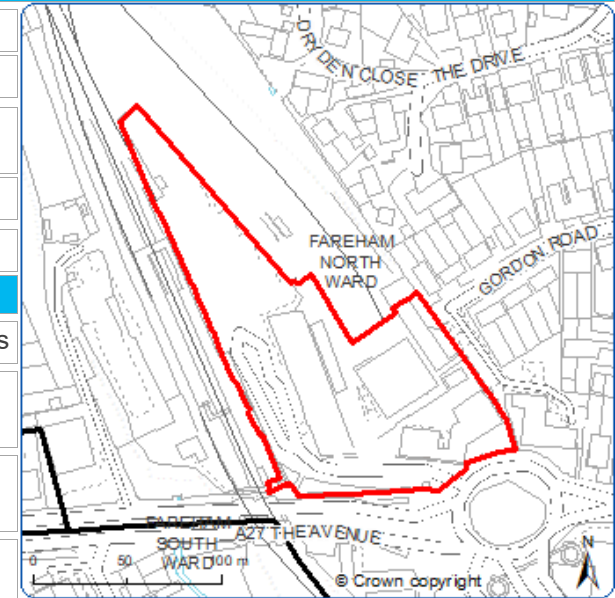
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

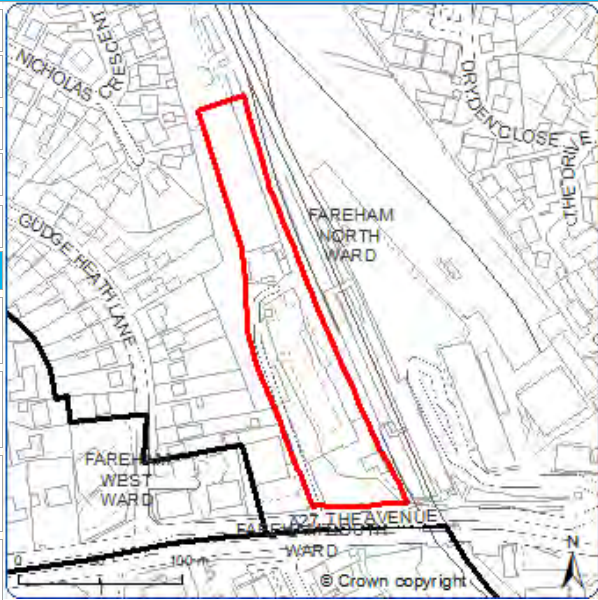
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

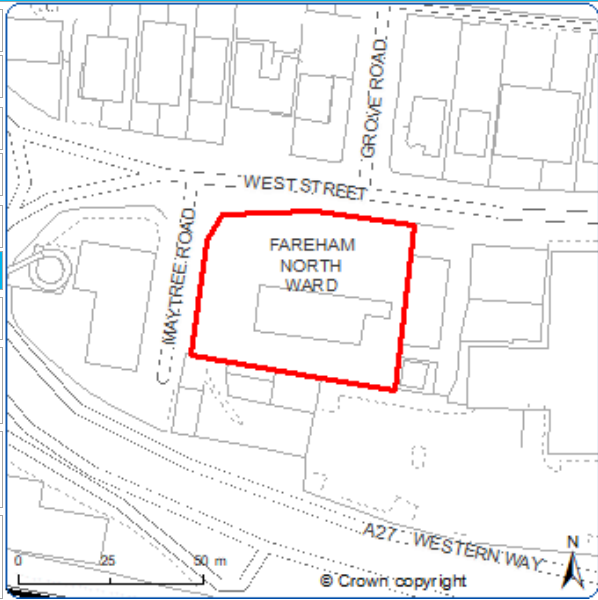
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

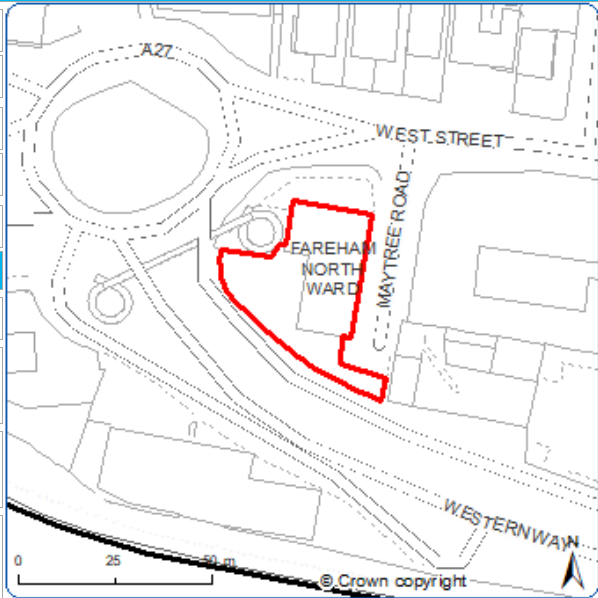
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

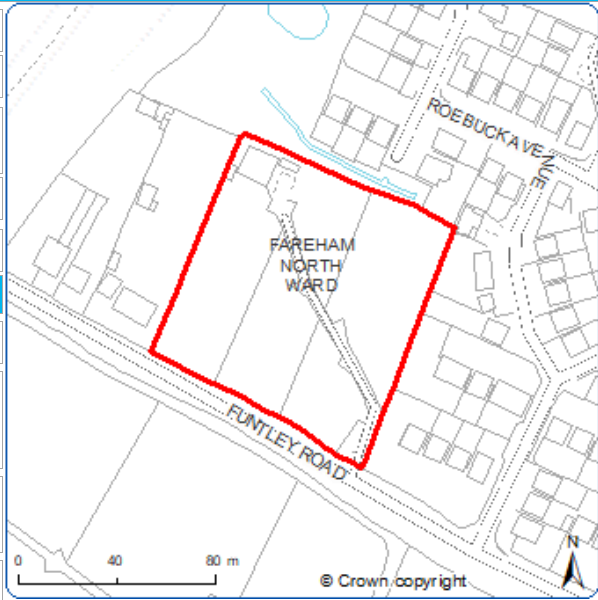
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

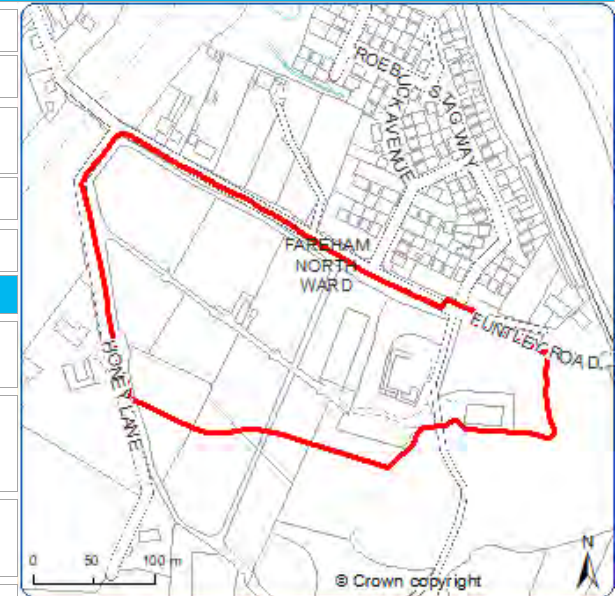
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 3, Ancient Woodland, SINC, Minerals and Waste 2016 Brick Clay, TPOs, Existing Open Space, 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 north of the site to Hill Park.
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 is dominated by horse grazed grassland, woodland, buildings, hedgerows, trees and areas of scrub. A low population of slow-worm and grass snake is 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 re-instated. An appropriate Biodiversity Enhancement and Management Plan for the SINC/Ancient Woodland is required to ensure the recreational pressure is appropriately managed.
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:	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 Funtley Road. Site presents opportunity to provide community facility as part of development. Development needs to be small scale and sensitively integrated 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

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

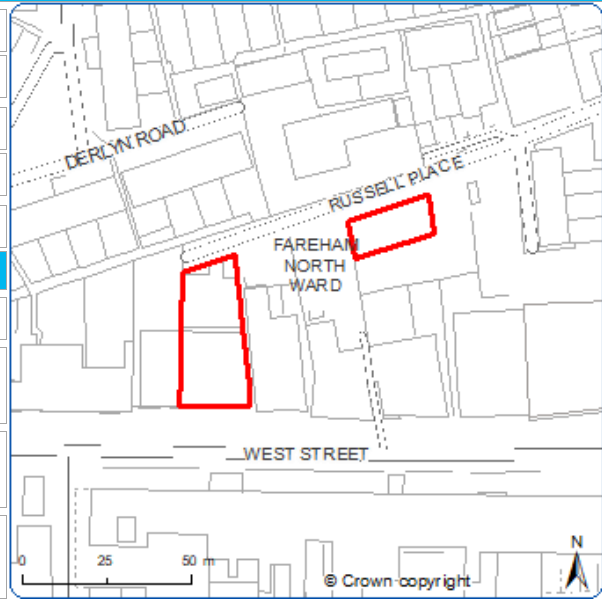
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North**

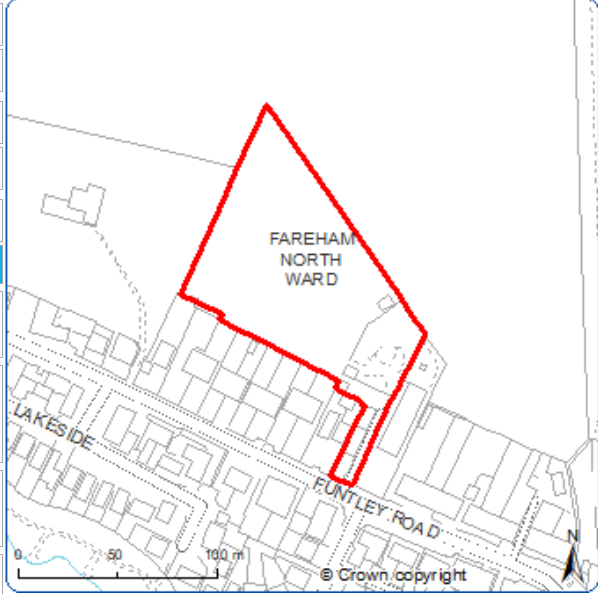
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North West**

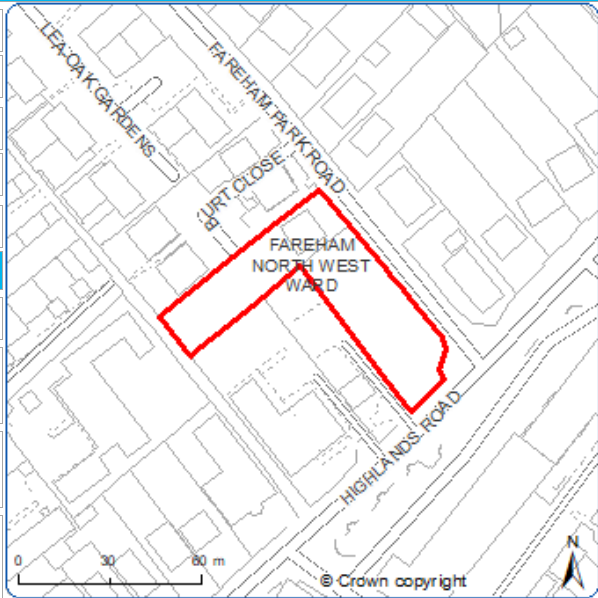
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North West**

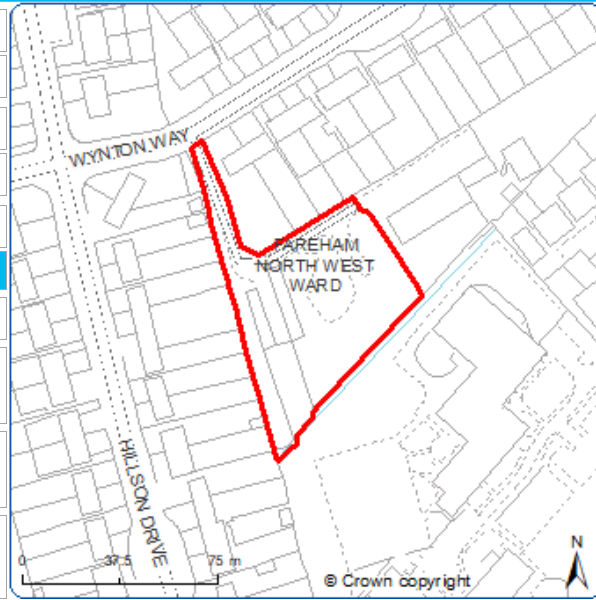
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Fareham North West**

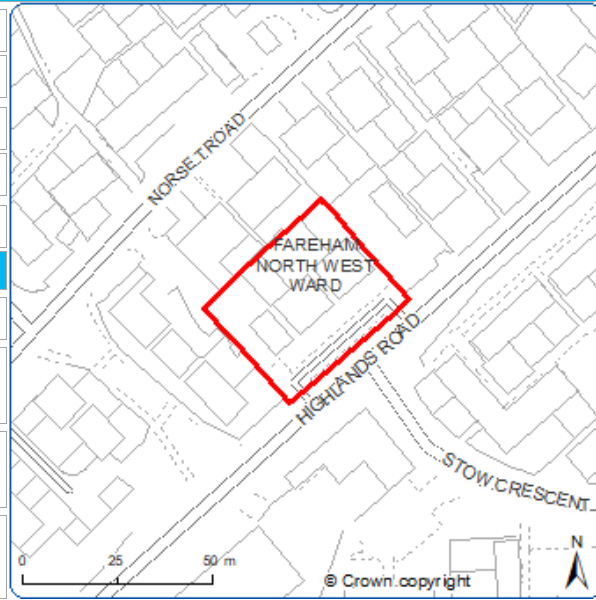
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Fareham South

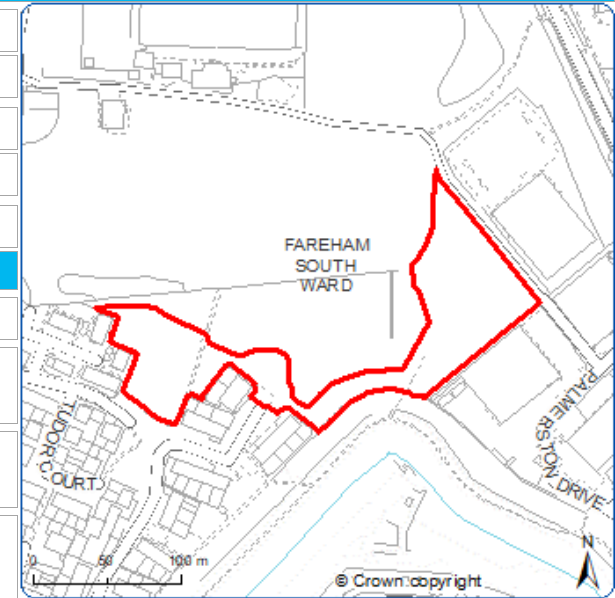
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **yes**

Is the site available? **Yes**

Is the site considered achievable? **yes**

SITE DETAILS **Developable Housing Site** **Hill Head**

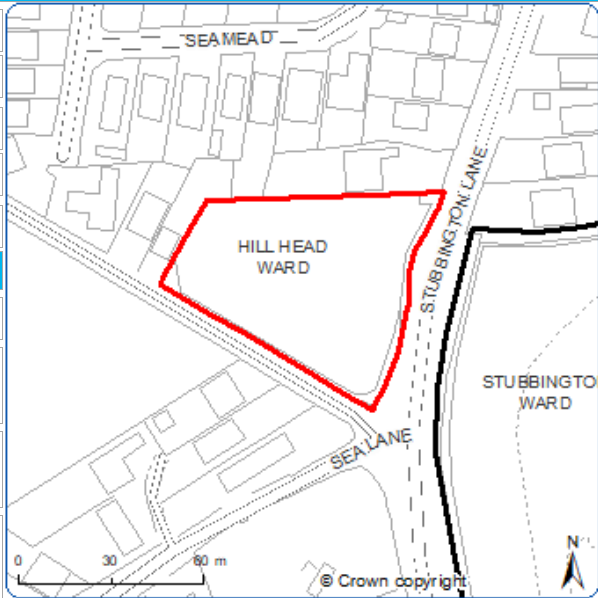
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

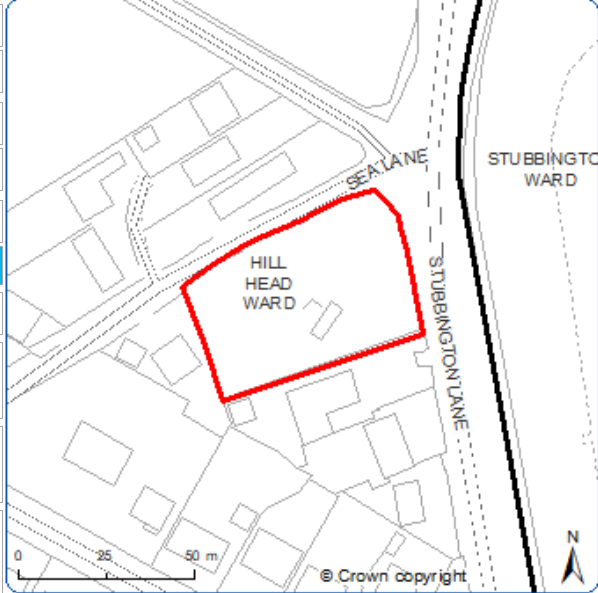
Accessible Facility
Types:

Suitability
Comment:

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 Name:	Sea Lane, Hill Head
Current Land Use:	Paddock		
Surrounding Land Use:	Residential throughout, Daedalus to the east		
Gross Site Area (ha):	0.25	Housing Yield (estimate):	8
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY	
Constraints:	Public ROW, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI
Highways/ Pedestrian Access:	Access from an improved Sea Lane and junction with Stubbington Lane.
Conservation Comments:	No known constraints
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.
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 shrub and hedgerows/treelines along the boundaries. The boundary features should be retained and enhanced as far as possible.
Accessible Facility Types: 4/10	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 a Community/Leisure Facility
Suitability Comment:	Suitable site for development

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS **Developable Housing Site** **Locks Heath**

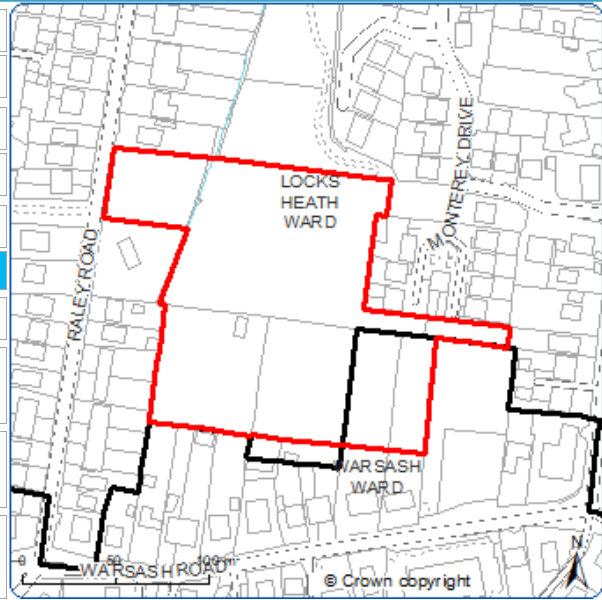
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Locks Heath**

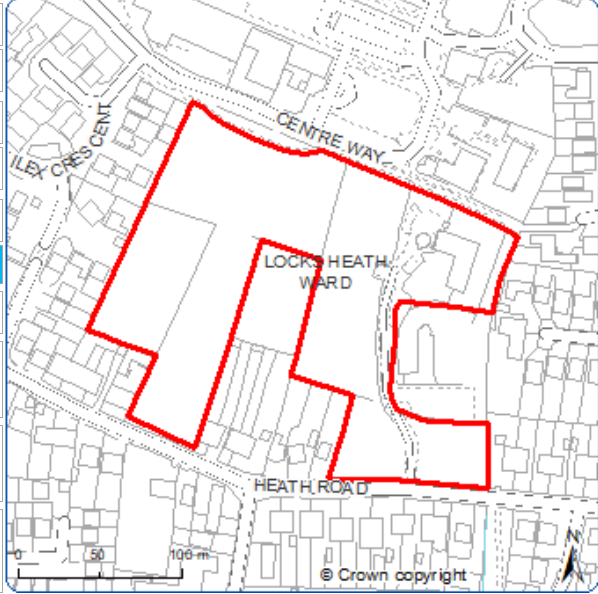
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Locks Heath**

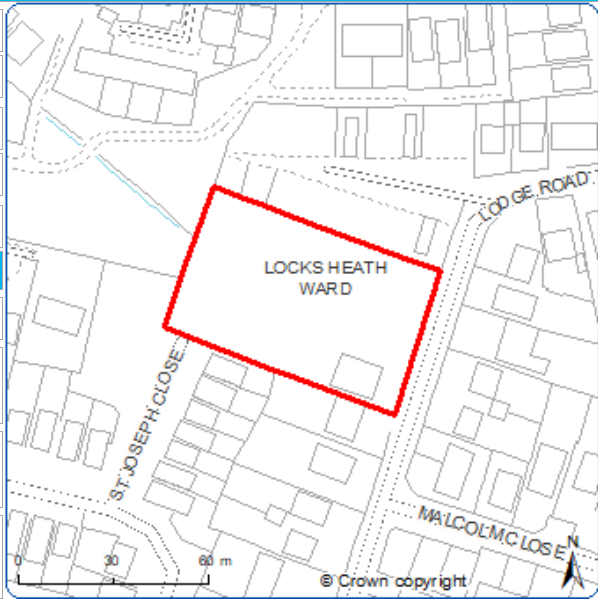
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Locks Heath**

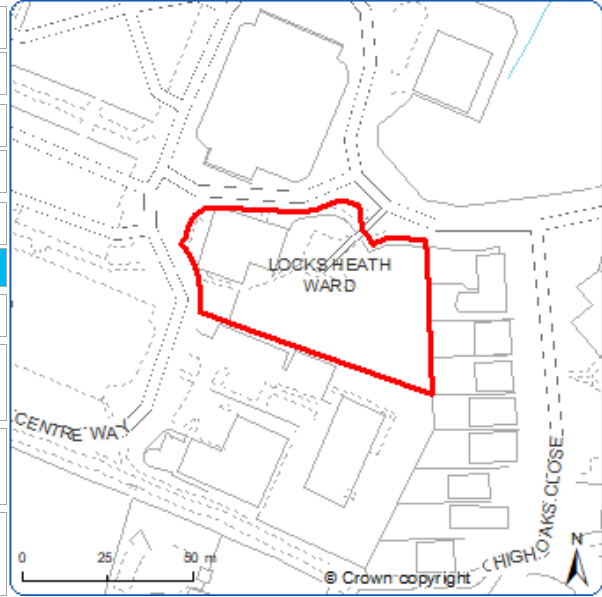
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Locks Heath**

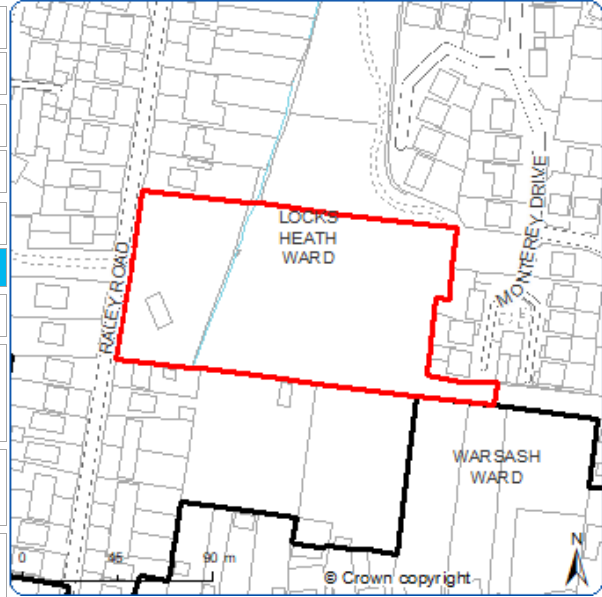
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Park Gate

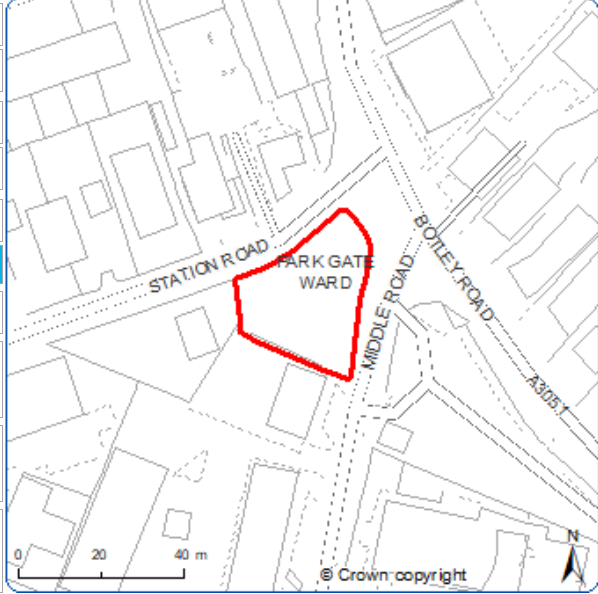
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Park Gate**

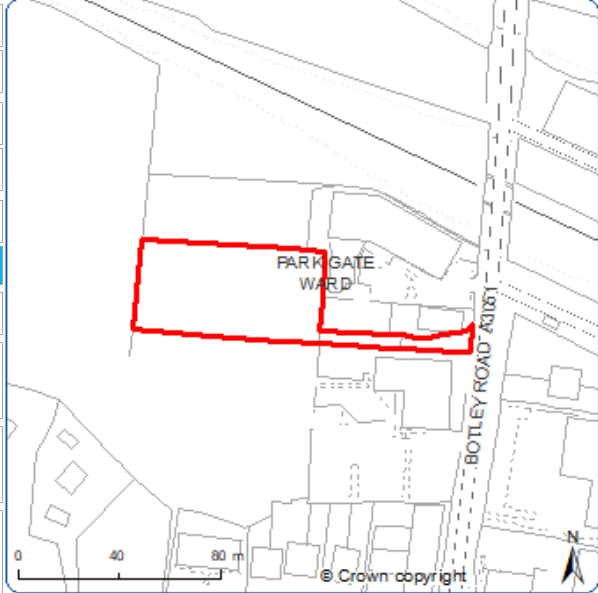
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Park Gate**

ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Park Gate**

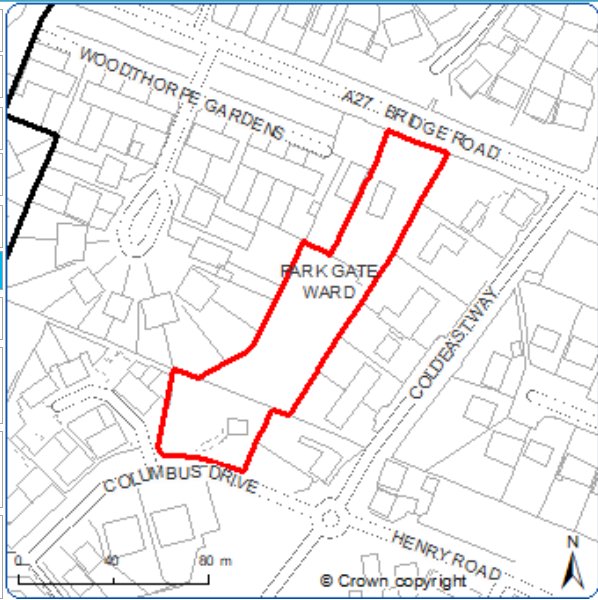
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Park Gate**

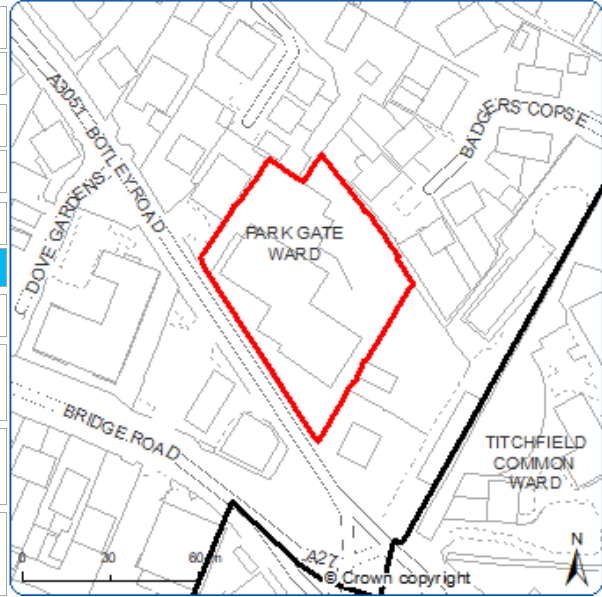
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Park Gate

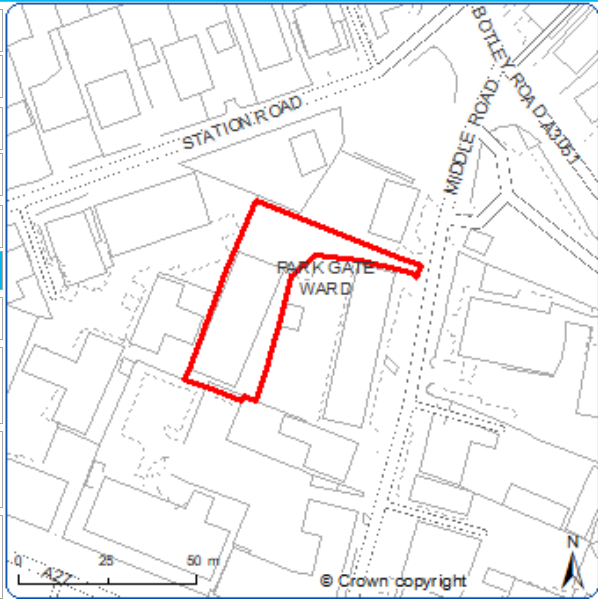
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Park Gate

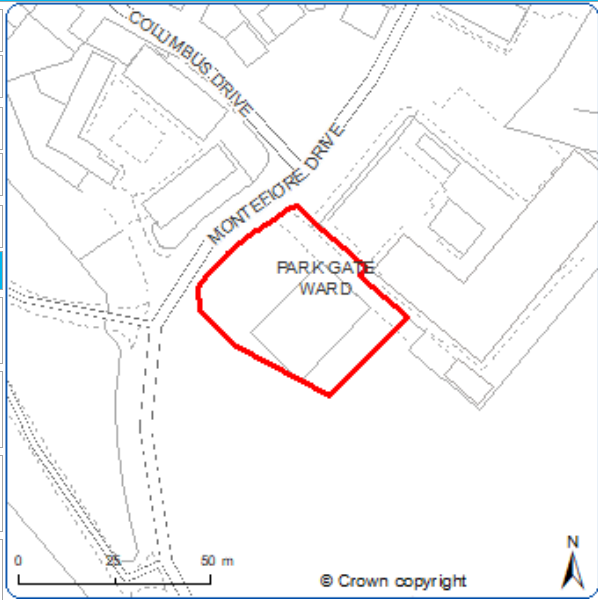
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Park Gate

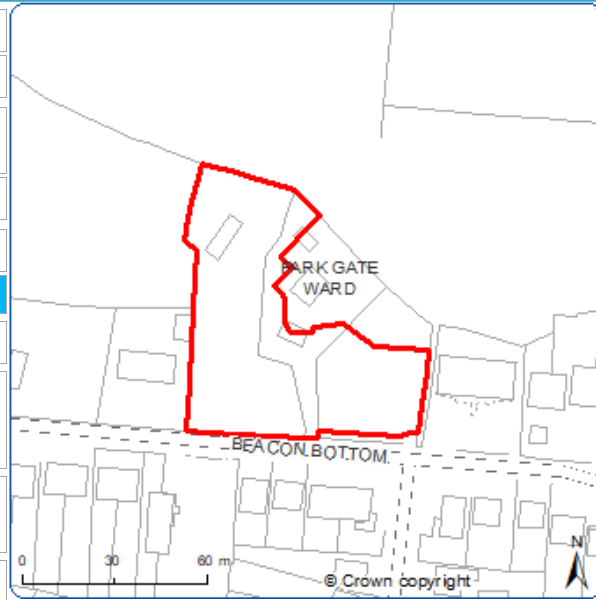
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

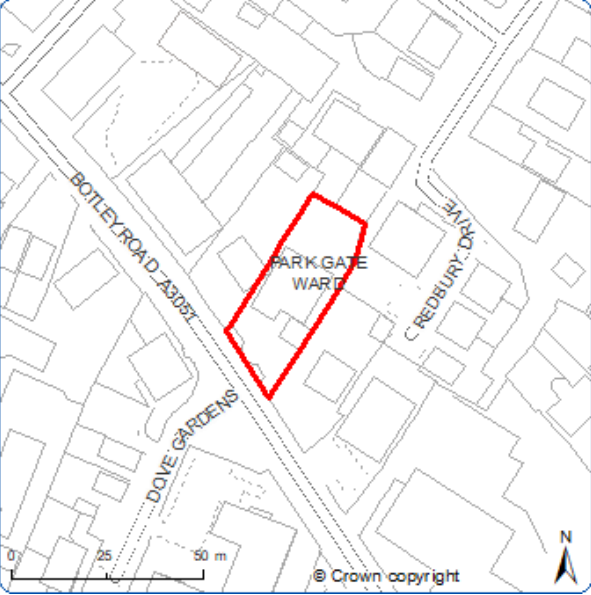
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Park Gate
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ID:	3204	Site Name:	20 Botley Road, Park Gate		
Current Land Use:	C3 Class and garden land				
Surrounding Land Use:	Residential				
Gross Site Area (ha):	0.09	Housing Yield (estimate):	6		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		



SUITABILITY

Constraints:	
Highways/ Pedestrian Access:	Suitable access can be achieved
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Low ecological sensitivity.
Accessible Facility Types: 9/10	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:	Suitable urban site.

Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable?	Yes
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SITE DETAILS **Developable Housing Site** **Portchester East**

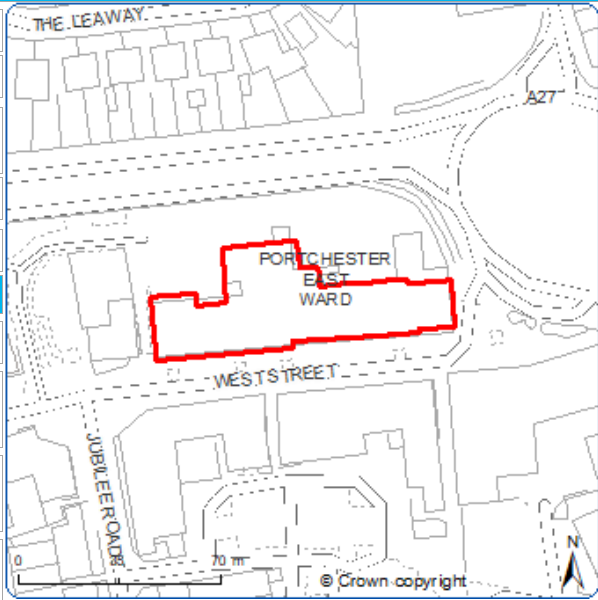
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Portchester East**

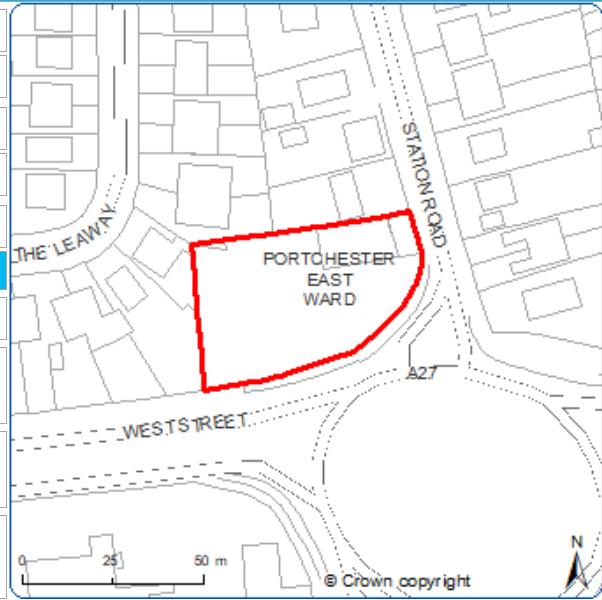
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Portchester East**

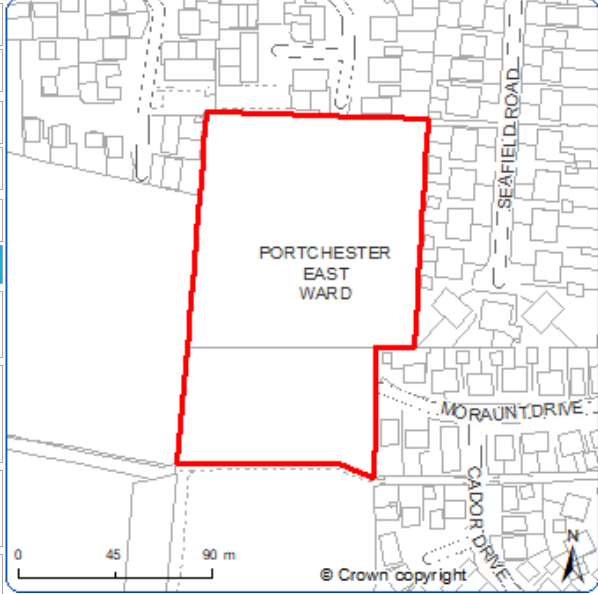
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

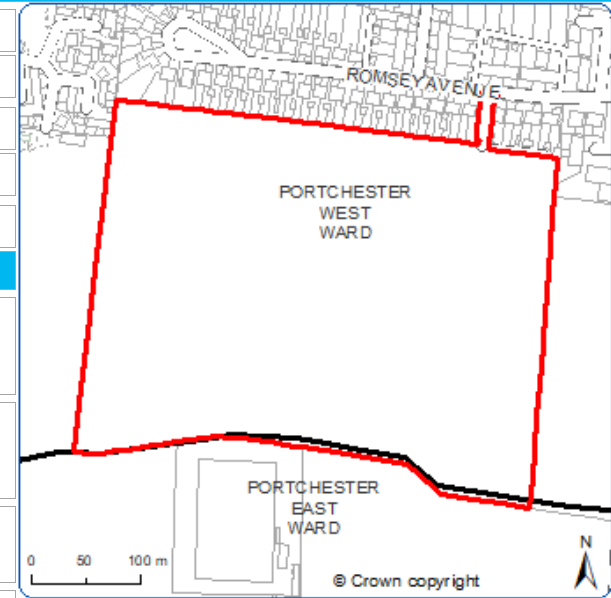
Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS		Developable Housing Site	Portchester West
ID:	207	Site Name:	Romsey Avenue, Portchester
Current Land Use:	Agricultural		
Surrounding Land Use:	Residential to the north, agriculture to east, west and south		
Gross Site Area (ha):	12.71	Housing Yield (estimate):	225
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Solent Brent Geese & Wader Primary Support Area, Minerals and Waste 2016 Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside		
Highways/ Pedestrian Access:	Subject to the surrounding road network being considered suitable, this site could be satisfactorily accessed from Romsey Avenue, via the stub road west of No.14. A loop road would be required on site to reduce the environmental effects of traffic on properties.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Slow worms and a badger sett, along with 6 species of commuting and foraging bats are present on site. The entire site is a Brent Geese and Solent Waders 'Primary Support Area' (F21). Mitigation in relation to protected species present on site is required. Partial retention of the site and its enhancement, along with financial contribution, is required to mitigate for loss of a Primary Support Area.		
Accessible Facility Types:	7/10	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 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 suitable subject to appropriate highways solution. Suitable buffer of the nearby SAC habitats should be provided to minimise construction and traffic impacts from Air Quality. Development will need to take account of other ecological issues, including Brent Geese and Solent Waders Primary Support designation.		
Is the site suitable?	Yes	Is the site available?	Yes
		Is the site considered achievable?	Yes



SITE DETAILS **Developable Housing Site** **Portchester West**

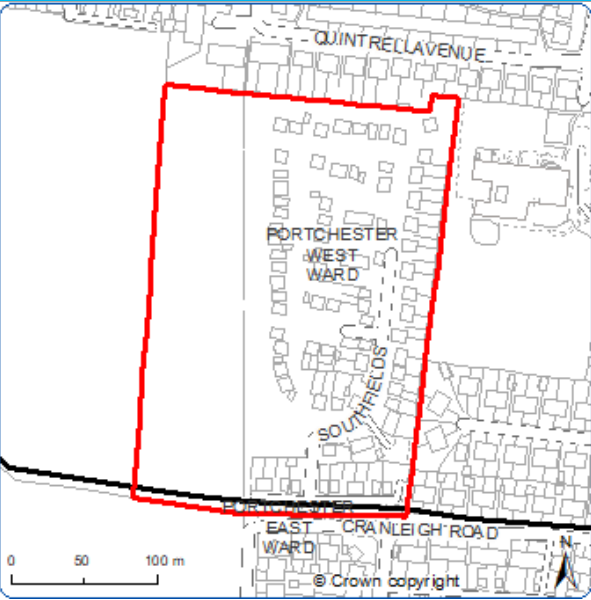
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):

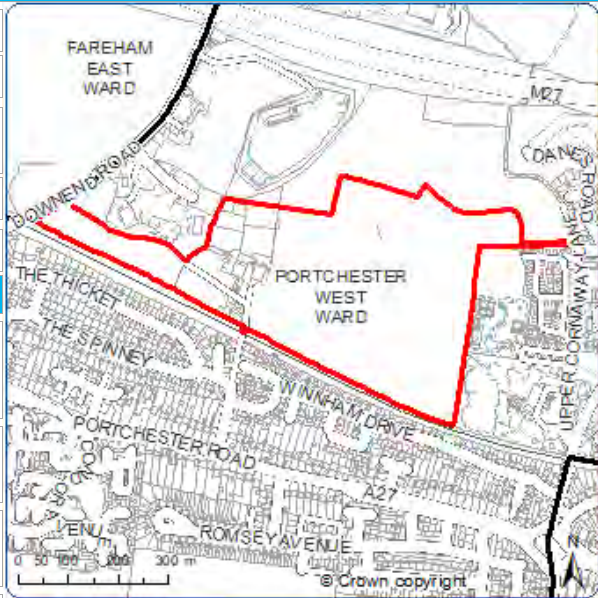


SUITABILITY	
Constraints:	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside
Highways/ Pedestrian Access:	Access to the site can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes and refuse vehicle turning facilities. See planning application P/15/0260/OA.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential
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 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:	Provision of buffers to boundaries to align with provision of onsite green space. Retention of central hedgerow within masterplan. Site will need to create a distinctive character and high quality setting that reflects the local landscape context.

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Portchester West
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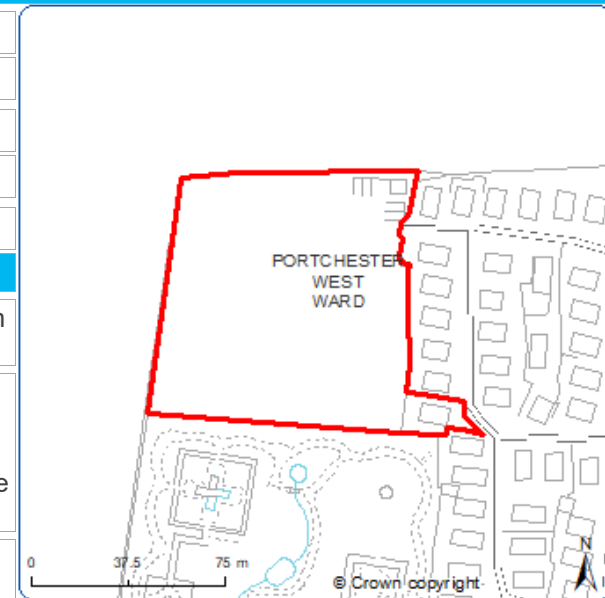
ID:	3030	Site Name:	Land East of Downend Road, Portchester
Current Land Use:	Agricultural		
Surrounding Land Use:	Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2).		
Gross Site Area (ha):	21.06	Housing Yield (estimate):	tbd
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY	
Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals and Waste 2016 Safeguarded Site, Within 500m of SSSI, Countryside, Farm buildings and pits on site.
Highways/ Pedestrian Access:	It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The habitats on site include scrub, trees, grassland, arable fields, hedgerow and buildings. Higher levels of bat activity was recorded along the southern boundary and the north-western corner of the site. A number of rare bat species have been recorded on site, including Nathusius' pipistrelle, barbastelle and greater horseshoe. The site supports a low population of common lizard and a good population of slow worm. Chalk Pit SSSI is located immediately to the north-west of the site. Implementation of a sensitive lighting strategy and an Enhancement/Management Plan will be required.
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 subject to master planning.

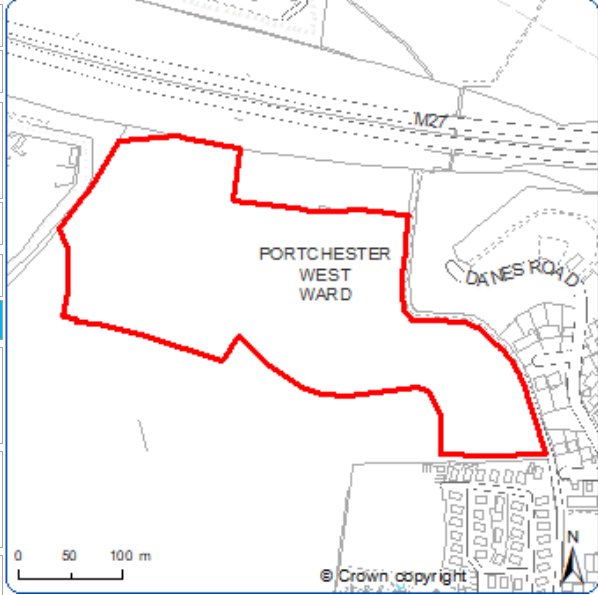
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable?	Yes
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SITE DETAILS		Developable Housing Site	Portchester West
ID:	3040	Site Name: Land west of Northfield Park, Portchester	
Current Land Use:	Paddock		
Surrounding Land Use:	Residential park homes to east. Garden of rest to south, open field to west		
Gross Site Area (ha):	0.95	Housing Yield (estimate):	20
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Public ROW, Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Within 500m of SSSI, Countryside, Adjacent pit.		
Highways/ Pedestrian Access:	It is assumed this proposal is to extend the existing Northfield Park to provide 20 further park homes. Whilst there are no pedestrian facilities for this development, it is accepted that the shared-surface park roads are slow speed. There is considered to be a need for better pedestrian facilities outside the park and this should be investigated. Otherwise, the development would appear to be acceptable from a highway point of view. The southern proposed access shown is currently not available.		
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 contains improved or poor semi-improved grassland and an area of scrub/tall ruderal in the north of the site, with mature hedgerows, tree lines and scrub bordering the site. Hedgerow boundaries provide the majority of the interest, and retention would be recommended. It is likely that reptile population will be high.		
Accessible Facility Types:	6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, 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 reptile receptor sites should be sought, especially in combination with other site allocations within the local area. Buffer boundaries and provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape.		
Is the site suitable?	Yes	Is the site available?	Yes
		Is the site considered achievable?	Yes



SITE DETAILS	Developable Housing Site	Portchester West
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ID:	3130	Site Name:	Land East of Downend Road, Portchester (North of Winnham Farm)
Current Land Use:	Agricultural		
Surrounding Land Use:	Railway line with residential on south side of railway. South-east, Portchester Crematorium. East, residential (C3) North-east, allotments. North, M27. North-west, former composting facility. South-west, hotel (C1) and gym (D2).		
Gross Site Area (ha):	6.74	Housing Yield (estimate):	tbd
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals and Waste 2016 Safeguarded Site, Within 500m of SSSI, Countryside, Pits along site boundary, one pit in eastern side of site.
Highways/ Pedestrian Access:	It is considered that suitable access can be achieved onto Downend Road and that off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. However there are capacity issues at junction with A27
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles, barn owls and other hawks and suitability for migratory bats. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site.
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, 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:	This 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
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SITE DETAILS **Developable Housing Site** **Portchester West**

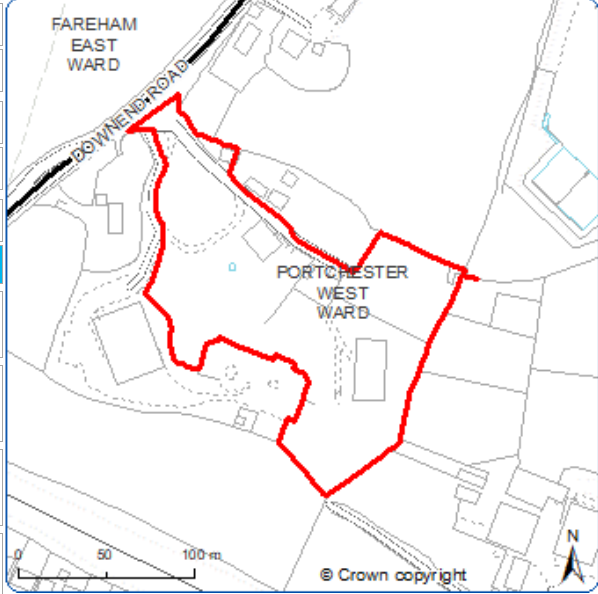
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

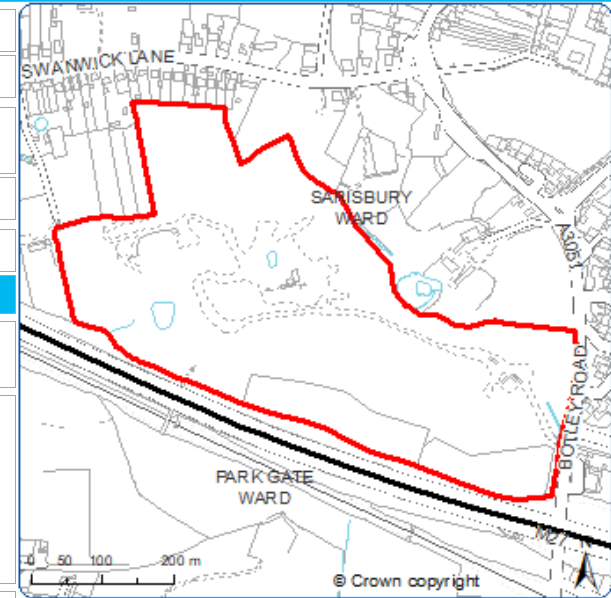
Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS		Developable Housing Site		Sarisbury	
ID:	46	Site Name:	Rookery Farm		
Current Land Use:	Recycling Business, remnant orchard, vacant grazing				
Surrounding Land Use:	Motorway to south, Botley Road to east, residential and undeveloped land to the north, woodland & scrub to west				
Gross Site Area (ha):	20.05	Housing Yield (estimate):	150		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY					
Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Agricultural Land Grade 3c, Minerals and Waste 2016 Safeguarded Site, Countryside, Landfill on part of site				
Highways/ Pedestrian Access:	Re-use of the existing access to Botley Road would be difficult in view of its position almost opposite the Rookery Avenue junction. There would however be the prospect that the two junctions could be incorporated into a large four arm roundabout. The critical mass of the development could secure additional/rerouted bus services. The negative impacts of a long cul de sac would need to be designed out of the layout. Cyclist improvements would need to be secured leading from the site. The traffic impacts upon Park Gate would need to be assessed and ameliorated.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	The site is bounded by the M27 motorway to the south. Therefore there is potential for noise and air quality impacts. However, the site's scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken.				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Eastern part of the site supports an area of semi-improved grassland with scrub and scattered trees. Potential for reptile, birds and badger. Northern part of the site lies to improved grassland, with scrub and scattered trees merging into mature tree boundary. Potential for reptiles, badgers, breeding birds and dormice. Careful retention of southern section for public open space, and protection of the mature boundaries will minimise impacts, and provide an attractive natural green space to the site.				
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:	Overall suitable for housing development. Further work required to ascertain an appropriate development structure and net developable areas, having regard to site ground conditions, drainage, habitat surveys, movement connections and retention of existing cover of woodlands, trees and hedgerows. Eastern part of site has good pedestrian accessibility to existing local services. Potential scope to include a small convenience store to improve sustainability of main core of the site. Suitable highways improvements required, with linkages to surrounding movement networks. Potential impact of noise and air quality to be assessed and appropriately mitigated.				
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable?	Yes



SITE DETAILS Developable Housing Site, Developable Employment Site Sarisbury

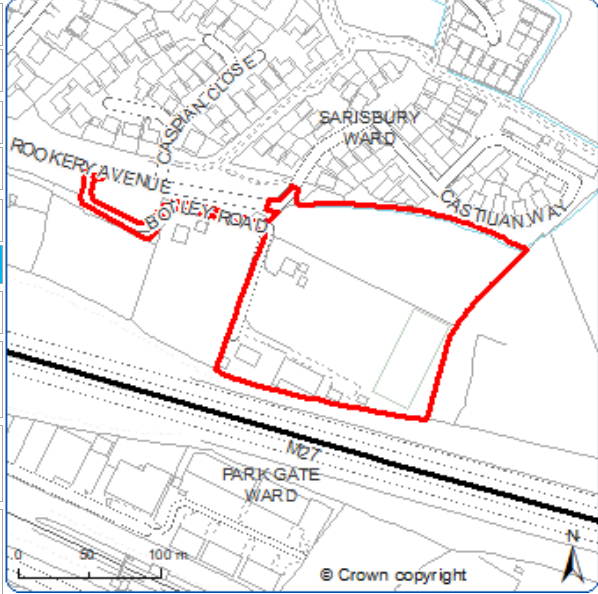
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Sarisbury**

ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Sarisbury

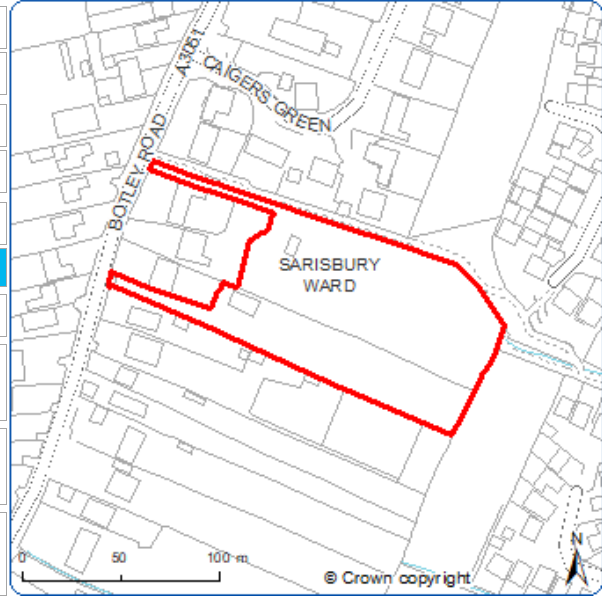
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Salisbury

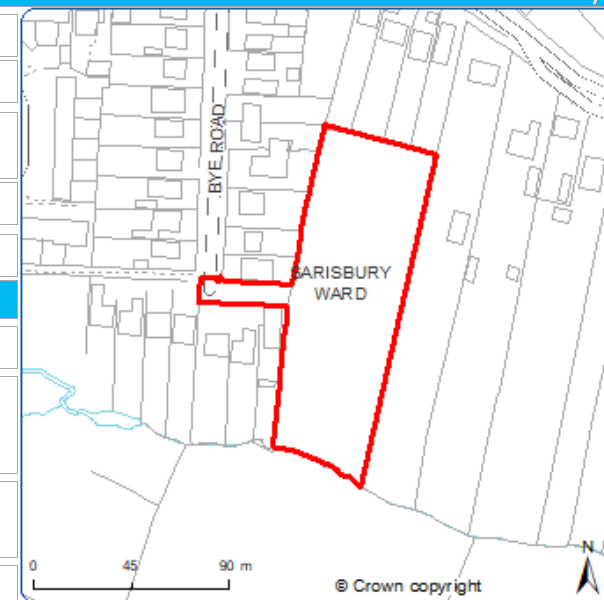
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Salisbury**

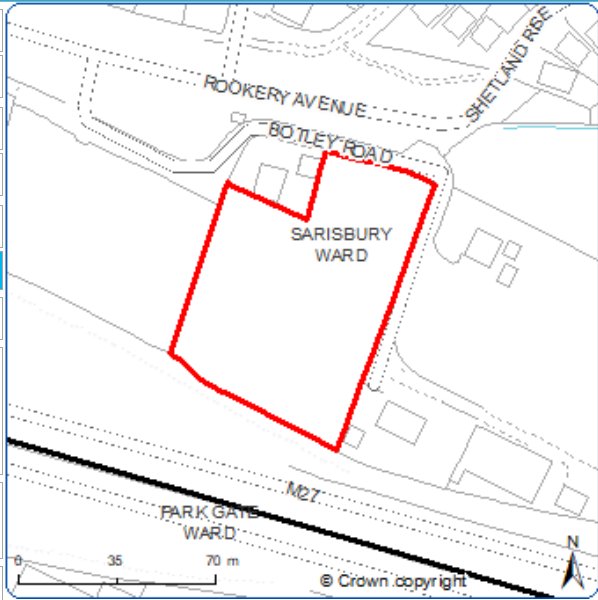
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Sarisbury

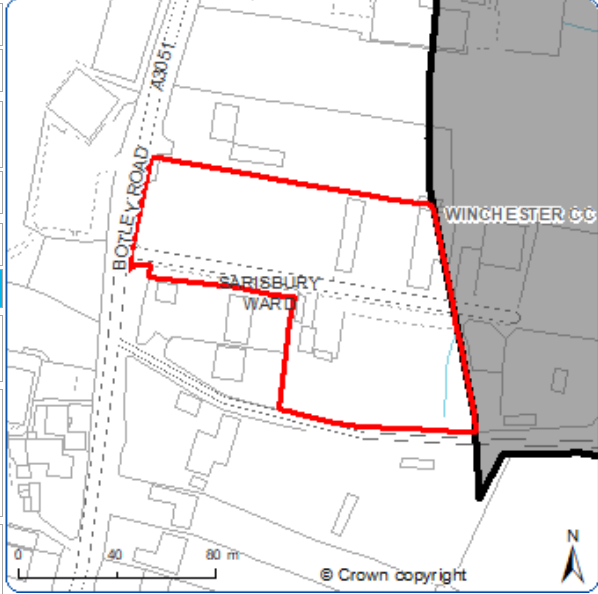
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Sarisbury

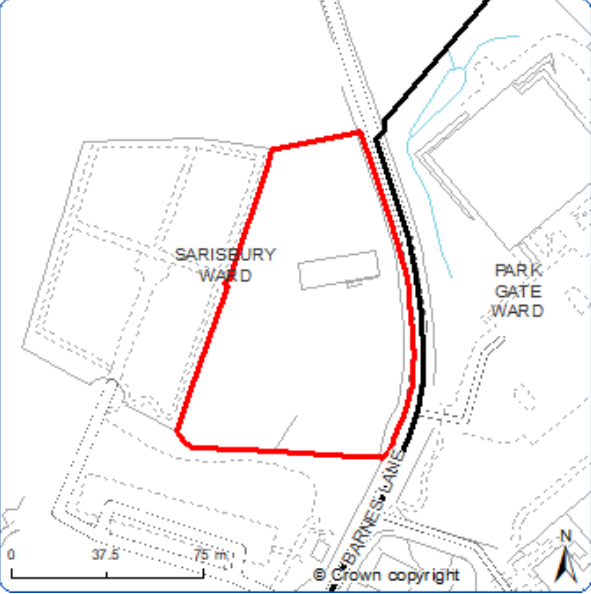
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Salisbury**

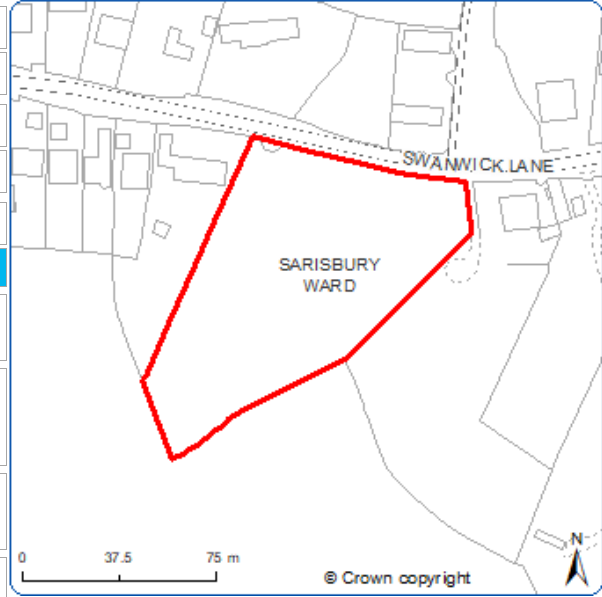
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

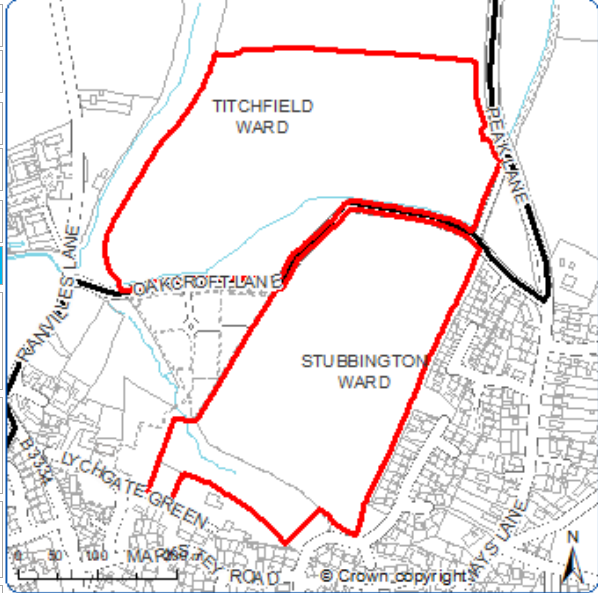
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Stubbington
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ID:	1341	Site Name:	Land South of Oakcroft Lane, Stubbington
Current Land Use:	Agricultural		
Surrounding Land Use:	Agricultural to north (beyond Oakcroft Lane), residential to east and south, Crofton cemetery to west		
Gross Site Area (ha):	19.25	Housing Yield (estimate):	tbd
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



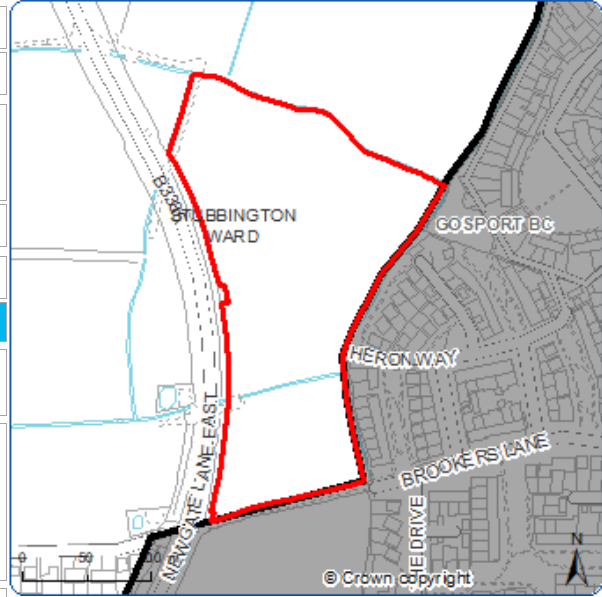
SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3b, Solent Brent Geese & Wader Secondary Support Area, Solent Brent Gees & Wader Low use, Flood Zone 2, Flood Zone 3, Minerals and Waste 2016 Soft Sand and Superficial sand/gravel, Within 500m
Highways/ Pedestrian Access:	Oakcroft Lane/Ranvilles Lane is unsuitable to carry other than very limited traffic flows. A new highways solution would need to be sought - access via Peak Lane and crossing land to the north of Oakcroft Lane (3021) could be a potential solution.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Low ecological sensitivity, Solent Wader & Brent Geese low use sites
Accessible Facility Types: 4/10	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 a Community/Leisure Facility
Suitability Comment:	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 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 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
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SITE DETAILS	Developable Housing Site	Stubbington
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ID:	3002	Site Name:	Land East of Newgate Lane South (A), Peel Common
Current Land Use:	Mostly agriculture, with the south west field used for horse grazing.		
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
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Solent Brent Geese & Wader Low use, Minerals and Waste 2016 Soft Sand, Countryside, 0
Highways/ Pedestrian Access:	This proposal includes the creation of two access points from the proposed Newgate Lane South Relief Road. The introduction of junctions along this route would interfere with the free-flow of traffic which the Relief Road now provides. As this and all other access would interfere with traffic flows, it is considered development of the site would be unsatisfactory. It would be feasible to develop the western part of the site from the existing Newgate Lane and incorporate measures to improve/relieve Woodcote Lane.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required due to proximity to rerouted Newgate Lane
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Low use site for Brent Geese and Solent Waders birds.
Accessible Facility Types: 4/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
Suitability Comment:	The site is considered suitable for development as part of a proposed housing allocation. Development could be accommodated without significant effects on the landscape character of the wider area. Development must have regard to Brent Geese and Waders designation.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS **Developable Housing Site** **Stubbington**

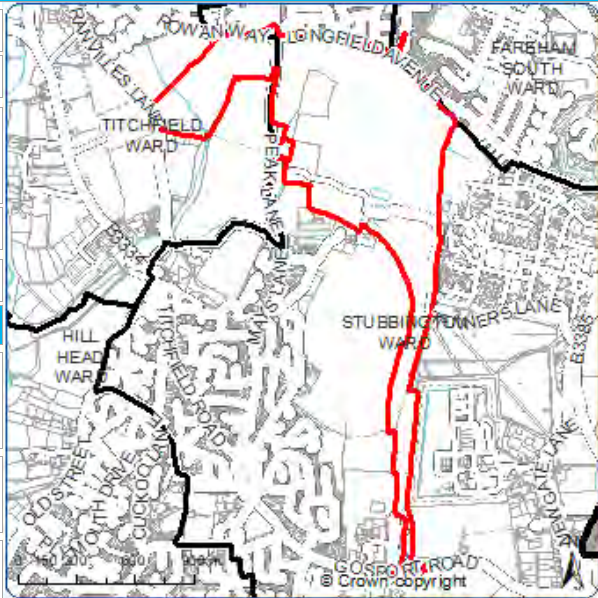
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

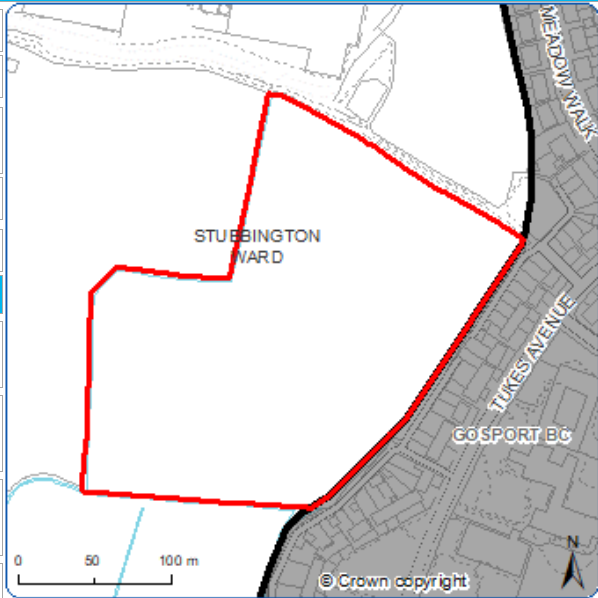
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Solent Brent Geese & Wader Low use, Countryside
Highways/ Pedestrian Access:	Suitable highways access has been identified onto Tukes Avenue.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment - Newgate Lane industrial estate(s) to the north.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site comprises a grass field with hedge lined boundaries. A ditch is located along the southern boundary of the site. The site is a Brent Geese and Solent Waders 'Low Use' site. All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. The hedgerows on site should be retained and protected by a planted buffer. Due to the presence of suitable habitats on site, it is likely that reptiles, badgers, water voles, amphibians, dormice and bats are present on site.
Accessible Facility Types: <input type="text" value="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 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
Suitability Comment:	The site is considered suitable for development as part of a proposed housing allocation. Development could be accommodated without significant effects on the landscape character of the wider area. Ecological mitigation and appropriate buffering to HMS Collingwood playing pitches required. Development must have regard to Brent Geese and Waders designation.

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

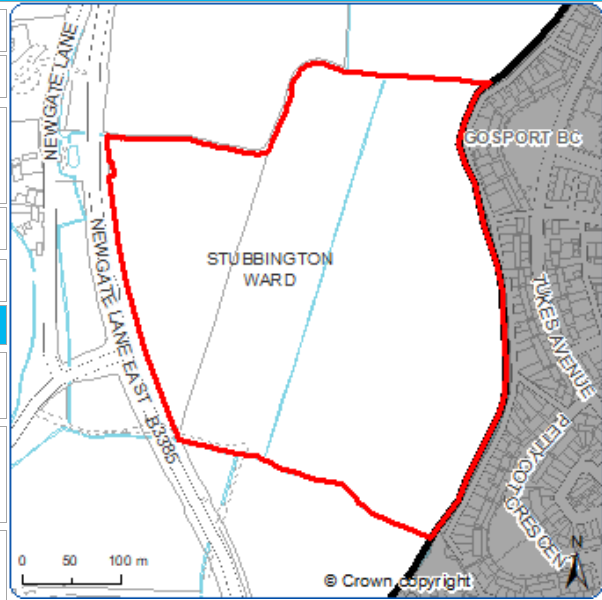
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

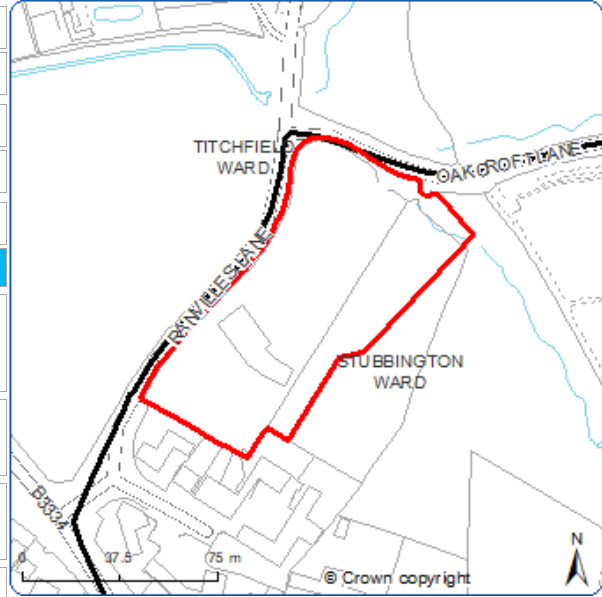
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

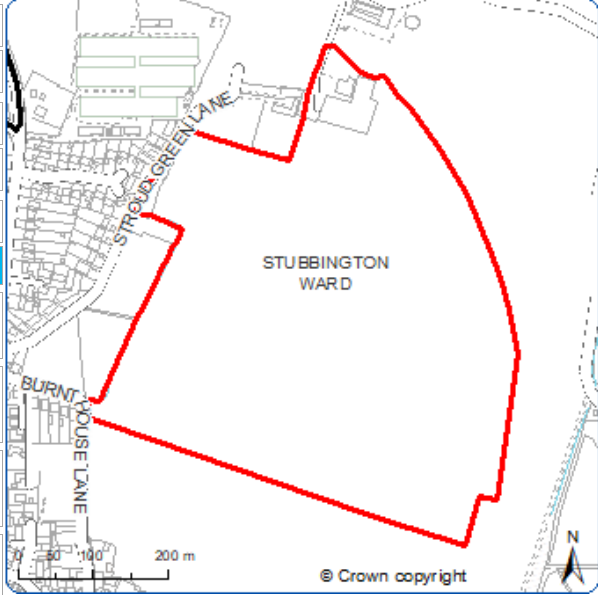
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

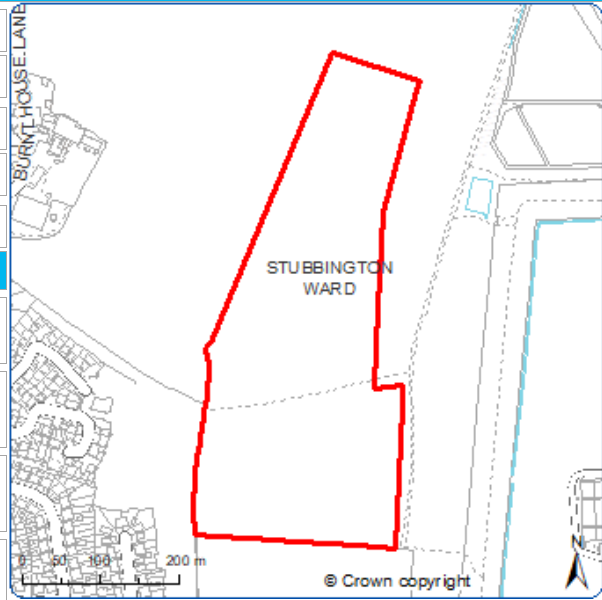
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

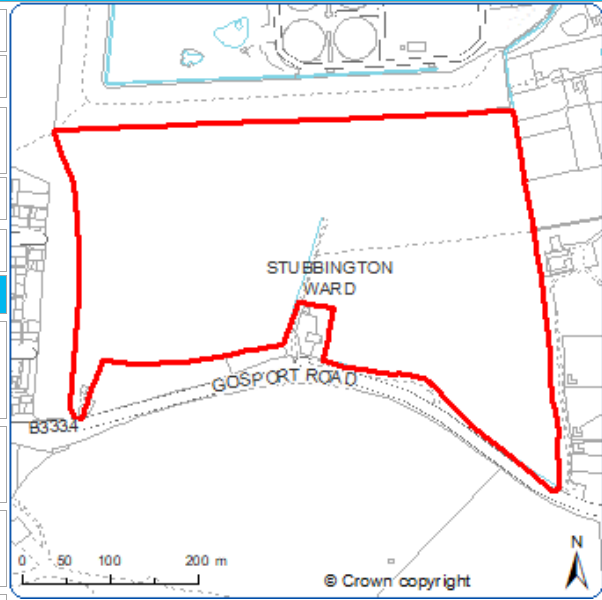
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Stubbington**

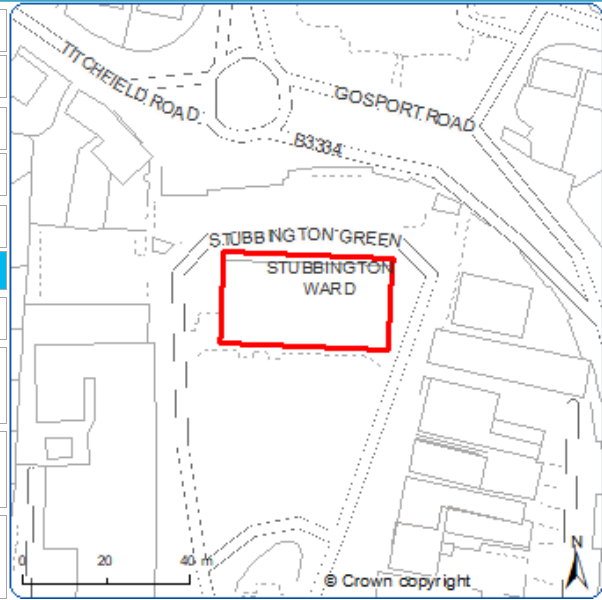
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

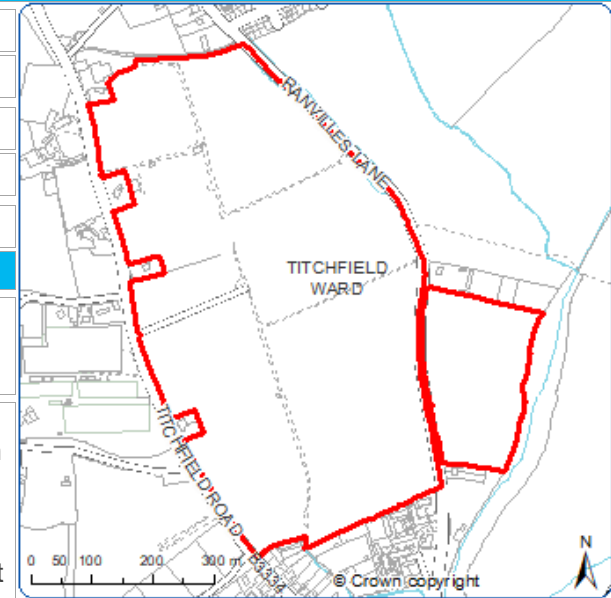
Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS		Developable Housing Site	Titchfield
ID:	3059	Site Name:	Land East of Titchfield Road, Titchfield
Current Land Use:	Agriculture		
Surrounding Land Use:	Agriculture, Kennels		
Gross Site Area (ha):	36.01	Housing Yield (estimate):	Tbd
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Public ROW, Agricultural Land Grade 2, Solent Brent Gees & Wader Low use, Flood Zone 2, Flood Zone 3, Minerals and Waste 2016 Soft Sand and Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside		
Highways/ Pedestrian Access:	The principle of forming three access points to serve the two sites, appears to be acceptable. No vehicular access to Ranvilles Lane would be acceptable. The illustrative primary access from the proposed Stubbington Bypass junction with the B3334 Titchfield Road would need to be incorporated into the proposed signal-controlled 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.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise and air quality (travel) assessments recommended owing to scale of proposed development and location in Strategic Gap.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging and roosting bat, invertebrates, badger and reptiles.		
Accessible Facility Types:	1/10 Within 800m of a Accessible Green or Play Space		
Suitability Comment:	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 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 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** **Titchfield**

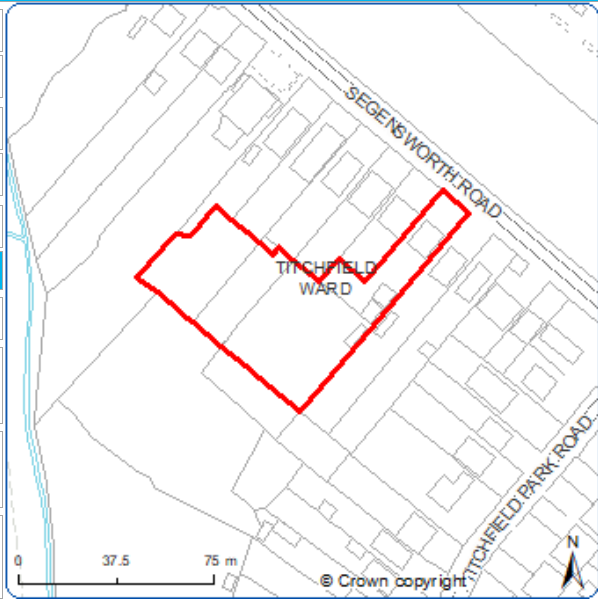
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Titchfield**

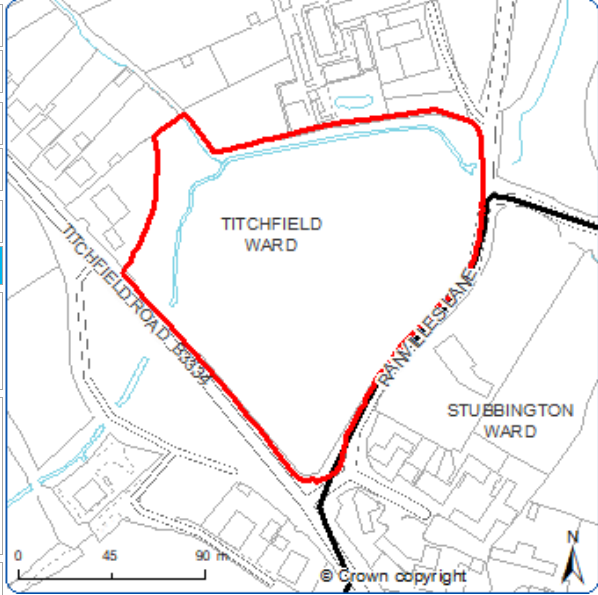
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Titchfield

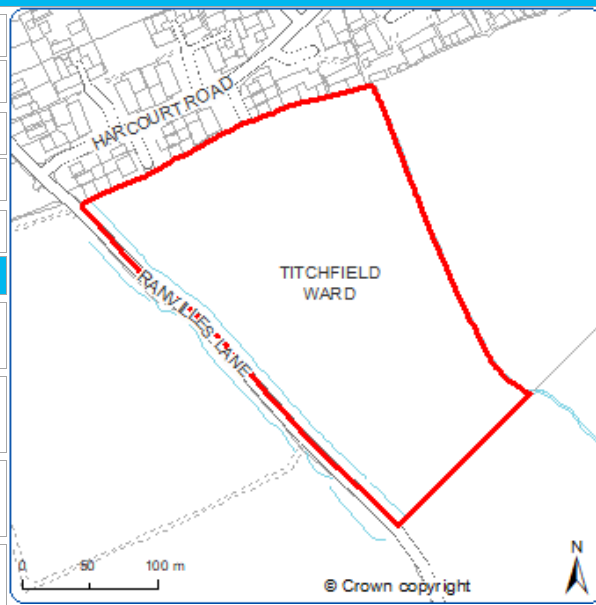
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Titchfield Common**

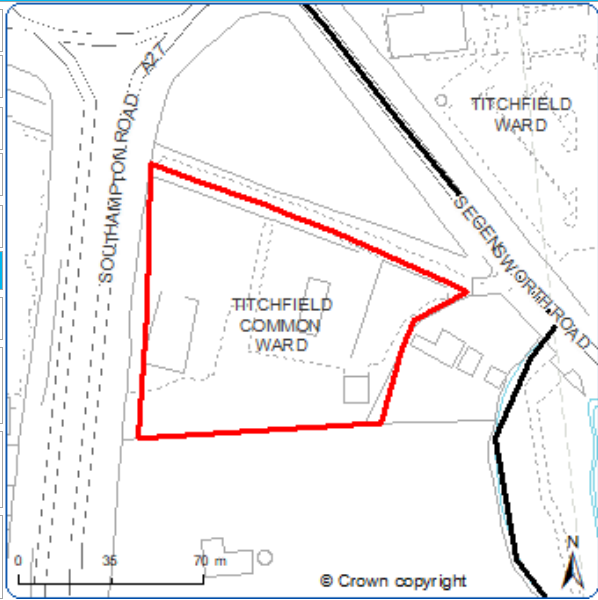
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

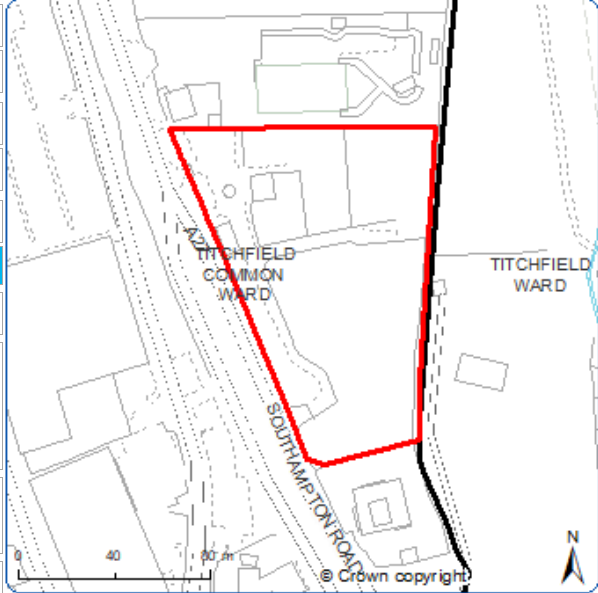
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Titchfield Common
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ID:	3020	Site Name:	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)
Current Land Use:	Part residential, part caravan park, part grassland.		
Surrounding Land Use:	Retail to west, residential south and east, garden centre to the north.		
Gross Site Area (ha):	1.06	Housing Yield (estimate):	42
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, TPOs, Countryside
Highways/ 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
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hardstanding, managed hedgerows, scattered trees, and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern boundary of the site. A minimum of 15m green buffer along the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and enhancement of hedgerows/treelines on site is required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the area. There is potential for bats, amphibians, dormice and reptiles. The residential brick buildings on site have potential to support roosting bats.
Accessible Facility Types: 6/10	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
Suitability Comment:	Sufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and enhancement of hedgerows to minimise impacts to Dormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. More detailed highways works required.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS **Developable Housing Site** **Titchfield Common**

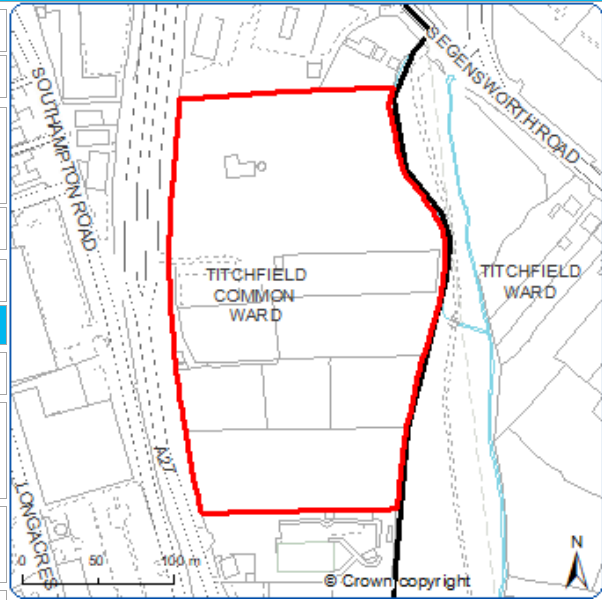
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

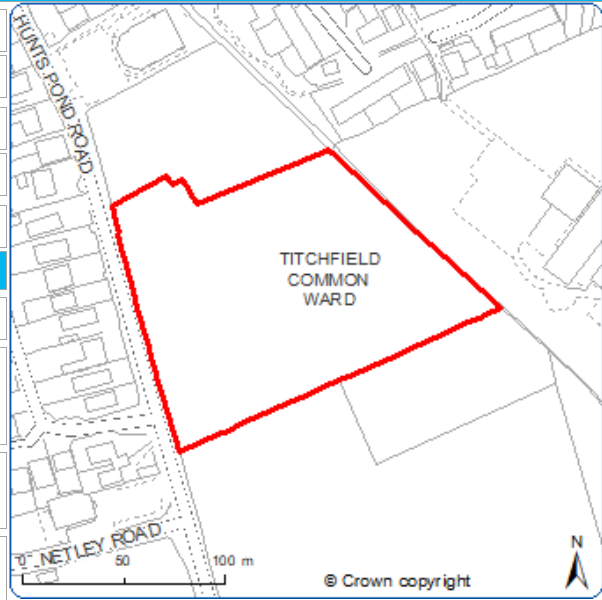
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Titchfield Common
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ID:	3051	Site Name:	Hunts Pond Road, Titchfield Common	
Current Land Use:	Grassland			
Surrounding Land Use:	Residential, open space, school			
Gross Site Area (ha):	1.60	Housing Yield (estimate):	38	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	



SUITABILITY

Constraints:	Public ROW, Countryside
Highways/ Pedestrian Access:	Subject to the surrounding road network being shown to have the capacity to accommodate generated traffic, the site has sufficient frontage to provide satisfactory access. The opportunity would be presented to review the operation and route of Hunts Pond Road along this section.
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 was subject to a Preliminary Ecological Appraisal by HCC in August 2018. The site is an improved grassland, grazed by horses. The eastern boundary of the site is a narrow strip of broad-leaved woodland with a dry ditch. The western boundary is covered by dense scrub and scattered trees. To the north is a construction site, with the land to the south used as a public open space. Due to the confirmed presence of reptiles and dormice to the south of the site, any future application should be supported by Phase II ecology surveys and mitigation for protected species. The eastern and western boundary features to be retained and protected by the provision of green buffers. An east-west green corridor, either along the northern or southern boundary is required to link the habitats on site and improve connectivity.
Accessible Facility Types: 6/10	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 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 not impact recreation ground. Development will need to significantly buffer the priority habitat woodland at the NE of site and the grassland (contiguous to the woodland) to the SE. The buffers could be used for natural/low use recreation, and must be kept dark in order for the development to avoid impacts. The boundaries of the site should be improved, and an east west provision of green space should be considered.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS **Developable Housing Site** **Titchfield Common**

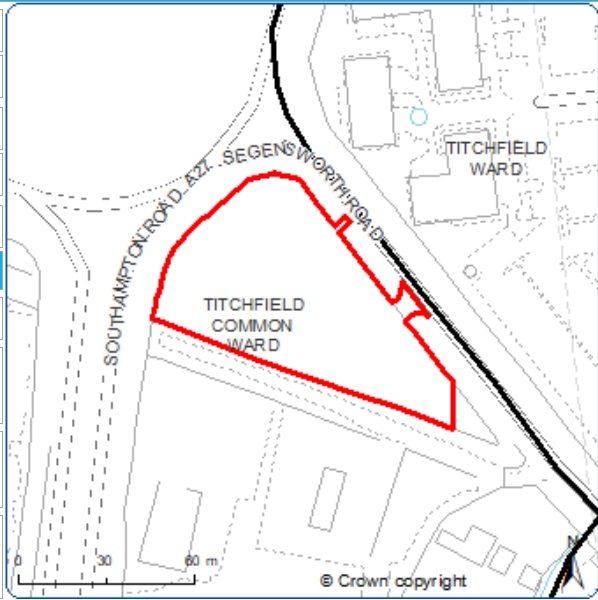
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** **Titchfield Common**

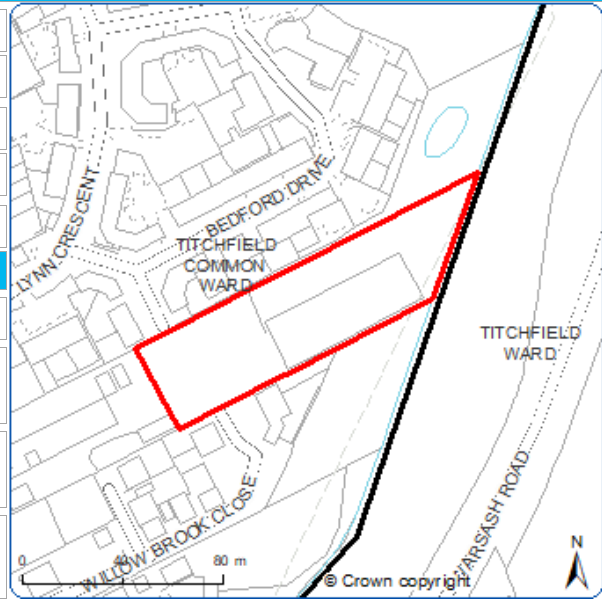
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

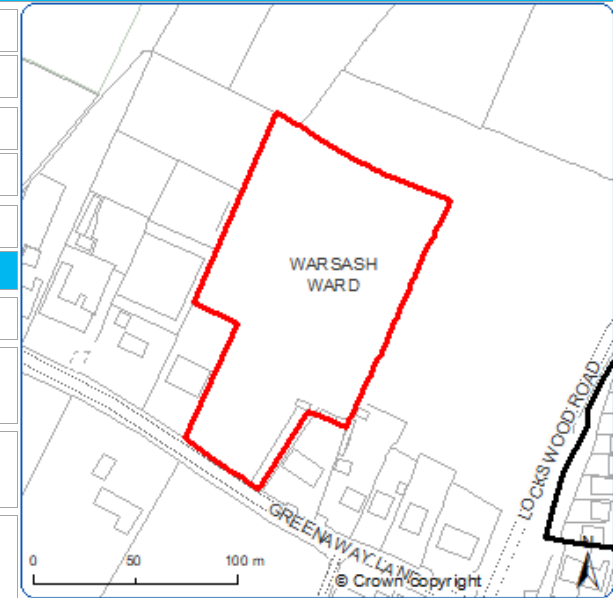
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

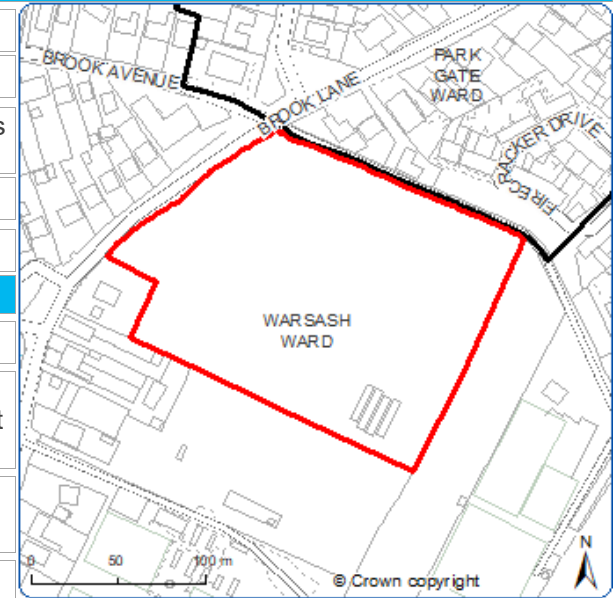
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Warsash

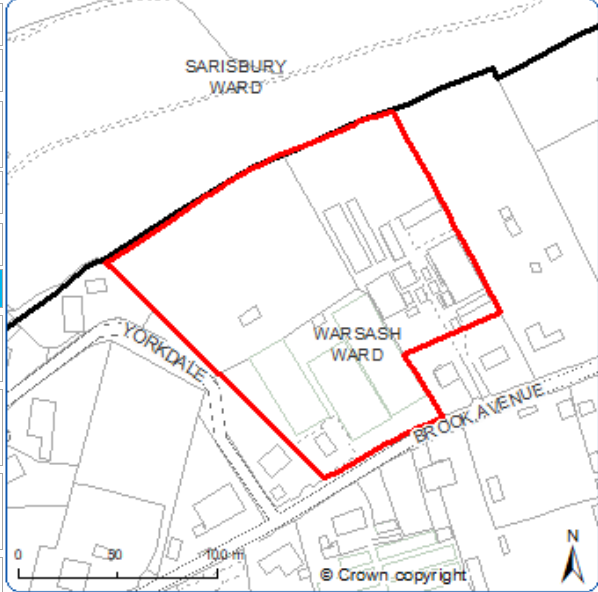
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Warsash

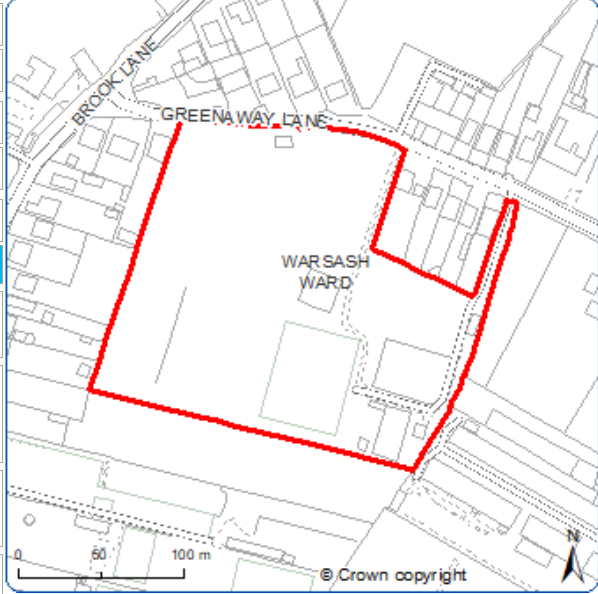
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

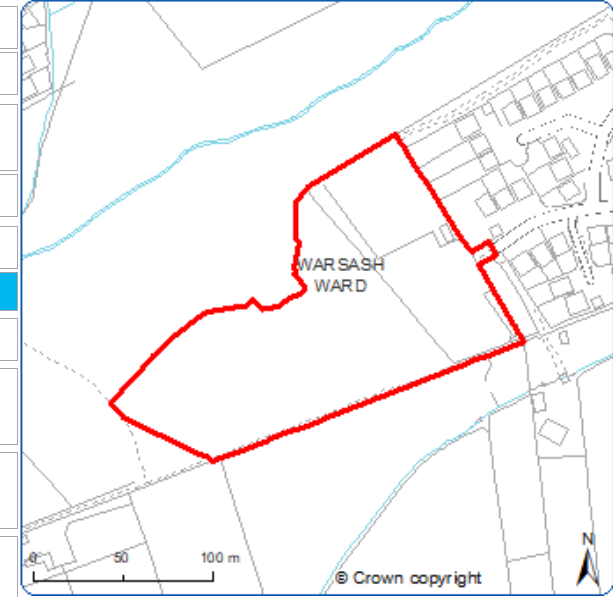
Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

ID:	<input type="text" value="3036"/>	Site Name:	<input type="text" value="Land West of Sovereign Crescent, Locks Heath"/>
Current Land Use:	<input type="text" value="Paddock/Woodland"/>		
Surrounding Land Use:	<input type="text" value="Residential dwellings are to the east of the site, agricultural fields are located to the south. A woodland Site of Importance for Nature Conservation (SINC) is found to the north and west."/>		
Gross Site Area (ha):	<input type="text" value="1.91"/>	Housing Yield (estimate):	<input type="text" value="38"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



SUITABILITY

Constraints:	<input type="text" value="Public ROW, SINC, Minerals and Waste 2016 Superficial sand/gravel, TPOs, Countryside"/>
Highways/ Pedestrian Access:	<input type="text" value="It will be necessary to investigate any issues with obstruction caused by on-street parking. It may also be necessary to consider traffic calming on the access route from Warsash Road."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No issues"/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="The site is located between two SINC. Therefore, 15m buffers should be incorporated along these boundaries. North-south connectivity between the two SINC, should be incorporated in the proposals (e.g. 9m wide wildlife corridor in the centre of the site). The Reptile Survey of the site found a low population of slow worms. The buffers on site can be used as a reptile receptor site. A badger sett is present beyond the northern boundary of the site; therefore, a 25m buffer should be incorporated between the sett and the built environment. The surveys in 2017 confirmed the likely absence of dormice on site."/>
Accessible Facility Types: <input type="text" value="5/10"/>	<input type="text" value="Within 800m of a Convenience Store or Supermarket, 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:	<input type="text" value="Site is considered suitable for development and is subject to a resolution to grant planning permission (P/18/0484/FP)"/>

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

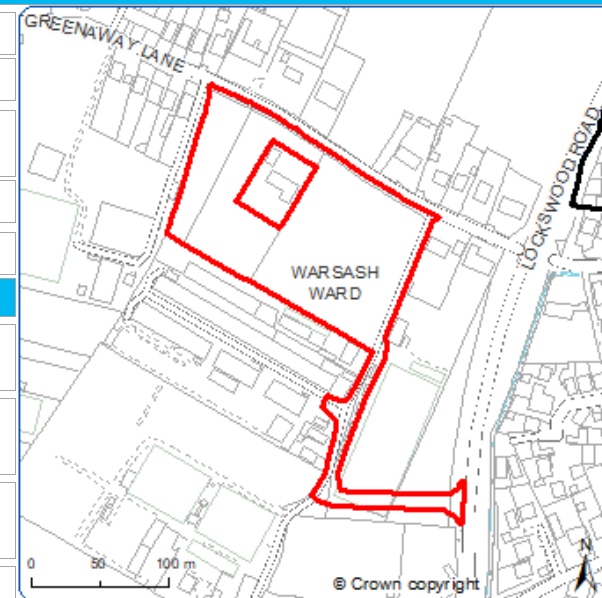
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

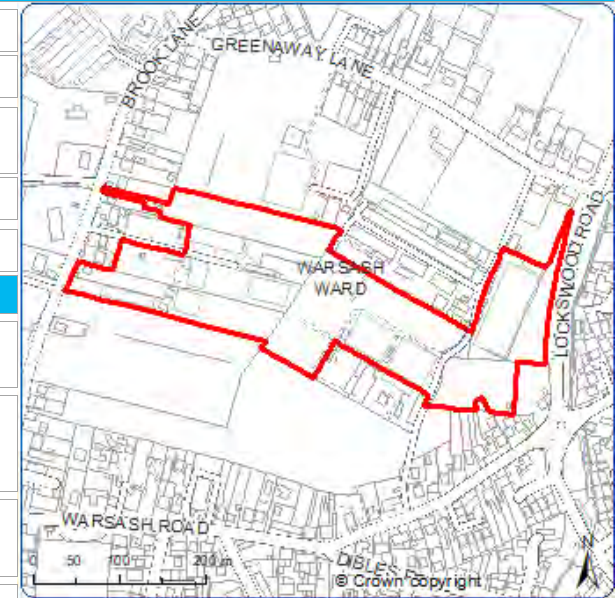
Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

ID:	3056	Site Name:	Land South of Greenaway Lane, Warsash
Current Land Use:	Predominantly horticultural uses, including derelict glasshouses		
Surrounding Land Use:	Vacant horticultural land and residential dwellings are to the north and south. Residential properties on Brook Lane to the west and on Lockswood Road to the east.		
Gross Site Area (ha):	6.62	Housing Yield (estimate):	157
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, TPOs, Countryside
Highways/ Pedestrian Access:	Access is considered to be acceptable. Potential pedestrian/cyclist connectivity to the south of the site should be investigated along with wider cyclist facilities off-site. A transport assessment to consider wider highways improvements will be required.
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 is characterised by greenhouses, areas of hardstanding, overgrown grassland, previously felled area of mixed broadleaved woodland and scrub in the 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 Dibbles Road SINC/Warsash Common in the east). An ecological assessment will be required.
Accessible Facility Types:	6/10 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 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to 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

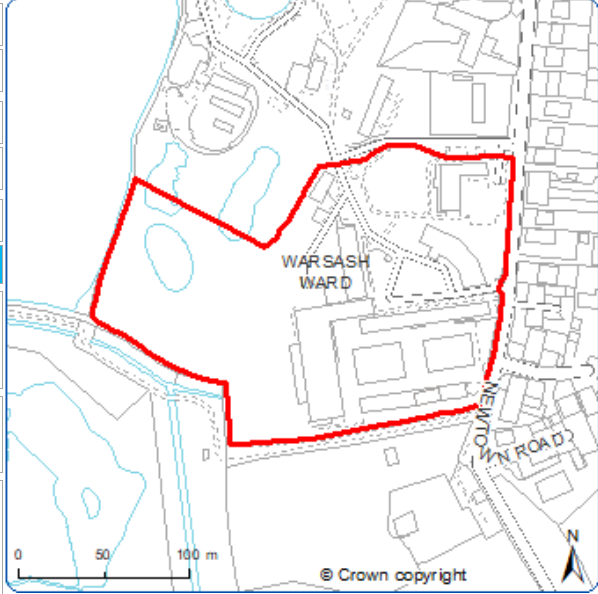
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

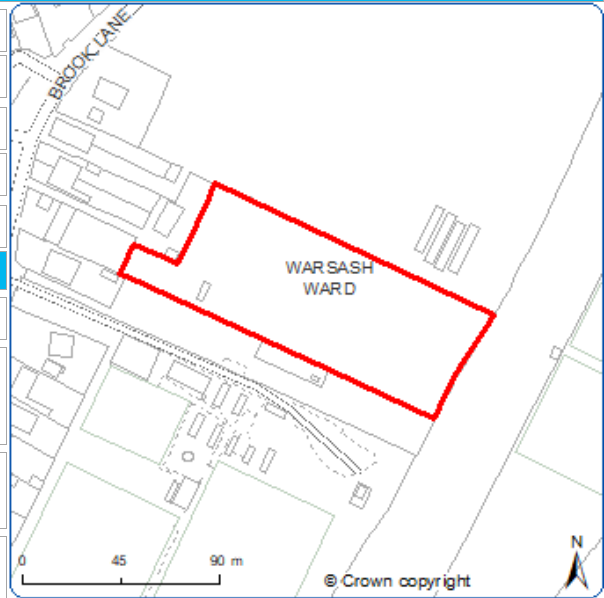
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

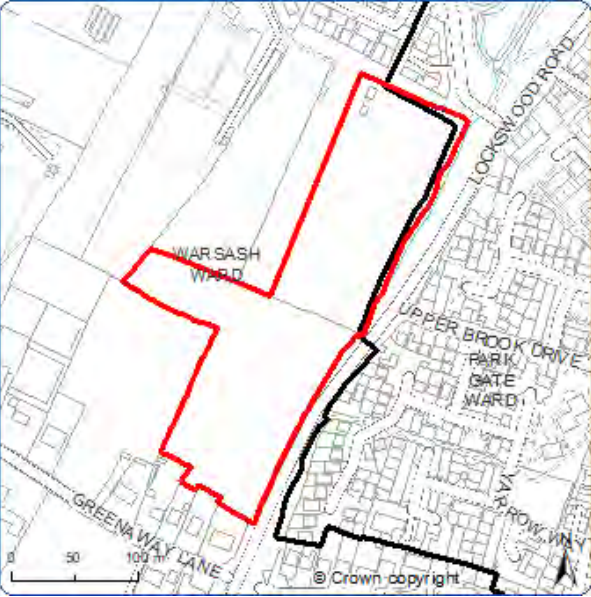
Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

SITE DETAILS	Developable Housing Site	Warsash
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ID:	3162	Site Name:	Land West of Lockwood Road
Current Land Use:	Scrub, woodland		
Surrounding Land Use:	Residential, glasshouses, agriculture border the site.		
Gross Site Area (ha):	3.44	Housing Yield (estimate):	80
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, TPOs, Countryside
Highways/ Pedestrian Access:	A highways solution is feasible through a master planning approach
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues
Archaeology:	Iron Age material was found within this allocation during gravel extraction, and a Bronze Age cremation cemetery was found to the north. The site has a high archaeological potential, although this unlikely to constrain development.
Ecology Comment:	Badgers are known to be present in the area, with extensive setts and well-used foraging/commuting routes. An exceptional population of slow worms and common lizards and a low population of grass snakes has been confirmed on site. Common and soprano pipistrelle, noctule, serotine and Myotis bats have been recorded along the site boundaries and the woodland edge. Protection of the stream on site and provision of wide buffers along the boundaries is required. A sensitive lighting strategy for the buffers along the boundaries will be required.
Accessible Facility Types:	5/10 Within 1600m of a Secondary School, 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 considered suitable as part of the proposed Warsash cluster allocation.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS

Developable Housing Site

Warsash

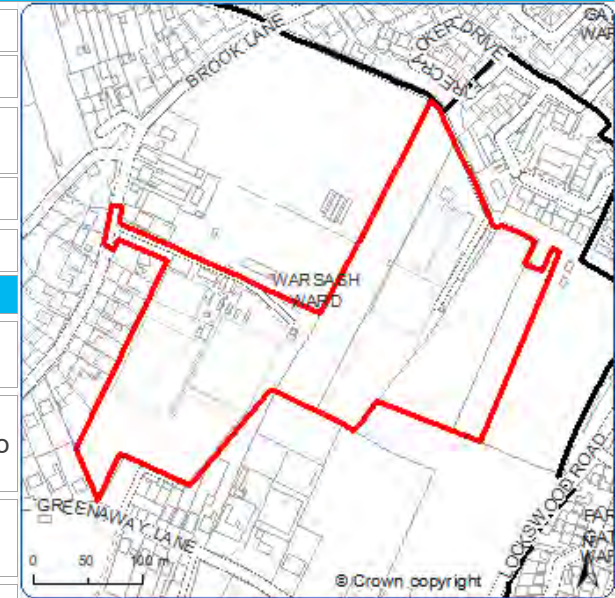
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Housing Site** Warsash

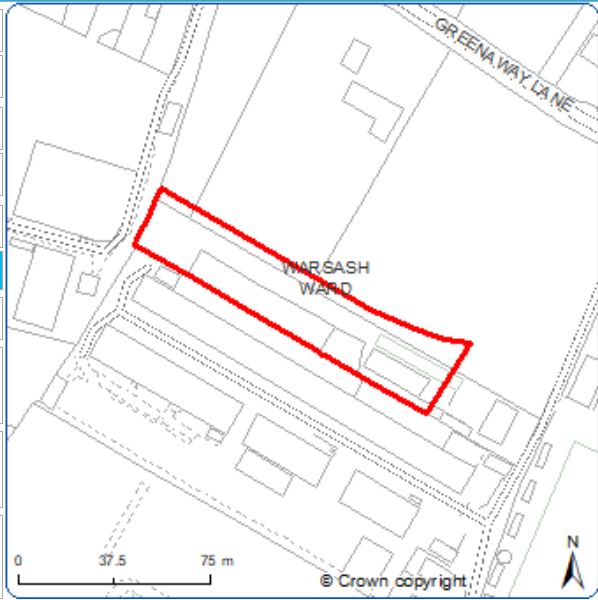
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS

Developable Housing Site

Warsash

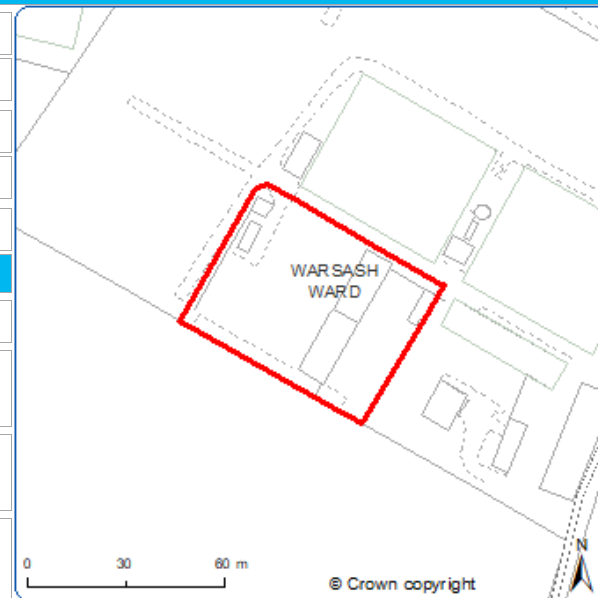
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered 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 available. Appears that the comprehensive site cannot be assembled for development during the plan period.		
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)). The site will also have a detrimental impact on the Strategic Gap in this location.		
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 Discounting:	The site designated as a SINCE it is also partly covered by a high risk flood zone. In addition the site is a valuable public open space.	
ID: 3097	Site Name: Catisfield Lane, Fareham	Fareham West
Reason for Discounting:	The site is within landscape identified as of special character for the borough. Development at the site would potentially have significant impacts upon a Scheduled Ancient Monument. No safe highway access identified.	
ID: 3112	Site Name: 16-20 The Avenue, Fareham, Fareham	Fareham West
Reason for Discounting:	It is not clear at this stage whether all landowners are willing to dispose of the site for residential development during the plan period. There are also concerns as to whether the redevelopment of the site would be viable (achievable).	
ID: 31	Site Name: Land West of Old Street, Hill Head	Hill Head
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c)) and has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI.	
ID: 3037	Site Name: Land west of Old Street, Stubbington	Hill Head
Reason for Discounting:	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 Discounting:	The site currently provides valuable public open space and the existing public footpath would make development difficult to accommodate.	
ID: 3098	Site Name: Land West of Cuckoo Lane, Stubbington	Hill Head
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). Significant ecological constraints associated with the adjacent SPA/SSSI affect the suitability of the site.	
ID: 3197	Site Name: Land at Springfield Way	Hill Head
Reason for Discounting:	Loss of valuable open space	
ID: 1335	Site Name: Land at Addison Rd, Sarisbury	Park Gate
Reason for Discounting:	Existing site access is not suitable for size of development.	
ID: 3025	Site Name: Little Park Farm, Park Gate	Park Gate
Reason for Discounting:	The site is unsuitable for residential development. The site is better suited to remain as a low intensity employment area.	

SITE DETAILS

ID: 3073	Site Name: Land at Addison Road, Park Gate	Park Gate
Reason for Discounting:	The site provides valuable public open space and the existing woodland which includes TPOs and wildlife habitat would make development difficult to accommodate.	
ID: 3185	Site Name: Land East of Glen Road	Park Gate
Reason for Discounting:	Site consists of valuable woodland priority habitat and access to the site is unsuitable for development.	
ID: 3194	Site Name: Bassaire Ltd, Duncan Road	Park Gate
Reason for Discounting:	Application for new industrial unit suggest the site is no longer available for housing development.	
ID: 3214	Site Name: Land at Beacon Bottom II	Park Gate
Reason for Discounting:	Site consists of valuable woodland priority habitat, and is an ecological network opportunity area, including TPOs. The site is therefore unsuitable for residential development.	
ID: 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 open space. For these reasons residential development at this site is considered unsuitable.	
ID: 3081	Site Name: Land at Hill Road, Portchester	Portchester East
Reason for Discounting:	The site has high ecological value and is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 11.2b)). For these reasons the site is unsuitable for residential development.	
ID: 3119	Site Name: Wicor Farm, Cranleigh Road, Portchester	Portchester East
Reason for Discounting:	Wider landscape along the coastal margin is highly sensitive.	
ID: 3168	Site Name: Land Off Nelson Lane, Portchester	Portchester East
Reason for Discounting:	Site is in unsustainable location and highway access is unsuitable for development	
ID: 2999	Site Name: Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	Portchester West
Reason for Discounting:	This site is of national importance for geological strata and has significant ecological potential. It is therefore unsuitable for residential development.	
ID: 3080	Site Name: Land at High View, Dore Ave, Portchester	Portchester West
Reason for 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 therefore considered unsuitable and unachievable.	
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 address employment need in the borough.	
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 adjacent conservation area and is therefore unsuitable for development.	
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 residential development.	
ID: 1356	Site Name: 187 Botley Road - Site A Proposal, Burr ridge	Sarisbury
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 2997	Site Name: 187 Botley Road - Site B Proposal, Burr ridge	Sarisbury
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and does not accord with the development strategy. Site has poor access to local services.	
ID: 2998	Site Name: 187 Botley Road - Site C Proposal, Burr ridge	Sarisbury
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and does not accord with the development strategy. Site has poor access to local services.	
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 development strategy.	
ID: 3026	Site Name: Eyersdown Farm, Burr ridge	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: 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) and does not seem capable of providing suitable highway access for the scale of development proposed.	
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 therefore considered unsuitable for residential development.	
ID: 3061	Site Name: Land to rear of 310 Botley Road, Burr ridge	Sarisbury
Reason for Discounting:	The site has total coverage by mature trees and does not appear to have suitable highway access. For these reasons the site is considered unsuitable for residential development.	
ID: 3100	Site Name: East of Botley Road, Burr ridge	Sarisbury
Reason for Discounting:	No satisfactory highways access appears to be available, there is extensive tree coverage and the site has high ecological value. For these reasons it is not considered suitable or achievable for residential development.	
ID: 3106	Site Name: Land adj to 316 Botley Road, Burr ridge	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 development 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, Burr ridge	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, Burr ridge	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 strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.		
ID: 3210	Site Name: 21 Burr ridge Road, Burr ridge	Sarisbury
Reason for Discounting: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.		
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 out of keeping with the character of the area and does not accord with the development strategy.		
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 character of Peel Common. The site is therefore considered unsuitable for residential development.		
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 settlement character of Peel Common. The site is therefore considered unsuitable for residential development.		

SITE DETAILS

ID: 3022	Site Name: 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 character of Peel Common. The site is therefore considered unsuitable for residential development.	
ID: 3129	Site Name: 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 character of Peel Common. The site is therefore considered unsuitable for residential development.	
ID: 3161	Site Name: 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 character of Peel Common. The site is therefore considered unsuitable for residential development.	
ID: 3221	Site Name: 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 Name: 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 primary support area for Brent Geese and Solent Waders.	
ID: 1173	Site Name: 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 strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 1180	Site Name: 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 strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3010	Site Name: 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. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3029	Site Name: 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 has high ecological potential (adjacent to a SINC). Development could also be harmful to the setting of the conservation area.	

SITE DETAILS

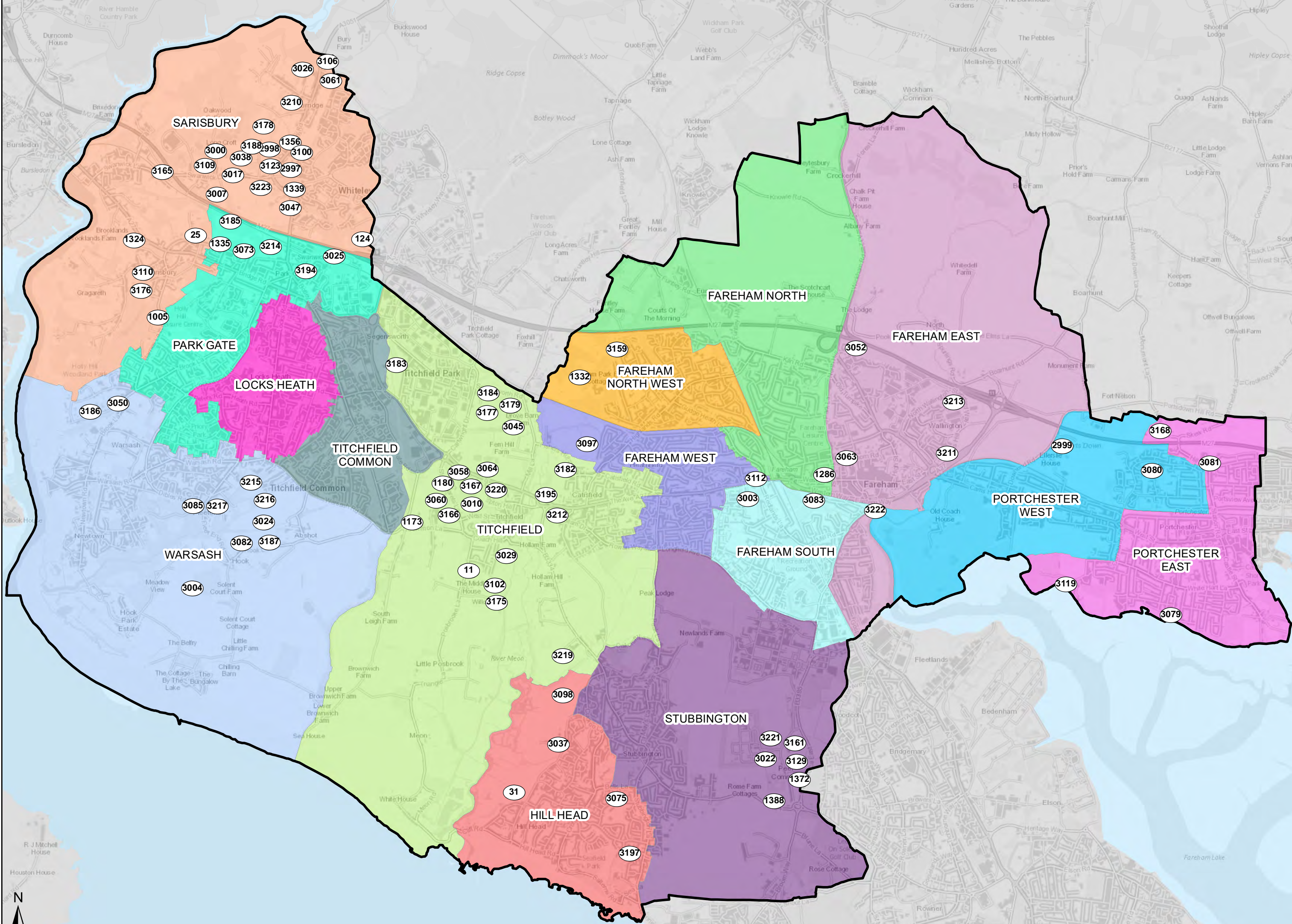
ID: 3045	Site Name: Carron Row Farm Segensworth East, Titchfield	Titchfield
Reason for Discounting:	The site is within landscape identified as of special character for the borough. Development at the site would potentially have significant impacts upon a Scheduled Ancient Monument. No safe highway access identified.	
ID: 3058	Site Name: Land East of St Margaret's Lane, Titchfield	Titchfield
Reason for Discounting:	Site not available	
ID: 3060	Site Name: Land West of St Margaret's Lane, 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. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3064	Site Name: 320 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. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3102	Site Name: Land East of Posbrook Lane, Titchfield	Titchfield
Reason for Discounting:	The site is within landscape identified as of special character for the borough. The site is also partly within Flood Zones 2 and 3. In addition the site is a primary support area for Brent Geese and Solent Waders.	
ID: 3166	Site Name: Haykin, St Margaret's 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 strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3167	Site Name: Land to rear of 320 Southampton Rd	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. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	
ID: 3175	Site Name: Posbrook Lane	Titchfield
Reason for Discounting:	The site is in a highly sensitive landscape. Development will also have a detrimental impact on the Strategic Gap in this location (albeit the gap issue on its own would not render the site unsuitable).	
ID: 3177	Site Name: Land south of Segensworth Road	Titchfield
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.	

SITE DETAILS

ID: 3179	Site Name: Carron Row Farm	Titchfield
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: Kingfisher House, Fishers Hill	Titchfield
Reason for Discounting:	Western half considered unsuitable, eastern field would be acceptable but below study threshold.	
ID: 3183	Site Name: Land at 18 Titchfield Park Road	Titchfield
Reason for Discounting:	Access to site is unsuitable as highways access cannot be achieved taking TPOs into consideration.	
ID: 3184	Site Name: Land East of Cartwright Drive	Titchfield
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: Conifer Rise	Titchfield
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 ecological potential (adj to a SINC). Development may be harmful to the setting of the conservation area.	
ID: 3212	Site Name: Fareham MF Site, Ranvilles Lane	Titchfield
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: Crofton Equestrian Centre	Titchfield
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment) and has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI.	
ID: 3220	Site Name: Southampton Hill	Titchfield
Reason for Discounting:	Availability uncertain due to outstanding legal issues	
ID: 3004	Site Name: Land South of Hook Park Road, Warsash	Warsash
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

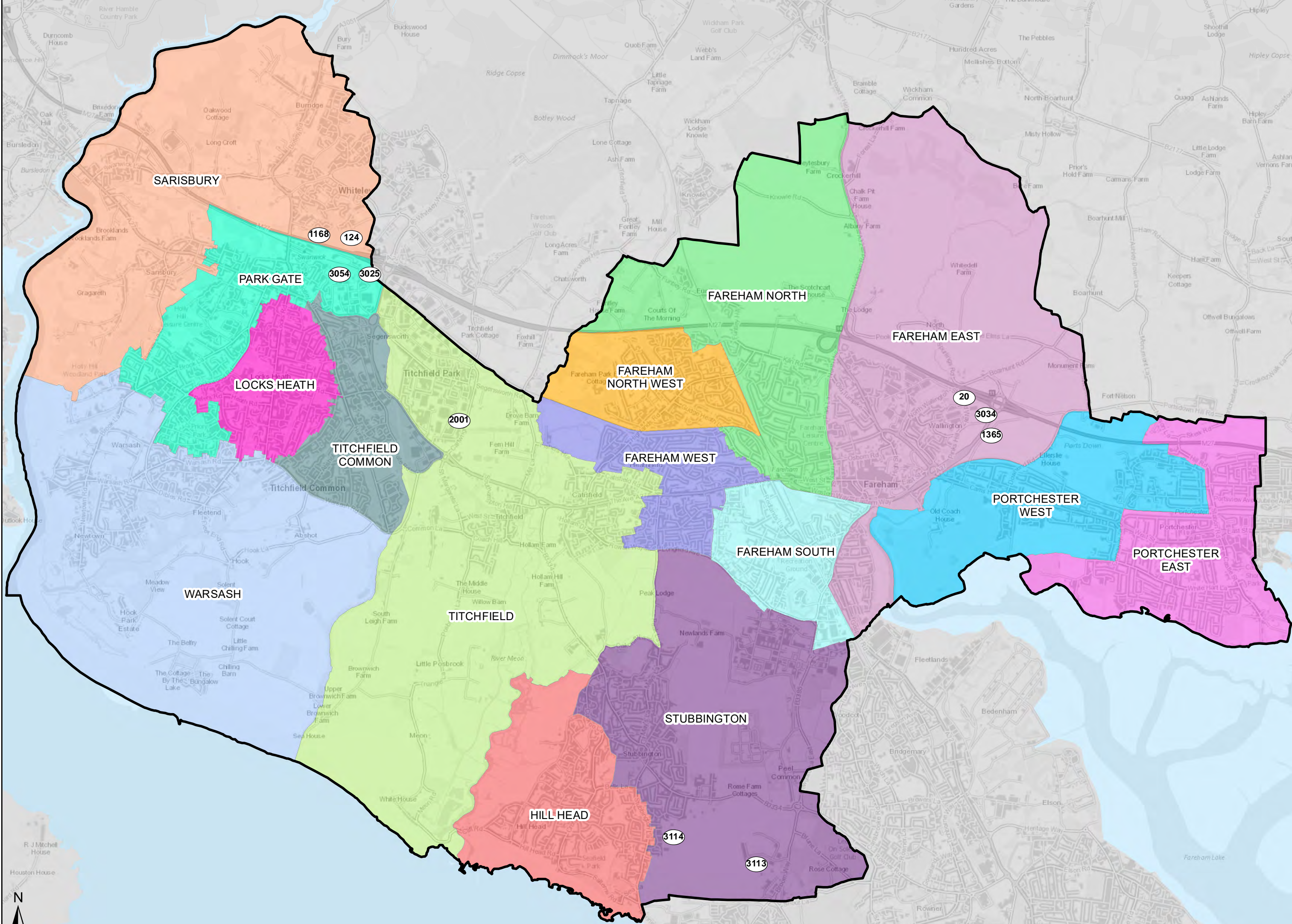
ID: 3024	Site Name: Land at Great Abshot, Warsash	Warsash
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment). There are also highway access constraints. For these reasons the site is unsuitable for residential development.	
ID: 3050	Site Name: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



7. Developable Employment Sites

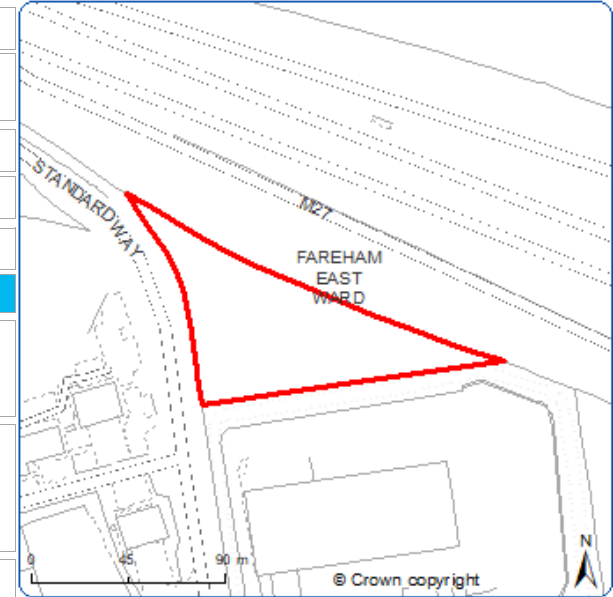
LIST OF CONTENTS

Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Fareham East	20	Standard Way, Wallington	0.59
Fareham East	1365	Land adjoining Fort Wallington Industrial Estate	1.05
Fareham East	3034	Land rear of WTS, Wallington	1.23
Park Gate	3025	Little Park Farm, Park Gate	5.73
Park Gate	3054	Land at Segensworth West, Fareham	2.75
Sarisbury	124	Solent Business Park - Solent 2, Sarisbury	9.84
Sarisbury	1168	Land 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
ID:	20	Site Name:	Standard Way, Wallington
Current Land Use:	Vacant. Small paddock area located to the north of Standard Way and to the north of Fareham Heights office park. Lined with trees with access off of Standard Way and M27 to north.		
Surrounding Land Use:	Adjoining motorway M27 to northeast; Frontage to Standard Way to west; adjoining WTS to south.		
Gross Site Area (ha):	0.59	Housing Yield (estimate):	0
Employment Yield (estimate):	2,000sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	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.		
Highways/ 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		
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	
Suitability 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** **Fareham East**

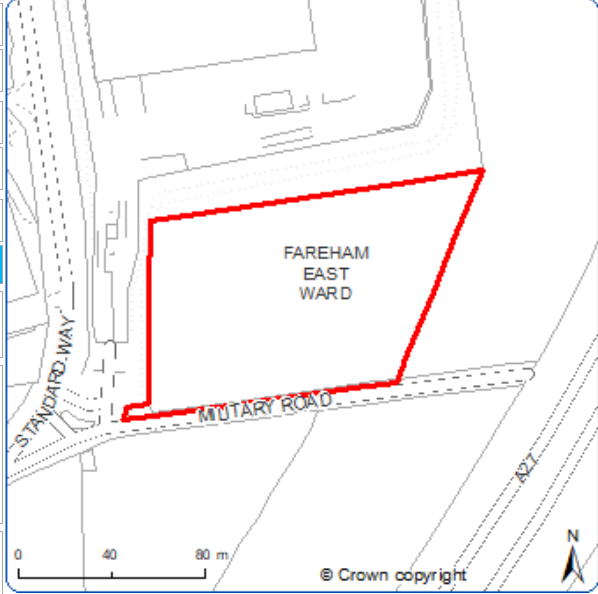
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

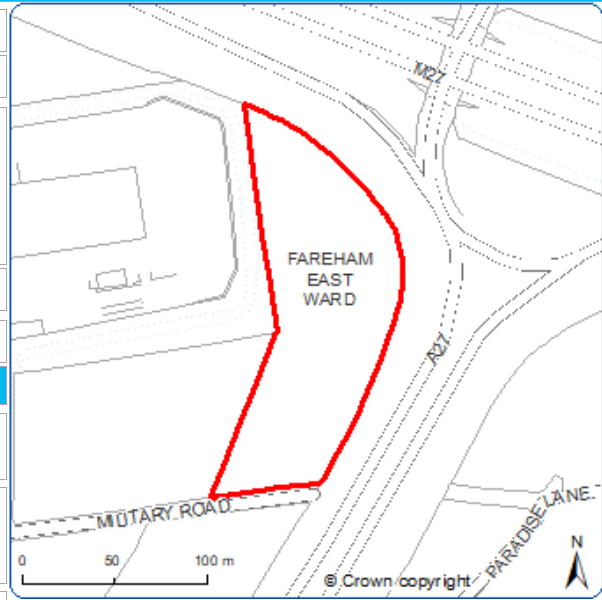
Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Developable Employment Site	Fareham East
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ID:	3034	Site Name:	Land rear of WTS, Wallington
Current Land Use:	Paddock		
Surrounding Land Use:	The site is within an area of low landscape sensitivity with an overriding urban fringe character particularly given the adjoining waste transfer station. The site is enclosed on three sides by vegetation, obscuring it from view from the M27 corridor and Pinks Hill. The site has scope to accommodate some change without unacceptable adverse effects on any landscape resources, and opportunities to mitigate the effects of change by strengthening of the existing landscape framework.		
Gross Site Area (ha):	1.23	Housing Yield (estimate):	0
Employment Yield (estimate):	4,000sqm	Gypsy and Traveller Pitches (estimate):	0



SUITABILITY

Constraints:	Public ROW, Agricultural Land Grade 2, Minerals and Waste 2016 Brick Clay, Superficial sand/gravel and Safeguarded Site, Ground Water Protection Zone, Countryside
Highways/ Pedestrian Access:	The width and standard of Military Road would need to be significantly upgraded to allow for vehicular access. Measures would also need to be put in place to limit additional commercial vehicle activity on, or make improvements to the width of, Pinks Hill.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to Wallington River. Potential for bats, badgers and dormouse.
Accessible Facility Types: 4/10	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
Suitability Comment:	Site is considered suitable for employment uses due to its location in a low landscape sensitivity area, proximity to motorway links and proximity to Fort Wallington Industrial Estate.

Is the site suitable? Yes	Is the site available? Yes	Is the site considered achievable? Yes
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SITE DETAILS

Developable Employment Site

Park Gate

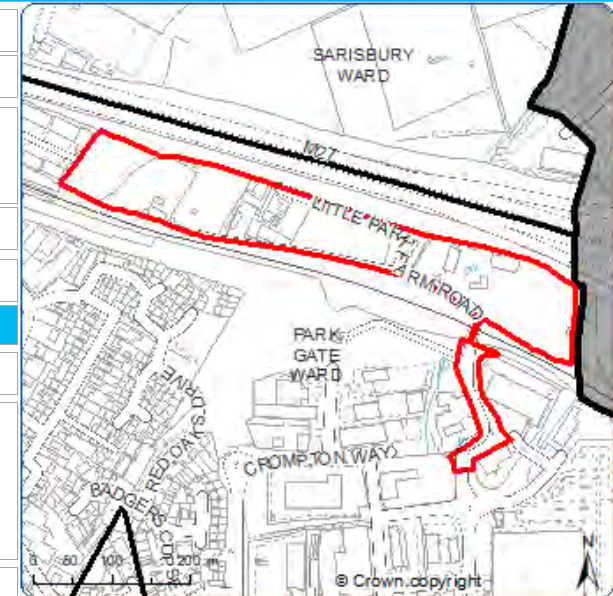
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

SITE DETAILS **Developable Employment Site** Park Gate

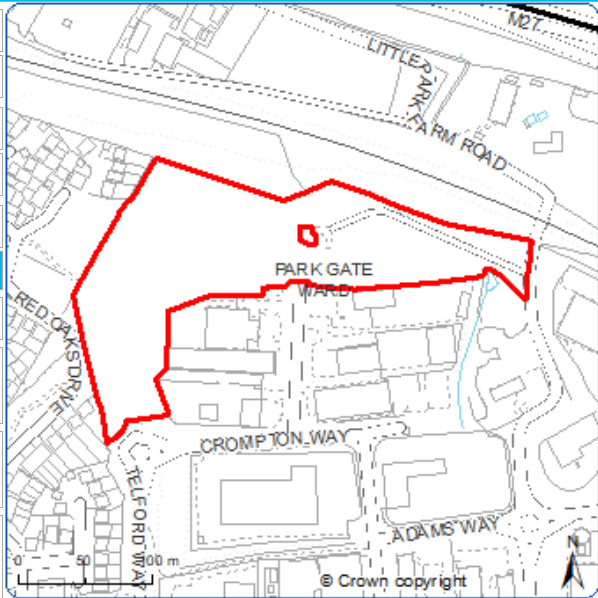
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS Developable Housing Site, Developable Employment Site Sarisbury

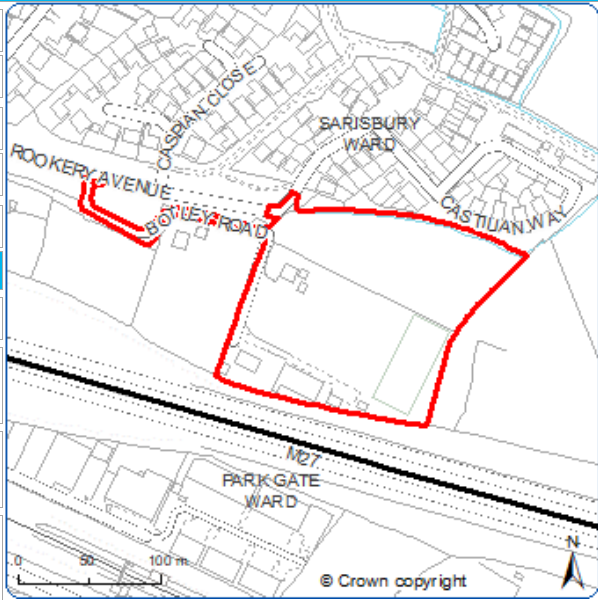
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Employment Site** **Stubbington**

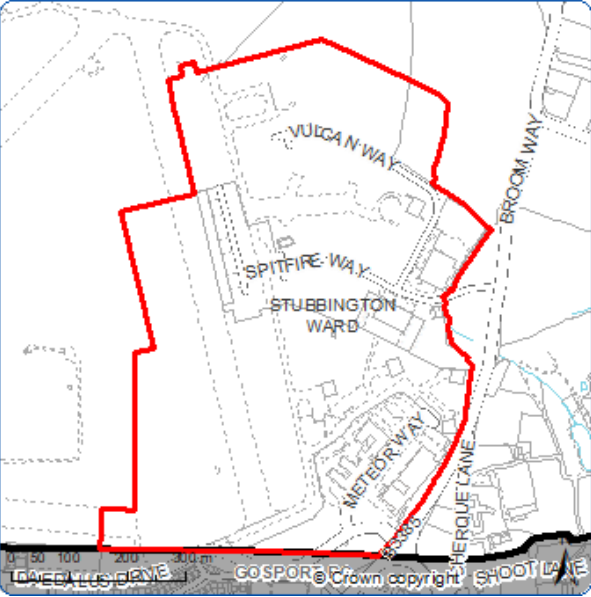
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Employment Site** **Stubbington**

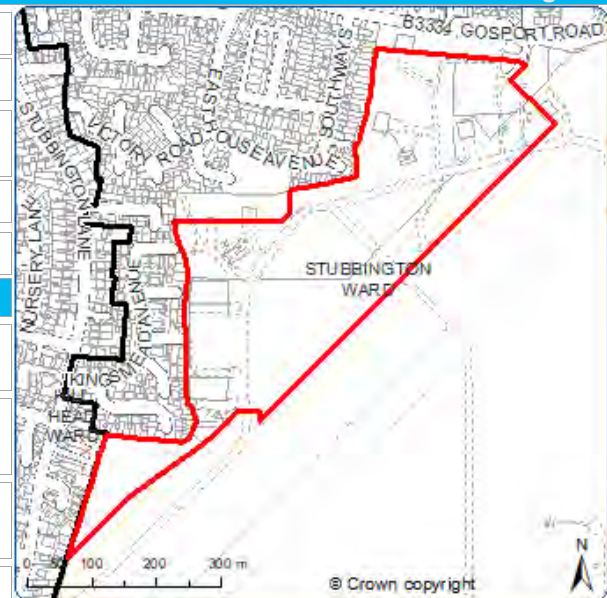
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS **Developable Employment Site** Titchfield

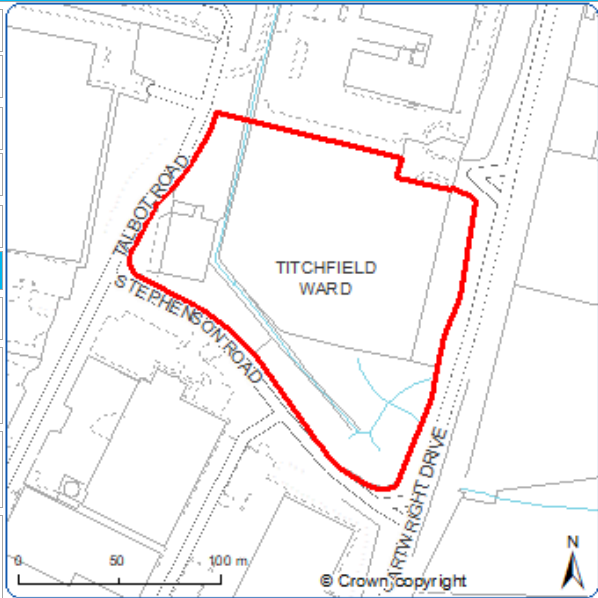
ID: Site Name:

Current Land Use:

Surrounding Land Use:

Gross Site Area (ha): Housing Yield (estimate):

Employment Yield (estimate): Gypsy and Traveller Pitches (estimate):



SUITABILITY

Constraints:

Highways/
Pedestrian Access:

Conservation
Comments:

Noise/Air Quality
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility
Types:

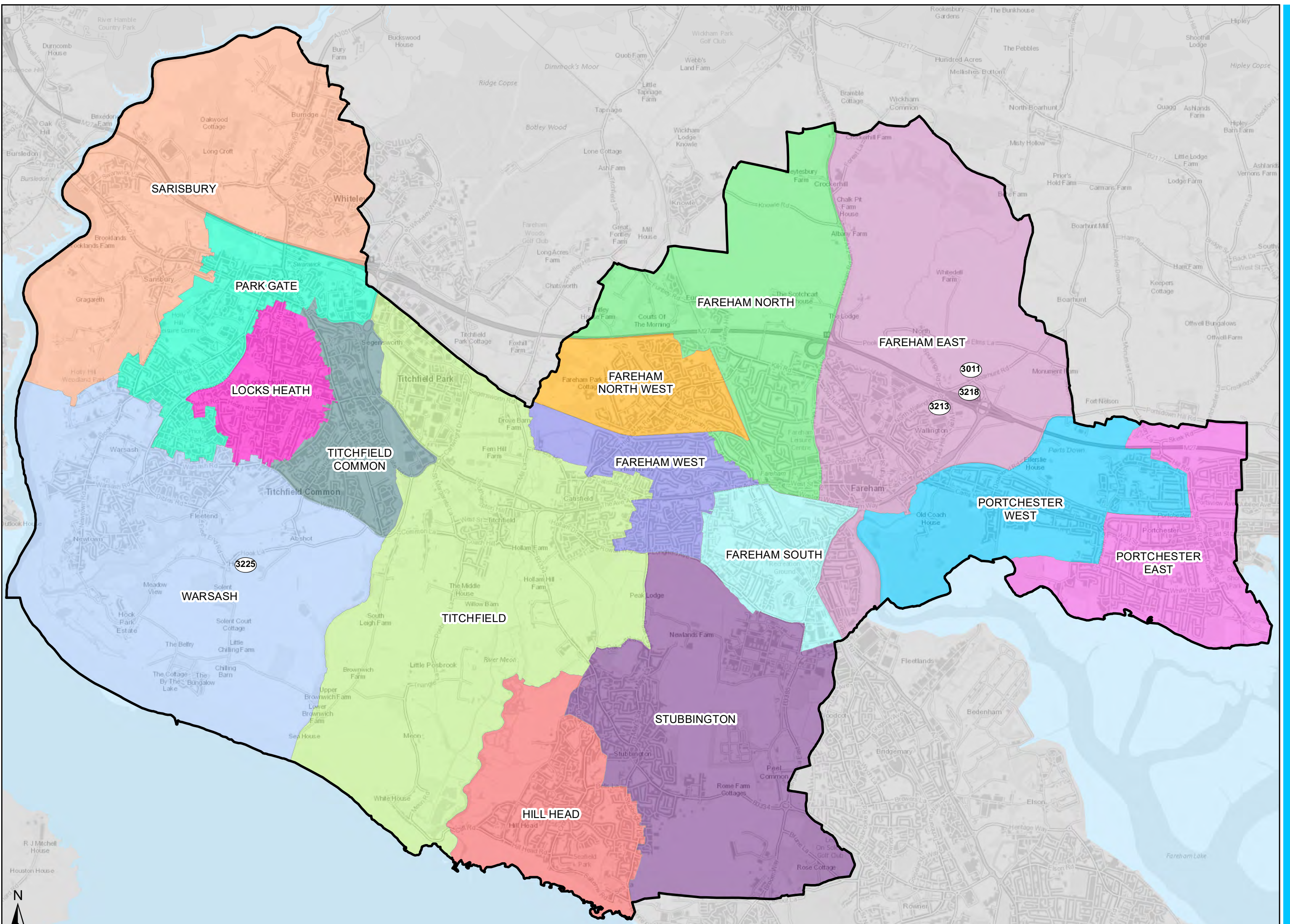
Suitability
Comment:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

8. Discounted Employment Sites

SITE DETAILS

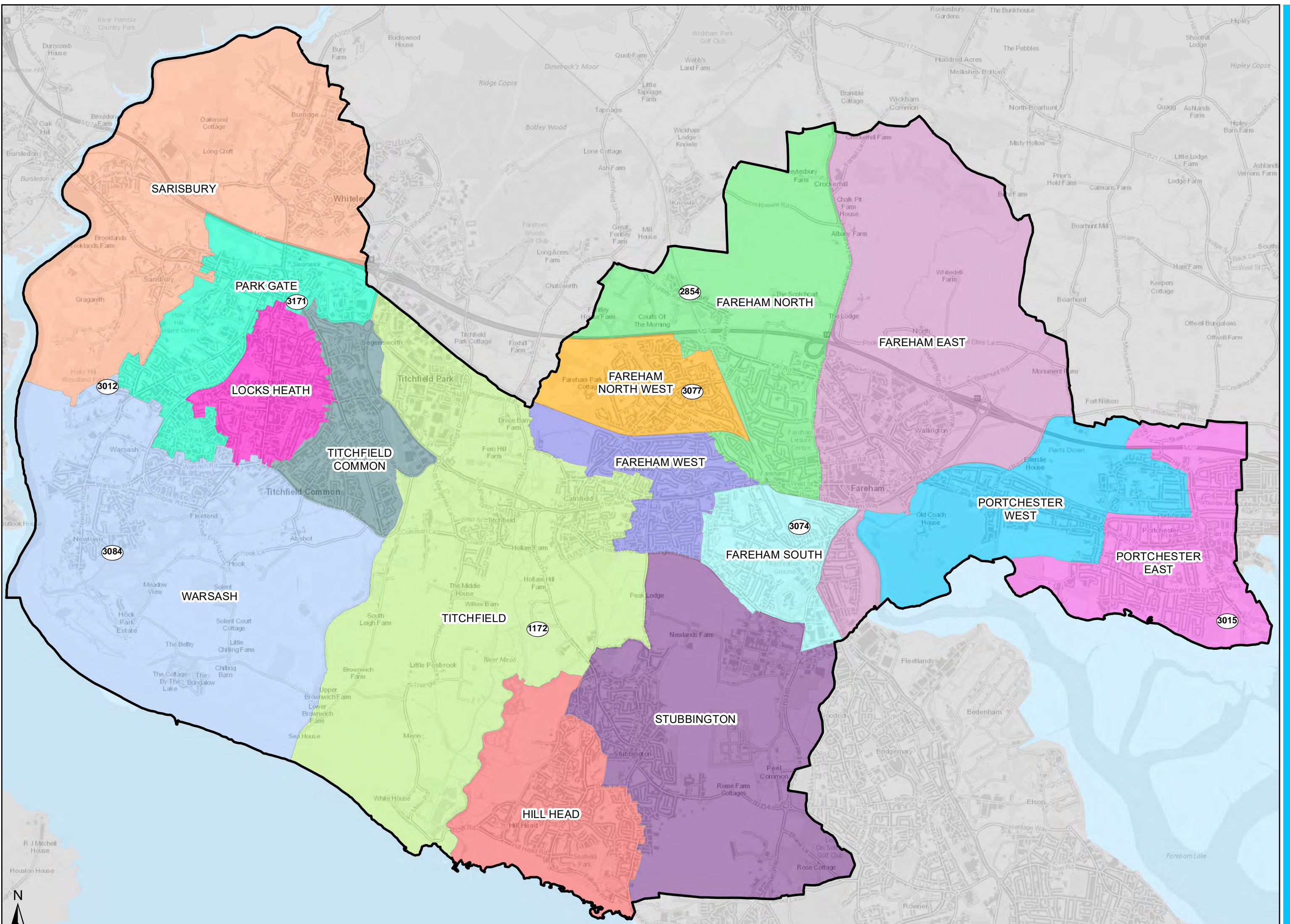
ID: 3011	Site Name: Land at Down Barn Farm	Fareham East
Reason for Discounting:	The site is located in a highly sensitive landscape setting.	
ID: 3213	Site Name: Maindell Pumping Station, Fareham	Fareham East
Reason for Discounting:	Site is not considered suitable.	
ID: 3218	Site Name: Monument Farm	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

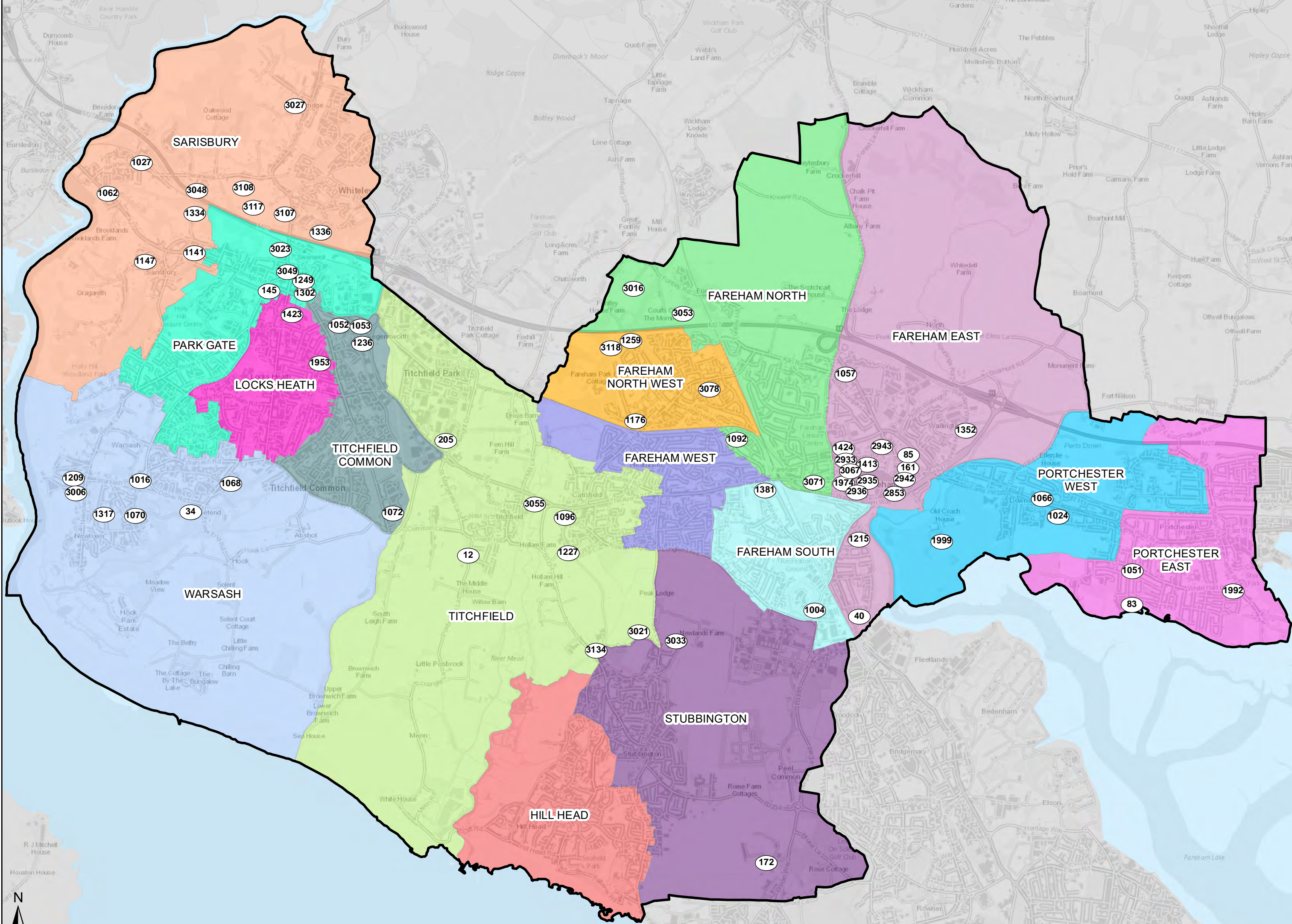
Primary Ward:	ID:	Site Name:	Gross Site Area (ha):
Fareham East	40	Bus Depot, Fareham	1.49
Fareham East	85	Lysses Court, Fareham	0.32
Fareham East	161	High Walls, Fareham	0.23
Fareham East	1057	Citroën Garage, Fareham	0.34
Fareham East	1215	Seaeye House & adj. properties, Fareham	0.12
Fareham East	1352	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 Burr ridge Road, Burr ridge	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	1317	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 Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
BoCC - Birds of Conservation Concern	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.
Conservation Area	Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
EPS - European Protected Species	Animal species which receive full protection under The Conservation of Species and Habitats Regulations 2010.
Groundwater Source Protection Zone	Area which contains public drinking water sources such as wells, boreholes and springs which could be at risk of contamination from any activities that might cause pollution in the area.
HRA - Habitats Regulation Assessment	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 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.

Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, 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 Conservation	An area of open water or land of international importance designated to conserve natural 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 Monument	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 Monuments and Archaeological Areas Act 1979.
Site of Archaeological Importance:	Sites that hold, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.
SINC - Site of Importance for Nature Conservation	A local site which is of substantive nature conservation value. The Site of Importance for 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.
SSSI - Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology.

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.