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Hi Pete

Apologies for the slow response.

In terms of the west site, one of main issues is that it currently has operational equipment located on it (on the southern part of the site). We are progressing a piece of work, subject to budget and board approvals, to look a holistic land strategy for Network Rail's land and property requirements in the Solent area. This will look at whether it is viable to relocate the operational equipment. We hope to take this workstream forward over the next 6-12 months. Until the operational issues are resolved it is difficult for us to spend money on detailed feasibility studies.

The east site is more complicated – some of the key issues set out below:

- Station car parking – without a compelling reason the quantum of parking spaces will need to be retained so we would need to look at proving a MSCP as part of a development.
- Station lease area – the station car park is within the station lease area which means the train operating company has a land interest in the site as a leaseholder.
- Freight sidings – I understand these are well utilised and I'm not sure there will be any appetite on the operational side to touch these sidings.
- 3rd party land interests – the land on the SE part of the site in in multiple 3rd party ownerships so site assembly will be required if there is to be a holistic development.

The land strategy workstream will also look at the east site – i.e. in terms of whether there is scope for a rationalisation of land uses to free up space for development, but this a longer term opportunity in our view.

I also suspect there will be financial viability issues with both sites.

Happy to discuss the opportunities in more detail once the land strategy workstream has progressed.

Kind regards

[Redacted signature]



A: 1 Eversholt Street, London NW1 2DN

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T: [@Spotlight_NR](#)

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If you are in doubt about whether to submit a site or if you have any other queries please contact the Council on 01329 824601 or email planningpolicy@fareham.gov.uk.

Planning Strategy & Regeneration Team
Fareham Borough Council
01329 824601



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