



# Fareham Local Plan 2037

## Strategic Housing and Employment Land Availability Assessment (SHELAA)

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September 2020

# Contents

Section		Page Number
1	How to use this document	1
2	Introduction	2
3	Policy Context and Housing and Employment Need	3
4	Methodology	5
5	Developable Housing Sites	
	• Overview Map	15
	• List of Sites	16
	• Site Assessments	20
6	Discounted Housing Sites	
	• Overview Map	100
	• List of Sites	101
	• Site Assessments	107
7	Developable Employment Sites	
	• Overview Map	236
	• List of Sites	237
	• Site Assessments	238
8	Discounted Employment Sites	
	• Overview Map	242



	<ul style="list-style-type: none"><li>• List of Sites</li><li>• Site Assessments</li></ul>	243 244
9	Sites Below Study Threshold <ul style="list-style-type: none"><li>• Overview Map</li><li>• List of Sites</li></ul>	252 253
10	Sites Removed from the SHELAA <ul style="list-style-type: none"><li>• Overview Map</li><li>• List of Sites</li></ul>	254 255
11	Glossary	256

## 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.
- 1.2 The SHELAA is first divided into housing sites and employment sites, each of these categories is then further divided into sites which have been assessed as developable, discounted and below study threshold.
- 1.3 For each of the developable and discounted sections, a map of the Borough, which shows electoral wards, identifies the location of each site, using the ID number. This map is followed by a list of the sites ordered by ID number, which have been assessed in that category. A proforma for each of the sites follows, again ordered by site ID number, which provides detail of the assessment and includes a map showing the site boundary.
- 1.4 Following the developable and discounted assessments is the section Sites Below the Study Threshold. This lists the sites considered to be below the study threshold as set out in paragraph 4.4, these are all housing sites. Again, these are listed by their ID number.
- 1.5 The final section - Remove from SHELAA - lists sites which have been included in previous SHELAA editions but are not now included in this SHELAA's developable or discounted categories. An explanation of the reasons for removal can be found in paragraph 4.8 of the methodology.



## 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 August 2020 and forms an integral part of the evidence base that underpins the Fareham Local Plan 2037.
- 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, summer of 2019 and early 2020 and to provide an update to the Strategic Housing and Employment Land Availability Assessment which was published in May 2020.
- 2.3 **IT IS IMPORTANT TO NOTE THAT 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 consultation<sup>1</sup> 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.
- 3.3 In summer 2019 the Council undertook a Regulation 18 Issues and Options Consultation which sought comments on a range of issues including which areas of the Borough might support new development and which natural landscapes should be protected from development. This informed the Fareham Draft Local Plan Supplement which was the subject of a Regulation 18 consultation in January 2020.

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



3.4 This SHELAA has been produced to inform and accompany the Publication (Regulation 19) Fareham Local Plan 2037 which is the plan the Council intends to submit to the Secretary of State for Examination in accordance with the timetable set out in the Local Development Scheme<sup>2</sup> which is available on the Council's website.

#### *Housing Need*

3.5 The Council's housing need is calculated using the government's proposed methodology as outlined in the August 2020 consultation on Changes to the current planning system<sup>3</sup>. 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 2021 until 2037. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA identifies potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2037.

#### *Employment Need*

3.6 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 2037, 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 2037.

3.7 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.

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<sup>2</sup>Available at: [www.fareham.gov.uk/planning/publicationplanevidence.aspx](http://www.fareham.gov.uk/planning/publicationplanevidence.aspx)

<sup>3</sup> Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907215/200805\\_Changes\\_to\\_the\\_current\\_planning\\_system\\_FINAL\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf)



## 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).
- Sites promoted at Local Plan regulation 18 consultation responses.

### *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 2037 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. Sites where development is nearing completion or has been completed are also removed from the 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 and the consultation on the Supplement to the Draft Local Plan in early 2020.

## **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/landowner 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 though the call for sites.

### *Considering whether a site is developable*

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

### *Assessing site suitability*

- 4.16 The PPG states that: 'a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses'.
- 4.17 In considering appropriate locations, part of the assessment considered the sites' locations in relation to key facilities, being primary and secondary schools, train station and high frequency bus stops, convenience stores, GP surgeries, town/district/local centres, green spaces, play spaces and community/leisure facilities. The assessment provides an overall score from 1 to 10 in relation to whether the sites are located within a reasonable walking distance from such facilities. Further details of the accessibility standard used can be found in the Accessibility Background Paper.<sup>4</sup>
- 4.18 The following table identifies some of the typical constraints that may apply and, if relevant, how they might be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of the site. In other instances, a constraint will result in a site being unsuitable for development and as a result it will be discounted within the SHELAA process. The table also provides an overview of potential impacts and how these have been used in the SHELAA assessments.

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<sup>4</sup> Available at: [www.fareham.gov.uk/planning/publicationplanevidence.aspx](http://www.fareham.gov.uk/planning/publicationplanevidence.aspx)



<b>Constraints and Potential Impacts</b>
<p><b>Access</b>  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.</p>
<p><b>Acoustic/Air Quality Impacts</b>  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.</p>
<p><b>Flood Risk</b>  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.</p>
<p><b>Ground Conditions/Contamination</b>  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.</p>
<p><b>Heritage Conservation</b>  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**

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

**Landscape**

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

**Mineral Safeguarding**

Hampshire County Council is the Minerals and Waste Planning Authority for the Borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered a potential constraint and further consultation with Hampshire County Council will be likely. In some instances, prior extraction of the minerals may be required before development takes place.

**Nature Conservation**

There are international, national and local nature designations. This can act as a constraint on a site or render it unsuitable. This will depend on the individual nature conservation designation and potentially the detailed reasons for such a designation. Nature conservation constraints can also apply even when the land itself is not affected. If neighbouring land to the potential development site has a nature designation, then this may require mitigation or consideration. Brent Geese and Waders use sites inland from the Special Protections Areas (SPAs) during high tide for feeding and roosting. Relevant sites are identified in the Solent Wader and Brent Goose Strategy. Sites affected may be unsuitable for development as a result. Where appropriate this will be addressed within individual profiles for sites.

**Tree Preservation Orders (TPOs)**

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

### **Urban Area Boundaries**

The character differentiation of the Borough's urban areas is an important local policy consideration. However, sites outside the urban area will not necessarily be excluded as they could be considered alongside a review of urban area boundaries as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity.

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

4.19 In assessing site suitability, the Council have considered the emerging plan, in particular the 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.

4.20 This method of considering the development strategy in assessing a site's suitability replaced the site selection methodology detailed in the Housing Site Selection Background Paper which was published in 2017.

#### *Assessing site availability*

4.21 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 landowners 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.'

4.22 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*



- 4.23 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.’
- 4.24 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment<sup>5</sup> on the Council’s website.
- 4.25 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, Industrial and Storage & Distribution uses.
- For each site the specialist advice provides consideration of the location, marketability and attractiveness to the market.

### *Stage 3: Windfall Assessment*

- 4.26 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 (2020) 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*

- 4.27 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.
- 4.28 The information from the SHELAA forms an important part of the evidence base for the Local Plan 2037, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable. Developable

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<sup>5</sup> <http://www.fareham.gov.uk/planning/publicationplanevidence.aspx>



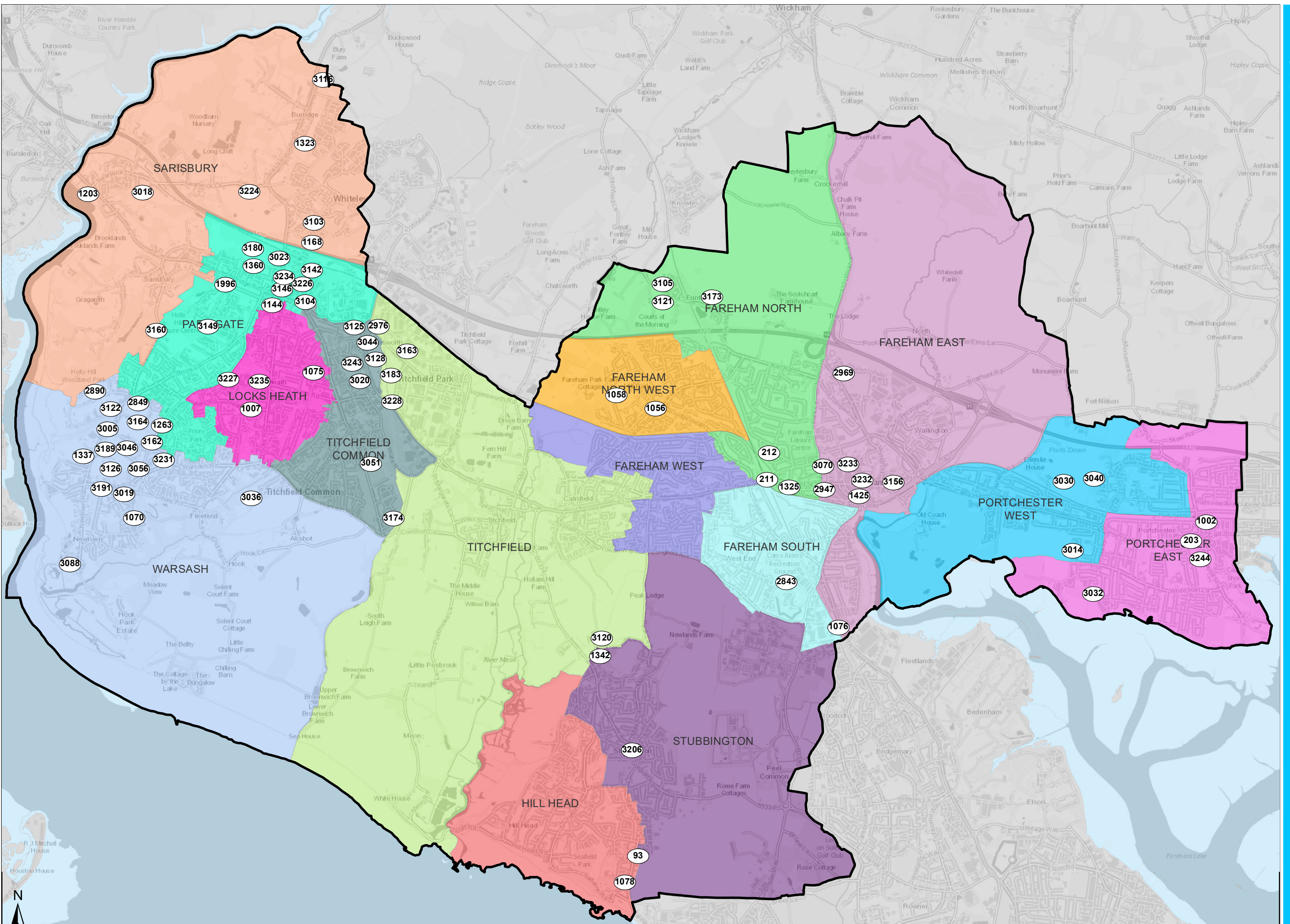


sites which can be brought forward under the Council's development strategy will contribute to the housing and employment supply for the Local Plan 2037 and will form part of the projected housing supply which is reported in the five-year housing land supply position and the Authority Monitoring Report<sup>6</sup>. The overall housing and employment need of the Borough will be established in housing and employment need assessments and incorporated into the Local Plan 2037.

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<sup>6</sup> [http://www.fareham.gov.uk/planning/local\\_plan/amp.aspx](http://www.fareham.gov.uk/planning/local_plan/amp.aspx)





# 5. Developable Housing Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
93	Hammond Industrial Estate	0.60	Hill Head	20
203	3 - 33 West Street, Portchester	0.25	Portchester East	21
211	Fareham Station East	1.58	Fareham North	22
212	Fareham Station West	1.05	Fareham North	23
1002	Land at corner of Station Road and A27, Portchester	0.22	Portchester East	24
1007	Heath Road, Locks Heath	2.43	Locks Heath	25
1056	Hampshire Rose, Fareham	0.23	Fareham North West	26
1058	Wynton Way, Fareham	0.43	Fareham North West	27
1070	East of Church Road, Warsash	0.85	Warsash	28
1075	33 Lodge Road, Locks Heath	0.37	Locks Heath	29
1076	335-357 Gosport Road, Fareham	0.22	Fareham East	30
1078	Stubbington Lane, Hill Head	0.39	Hill Head	31
1144	New Park Garage, Park Gate	0.08	Park Gate	32
1168	Land at Rookery Avenue	2.29	Sarisbury	33
1203	Swanwick Marina, Bridge Road	4.94	Sarisbury	34
1263	Land North of Greenaway Lane, Warsash	1.30	Warsash	35
1323	Burridge Lodge	1.07	Sarisbury	36
1325	Crofton Conservatories, Fareham	0.24	Fareham North	37
1337	Medina Nurseries	0.28	Warsash	38
1342	The Grange, Oakcroft Lane, Stubbington	1.72	Stubbington	39
1360	Beacon Bottom West, Park Gate	1.24	Park Gate	40

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
1425	Market Quay, Fareham	1.48	Fareham East	41
1996	Land to the rear of 123 Bridge Road, Park Gate	0.50	Park Gate	42
2843	Land South of Cams Alders	1.29	Fareham South	43
2849	Land East of Brook Lane, Warsash	2.68	Warsash	44
2890	Egmont Nursery, Warsash	1.97	Warsash	45
2947	142-144 West Street	0.17	Fareham East	46
2969	100 Wickham Road	0.60	Fareham East	47
2976	237 Segensworth Road, Titchfield Common (Segensworth Cluster)	0.83	Titchfield Common	48
3005	Land south of Greenaway Lane, Warsash	3.41	Warsash	49
3014	Cranleigh Road, Portchester	5.56	Portchester West, Portchester East	50
3018	Land east of Bye Road, Swanwick	0.80	Sarisbury	51
3019	Land East of Brook Lane, Warsash	5.53	Warsash	52
3020	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	1.06	Titchfield Common	53
3023	69 Botley Road, Park Gate	0.79	Park Gate	54
3030	Land East of Downend Road, Portchester	20.80	Portchester West	55
3032	Moraunt Drive, Portchester	1.62	Portchester East	56
3036	Land South West of Sovereign Crescent, Locks Heath	1.91	Warsash	57
3040	Land west of Northfield Park, Portchester	0.92	Portchester West	58
3044	Land to the East of Southampton Road, Titchfield	3.30	Titchfield Common	59
3046	Land adjacent to 79 Greenaway Lane, Warsash	2.11	Warsash	60
3051	Hunts Pond Road, Titchfield Common	1.58	Titchfield Common	61
3056	Land South of Greenaway Lane, Warsash	6.62	Warsash	62
3070	Magistrates Court, Fareham	0.22	Fareham East	63
3088	Warsash Maritime Academy, Warsash	2.97	Warsash	64

## LIST OF CONTENTS

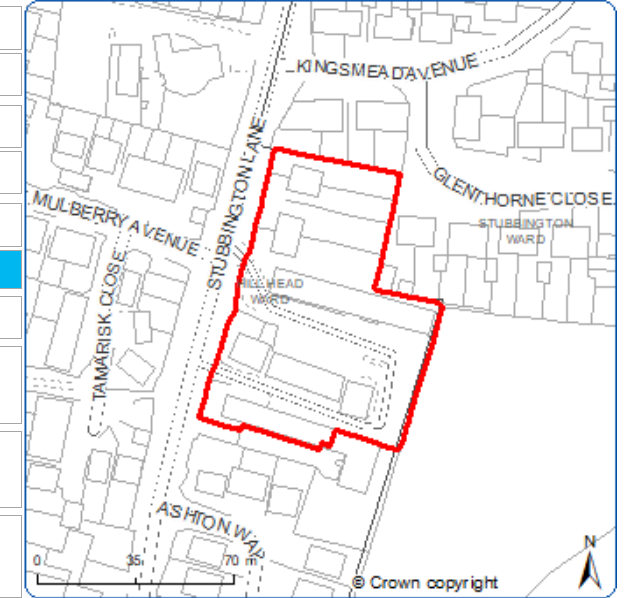
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3103	Land at Rookery Avenue, Swanwick	0.58	Sarisbury	65
3104	4-14 Botley Road, Park Gate	0.38	Park Gate	66
3105	Funtley Road North, Funtley	0.96	Fareham North	67
3116	Cherry Tree Industrial Park, Burr ridge	0.92	Sarisbury	68
3120	The Grange, Oakcroft Lane, Stubbington	0.72	Stubbington	69
3121	Funtley Road South, Funtley	5.74	Fareham North	70
3122	Land to rear of 108-118 Brook Lane, Warsash	0.79	Warsash	71
3125	Land at Segensworth Roundabout	0.46	Titchfield Common	72
3126	North and South of Greenaway Lane, Warsash	33.43	Warsash	73
3128	Southampton Road, Titchfield Common	7.55	Titchfield Common	74
3142	1 Station Industrial Park, Duncan Road, Park Gate	0.09	Park Gate	75
3146	Former Wavemar Electronics Building, Middle Road, Park Gate	0.12	Park Gate	76
3149	Former Scout Hut, Coldeast Way, Sarisbury Green	0.15	Park Gate	77
3156	18-23 Wykeham Place (Former Sports Hall)	0.11	Fareham East	78
3160	123 Barnes Lane	0.84	Sarisbury	79
3162	Land West of Lockwood Road	3.44	Warsash, Park Gate	80
3163	195-205 Segensworth Road	0.42	Titchfield	81
3164	Land East of Brook Lane	6.78	Warsash	82
3173	Land at 86 Funtley Road	0.95	Fareham North	83
3174	399-403 Hunts Pond Road	0.49	Titchfield Common	84
3180	Land at 14 Beacon Bottom	0.41	Park Gate	85
3183	Land at 18 Titchfield Park Road	0.98	Titchfield	86
3189	Land rear of 59 Greenaway Lane	0.33	Warsash	87
3191	Land off Lockwood Road, Warsash	0.31	Warsash	88

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3206	22-27A Stubbington Green	0.09	Stubbington	89
3224	Land South of Swanwick Lane	0.84	Sarisbury	90
3226	94 Botley Road	0.09	Park Gate	91
3227	Land at Locks Heath District Centre	0.27	Locks Heath	92
3228	68 Titchfield Park Road	0.19	Titchfield	93
3231	Land at 51 Greenaway Lane	0.21	Warsash	94
3232	97-99 West Street, Fareham	0.06	Fareham East	95
3233	Palmerston Car Park	0.08	Fareham East	96
3234	42 Botley Road	0.04	Park Gate	97
3235	Former Filling Station, Locks Heath Centre	0.31	Locks Heath	98
3243	Land off Southampton Road, Titchfield	0.84	Titchfield Common	99
3244	Assheton Court, Portchester	0.44	Portchester East	100

# 5. Developable Housing Site Assessments

SITE DETAILS		Developable Housing Site		Hill Head	
ID:	93	Site Name:	Hammond Industrial Estate		
Current Land Use:	Industrial Estate				
Surrounding Land Use:	Residential throughout				
Gross Site Area (ha):	0.60	Housing Yield (estimate):	64 bed care home		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY					
Constraints:	, Existing industrial estate				
Highways/ Pedestrian Access:	Site is served by two access points from Stubbington Lane				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	No known issues.				
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, 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:	Site is not recommended for retention in the Employment Land Review. Suitable site for residential development. Consideration of noise impact required due to proximity of airport runway.				
Is the site suitable?	<b>Yes</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>



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

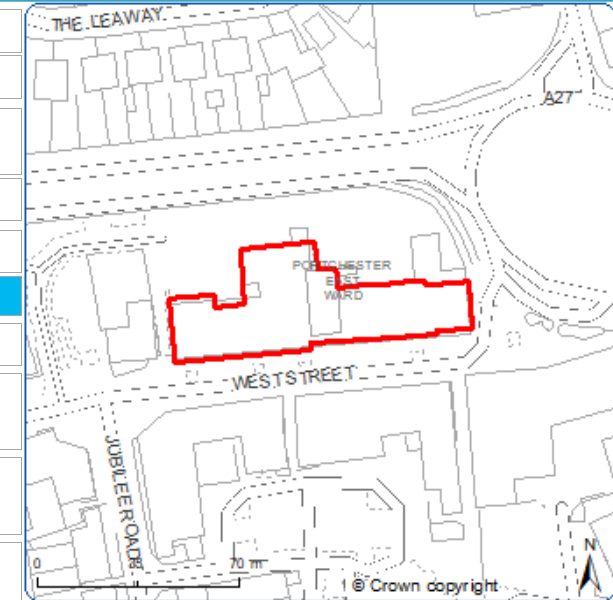
ID:  Site Name:

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**

**Fareham North**

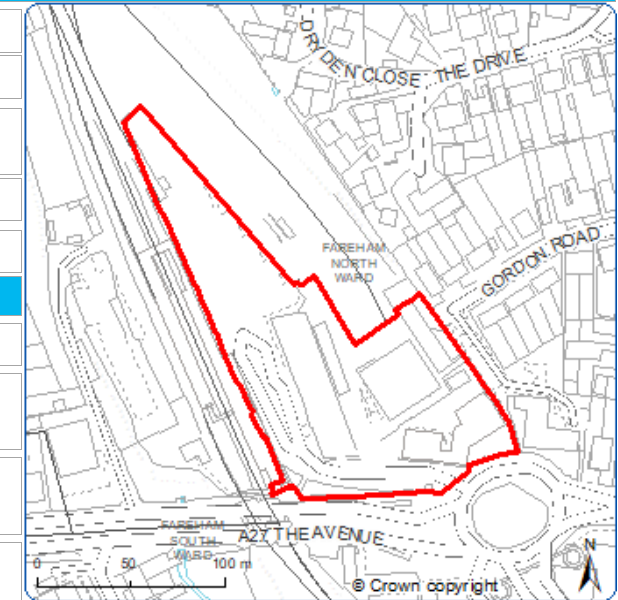
ID:  Site Name:

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**

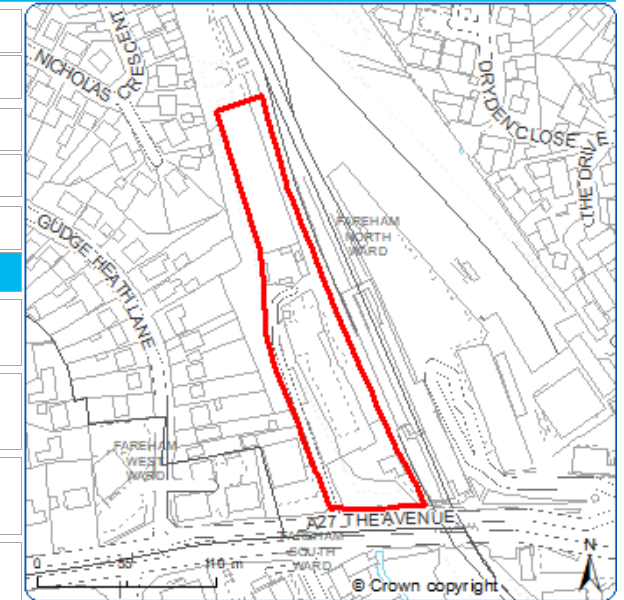
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Flood Zone 2, Minerals Safeguarded Site, TPO, Multiple commercial and industrial uses on site including railways
Highways/ Pedestrian Access:	Station access road considered to be unsuitable for scale of development. Upgrade works required.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise and air quality assessments required.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Land is of low ecological value. The wooded strip outside the boundary to be retained and protected through the inclusion of a green buffer.
Accessible Facility Types: <input type="text" value="9/10"/>	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Potential land contamination will have to be investigated further. Development would need to have regard to noise and air quality impacts and TPOs on site. Development will need to ensure safe access can be secured taking account of FZ2 on access point. Existing use may delay development.

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

**SITE DETAILS**

**Developable Housing Site**

Portchester East

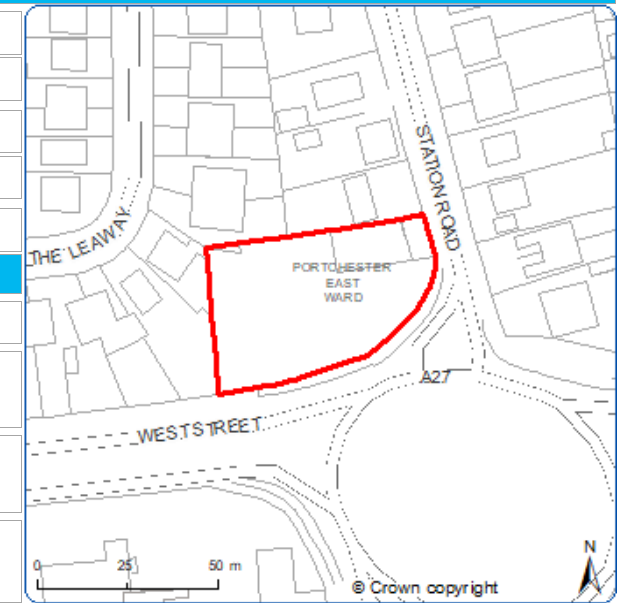
ID:  Site Name:

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** **Locks Heath**

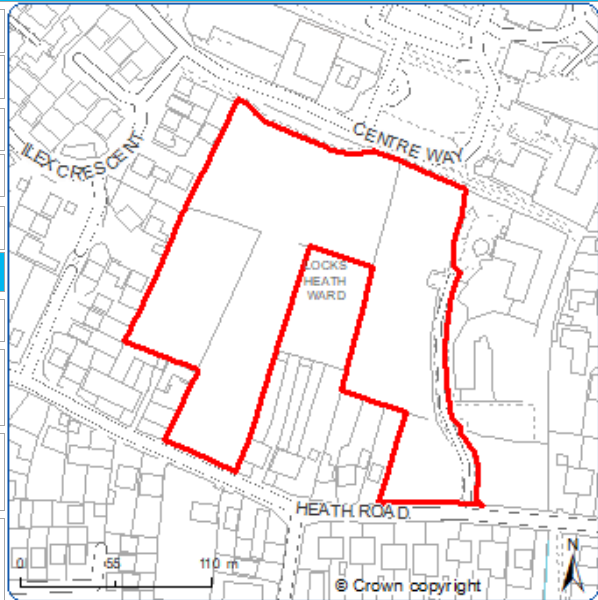
ID:  Site Name:

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** **Fareham North West**

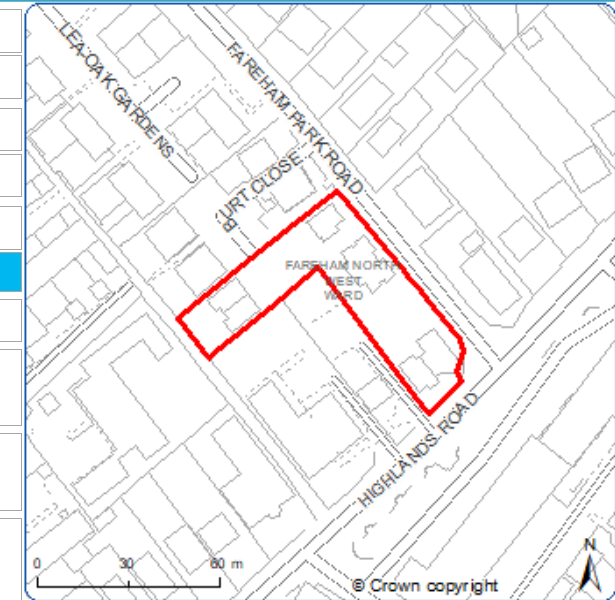
ID:  Site Name:

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**

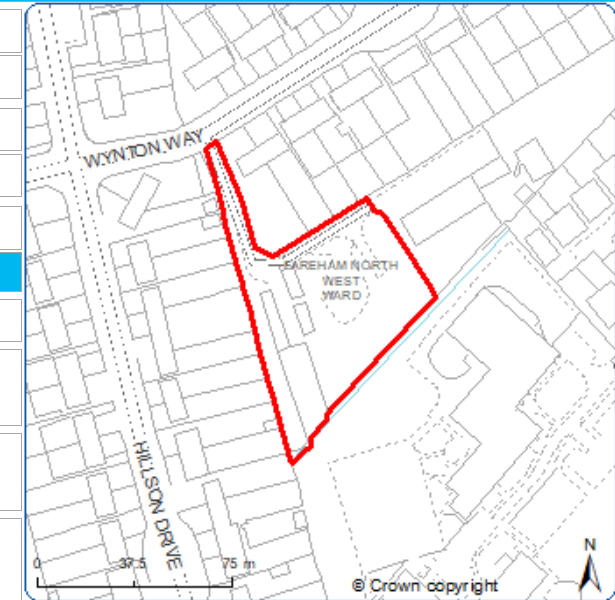
ID:  Site Name:

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**

Warsash

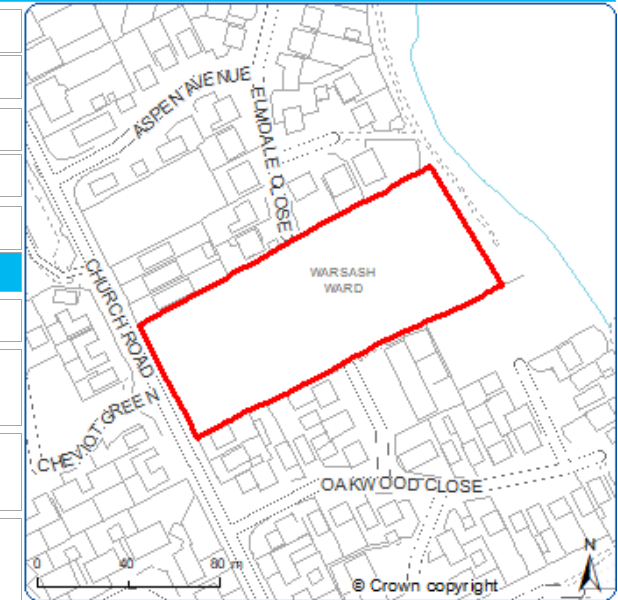
ID:  Site Name:

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**

**Locks Heath**

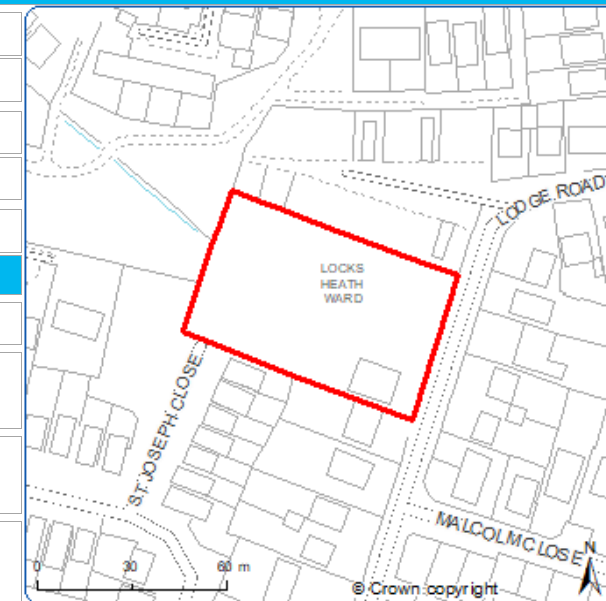
ID:  Site Name:

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** **Fareham East**

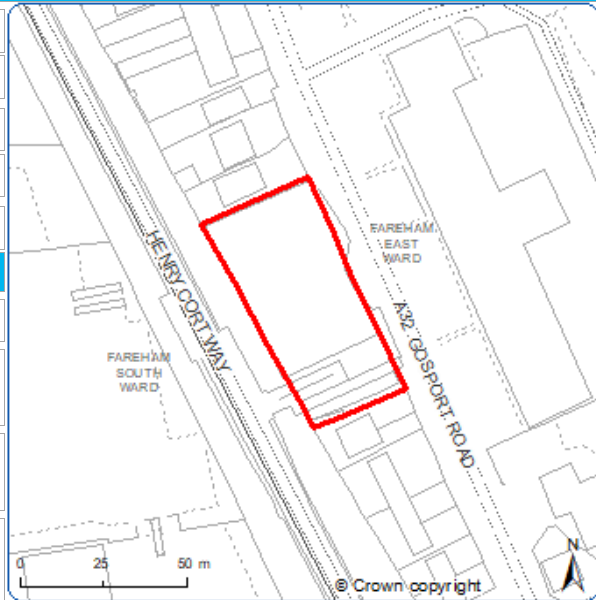
ID:  Site Name:

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:

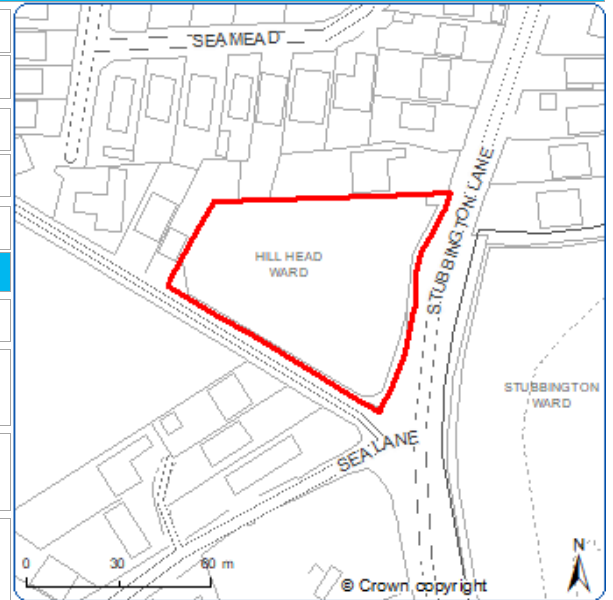
Accessible Facility  
Types:

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Hill Head</b>
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ID:	<input type="text" value="1078"/>	Site Name:	<input type="text" value="Stubbington Lane, Hill Head"/>		
Current Land Use:	<input type="text" value="Paddock"/>				
Surrounding Land Use:	<input type="text" value="Residential to north and south, woodland to west and Daedalus to the east"/>				
Gross Site Area (ha):	<input type="text" value="0.39"/>	Housing Yield (estimate):	<input type="text" value="11"/>		
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>		



<b>SUITABILITY</b>	
Constraints:	<input type="text" value="Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI"/>
Highways/ Pedestrian Access:	<input type="text" value="Access to Stubbington Lane at northern point of site, would require relocation of bus stop."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="This site is near the end of the main runway at Solent Airport meaning there is potential for noise impacts. A noise assessment should be carried out."/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential."/>
Ecology Comment:	<input type="text" value="There are records of slow worms and common lizards to the north of the site, with badgers known to be in the area. A number of ponds are present within 500m of the site and therefore the presence of Great Crested Newts is likely. The site appears to be an improved grass field with a hedgerow/line of trees along the southern boundary. An appropriate mitigation and enhancement strategy would be required with the southern hedgerow/treeline should be retained and enhanced where possible."/>
Accessible Facility Types:      5/10	<input type="text" value="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:	<input type="text" value="Suitable site for development provided mitigation of protected species is provided and consideration of noise impact due to proximity of airport runway."/>

Is the site suitable?	<b>Yes</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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**SITE DETAILS** **Developable Housing Site** **Park Gate**

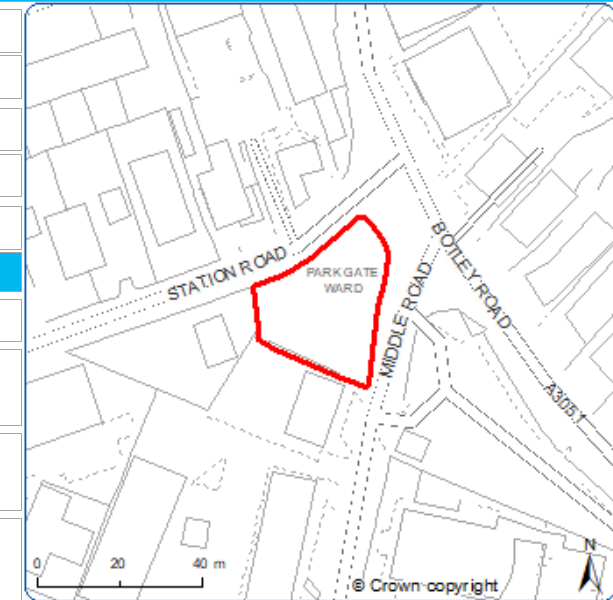
ID:  Site Name:

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, Developable Employment Site Sarisbury

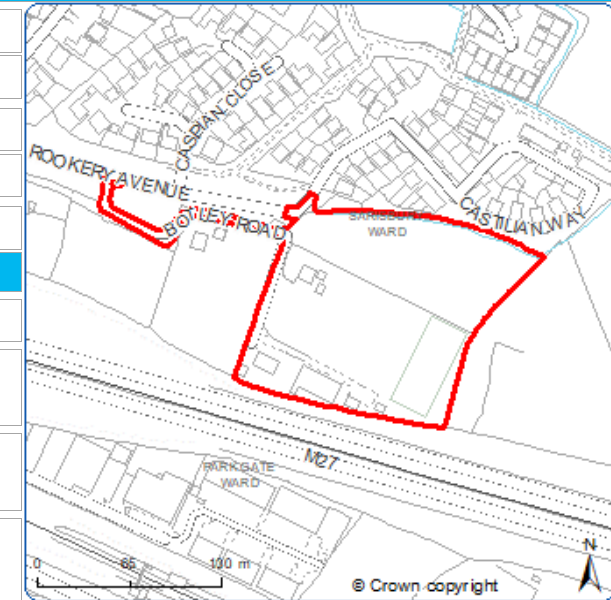
ID:  Site Name:

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**

Salisbury

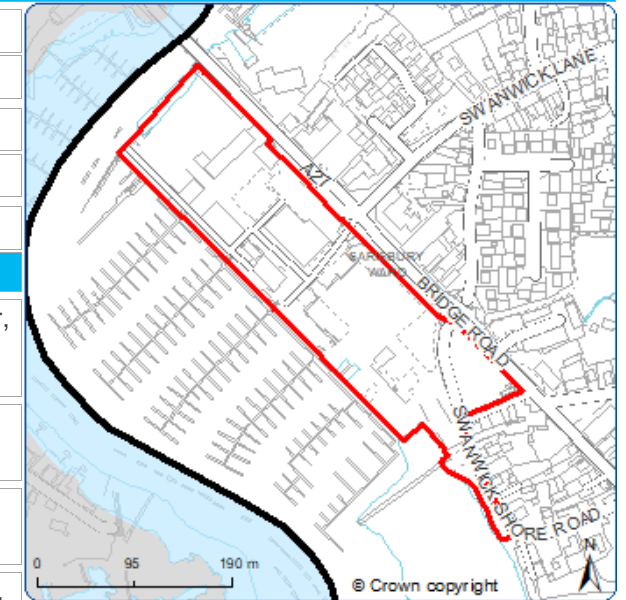
ID:  Site Name:

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**

Warsash

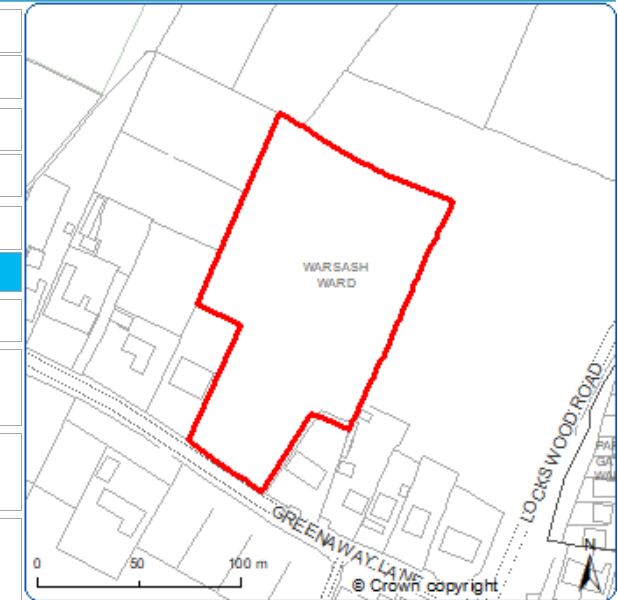
ID:  Site Name:

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** **Salisbury**

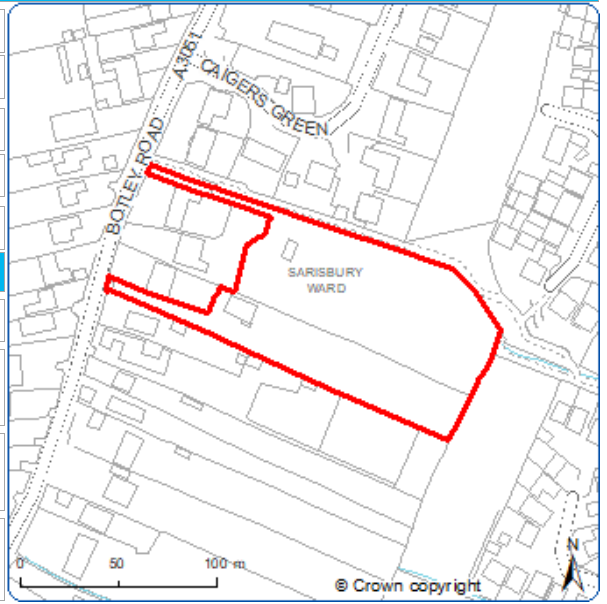
ID:  Site Name:

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** **Fareham North**

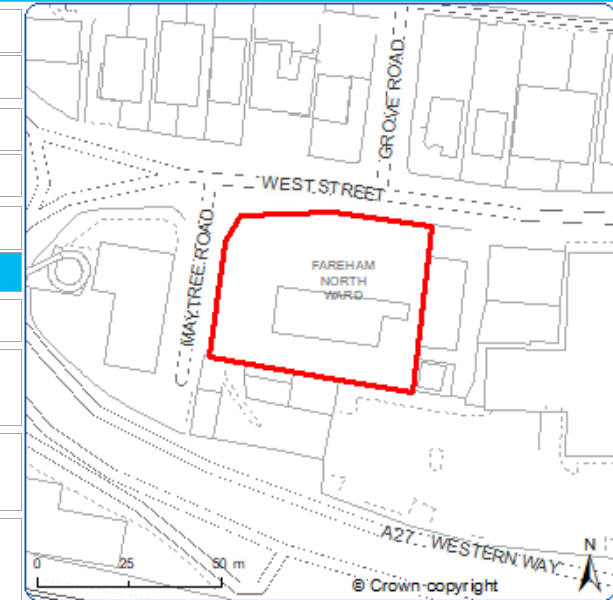
ID:  Site Name:

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** **Warsash**

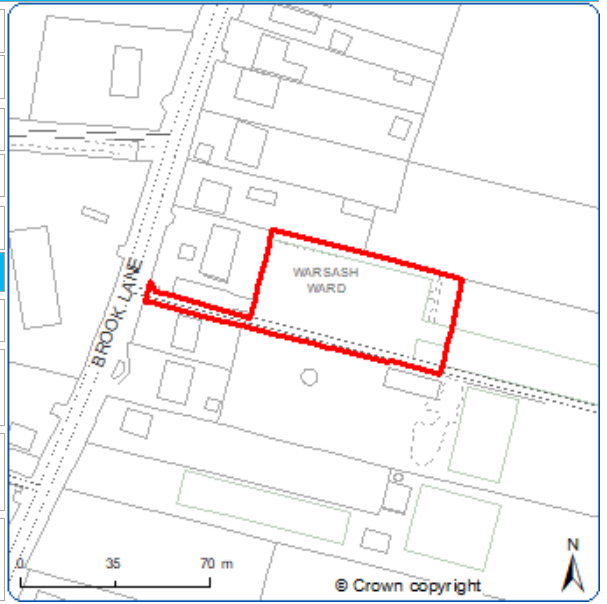
ID:  Site Name:

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** **Stubbington**

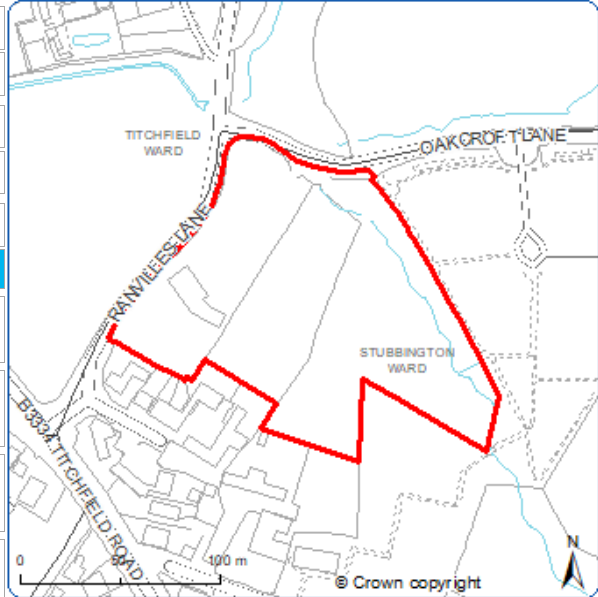
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside
Highways/ Pedestrian Access:	Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Oakcroft Lane should be considered.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites.
Accessible Facility Types: <input type="text" value="3/10"/>	Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is located within the Strategic Gap, however, it's urban fringe location and the enclosed nature of the site provides scope for development to be integrated into the landscape. Appropriate buffering provided to on-site springs, flood zone areas and areas of woodland. Development must have regard to the setting and character of the listed building.

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:

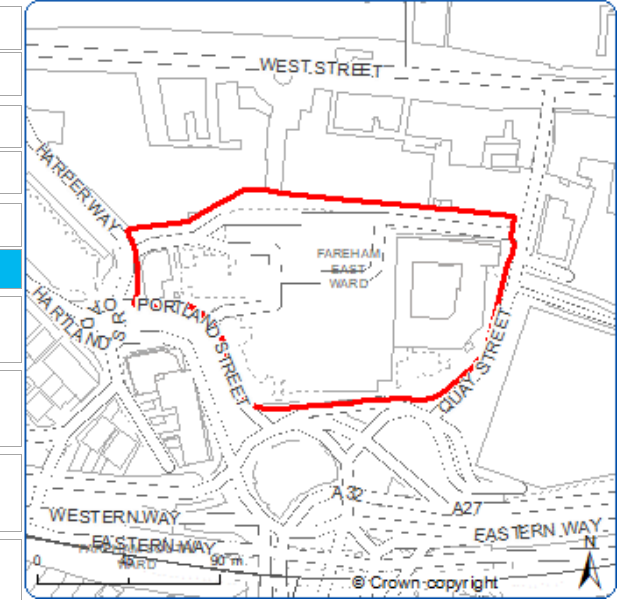
Accessible Facility  
Types:

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Fareham East</b>
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ID:	1425	Site Name:	Market Quay, Fareham
Current Land Use:	Car Park and Police Station		
Surrounding Land Use:	Commercial shopping and retail core forming the town centre. Road network to south.		
Gross Site Area (ha):	1.48	Housing Yield (estimate):	100
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>	
Constraints:	Minerals Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Car parking amongst other former land uses
Highways/ Pedestrian Access:	Suitable access can be obtained.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise and air quality assessment required
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	No known issues
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Development must have regard for potential of noise and air quality impact. Sustainable location.

Is the site suitable? <b>Yes</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS**

**Developable Housing Site**

**Park Gate**

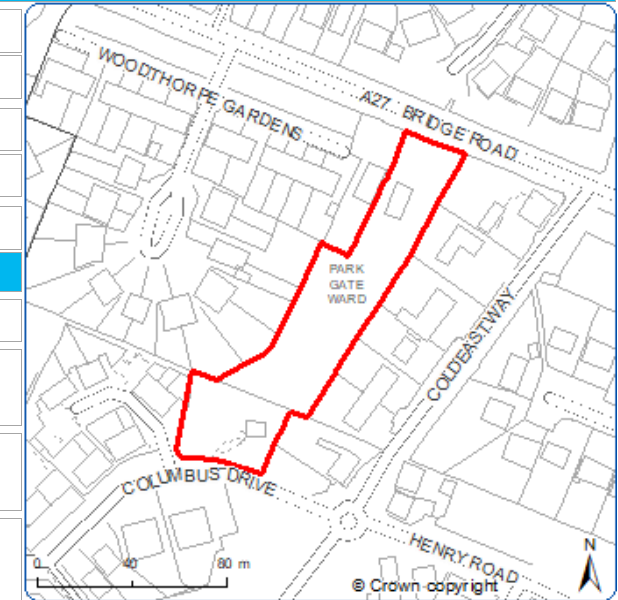
ID:  Site Name:

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**

**Fareham South**

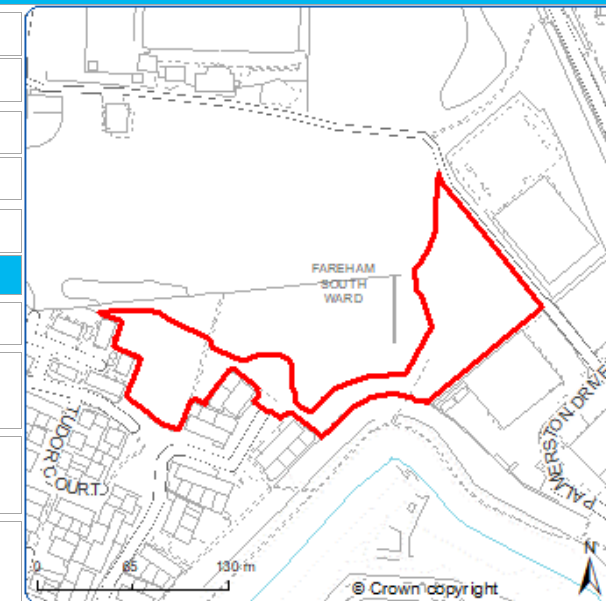
ID:  Site Name:

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**

Warsash

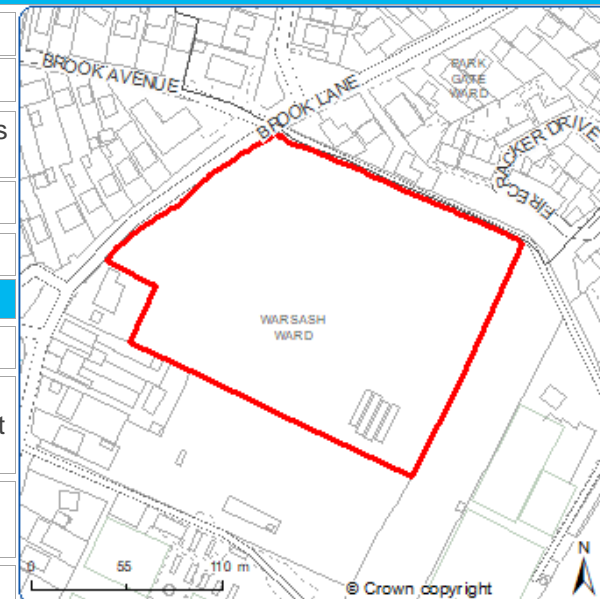
ID:  Site Name:

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

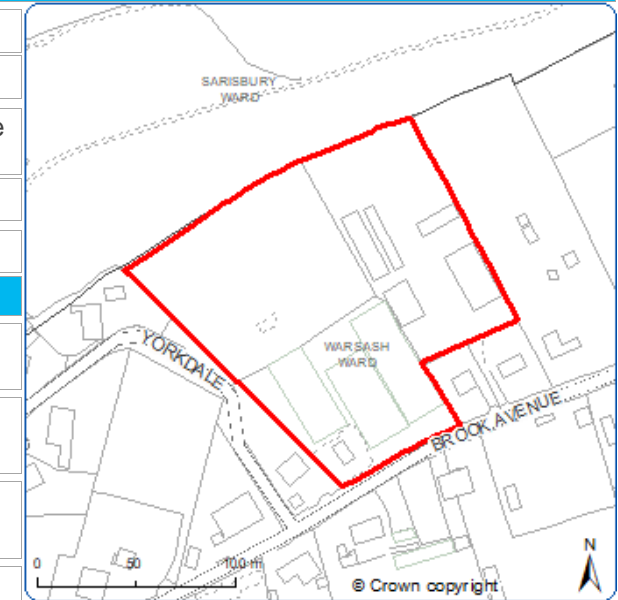
ID:  Site Name:

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** **Fareham East**

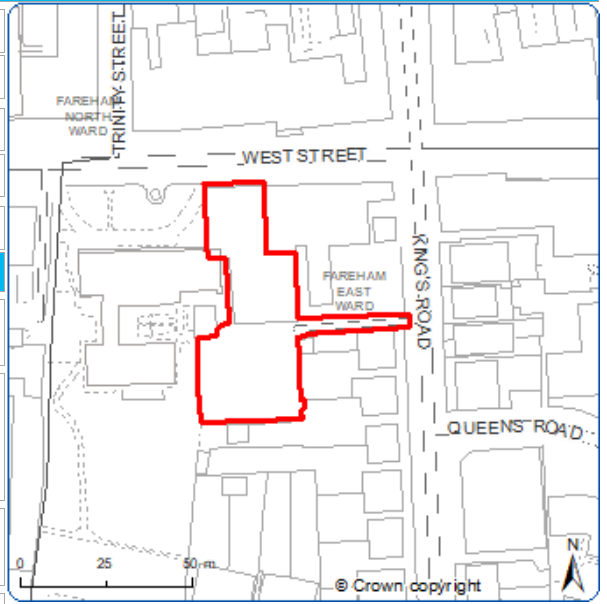
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Vehicle repair garage on site - potential issues.
Highways/ Pedestrian Access:	The site has two frontages with the highway; one directly onto West Street, currently fronted by a retail unit, and the other onto Kings Road. This latter access is considered acceptable to serve a development of 14 flats, or the equivalent, subject to servicing considerations. Improvements of the existing access onto Kings Road would be required within the limitations of the available ownership.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	The site comprises an industrial unit and areas of car parking and is therefore of low ecological value.
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:	Development should have regard to Listed Building adjacent to the site. Scope exists within the car park to add further units

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

**SITE DETAILS**

**Developable Housing Site**

Fareham East

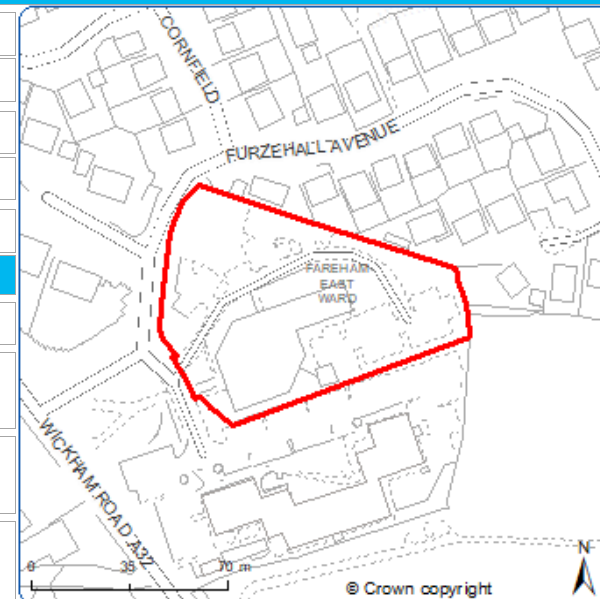
ID:  Site Name:

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** **Titchfield Common**

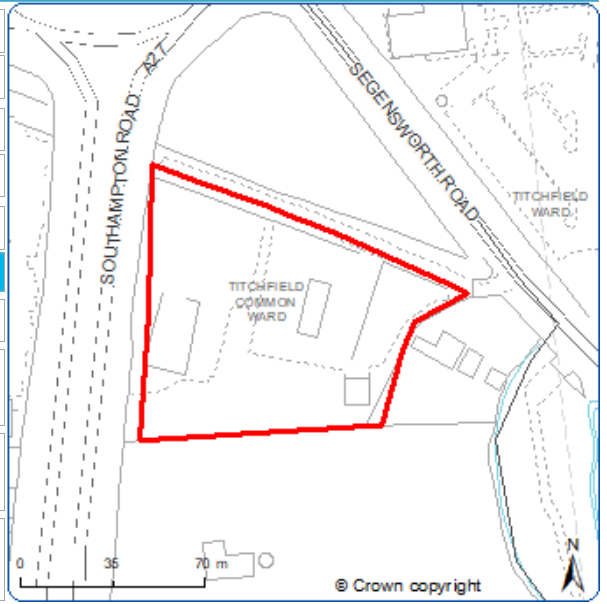
ID:  Site Name:

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

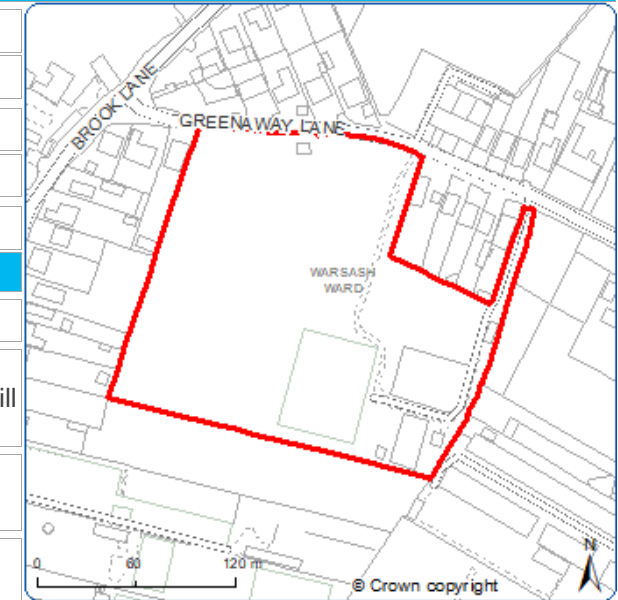
ID:  Site Name:

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** **Portchester West, Portchester East**

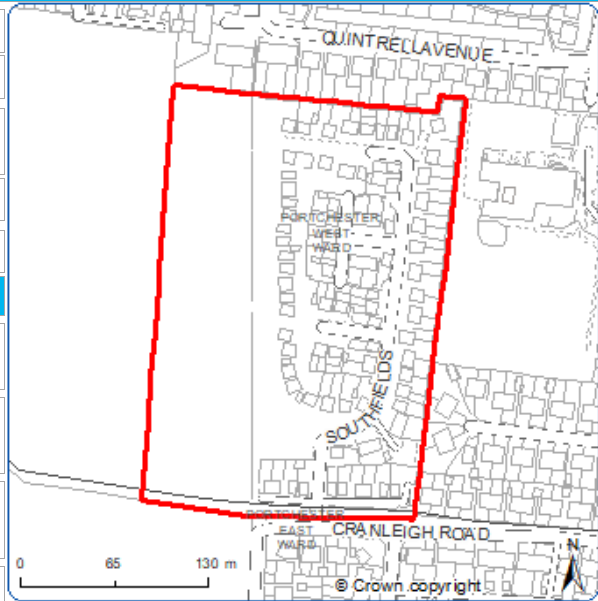
ID:  Site Name:

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**

Sarisbury

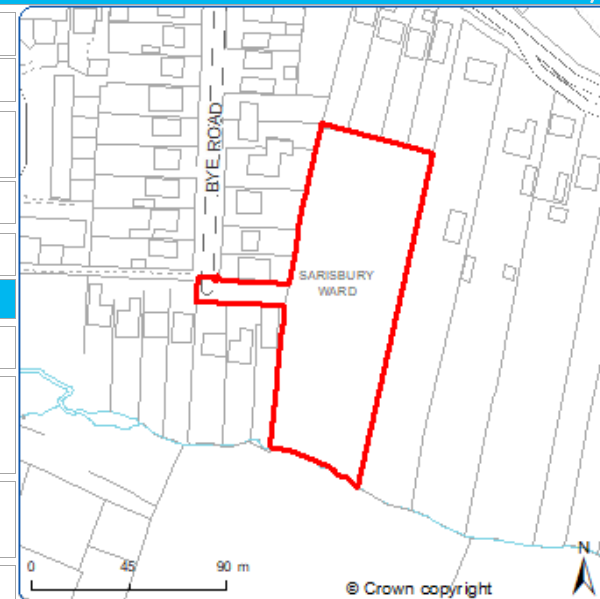
ID:  Site Name:

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** **Warsash**

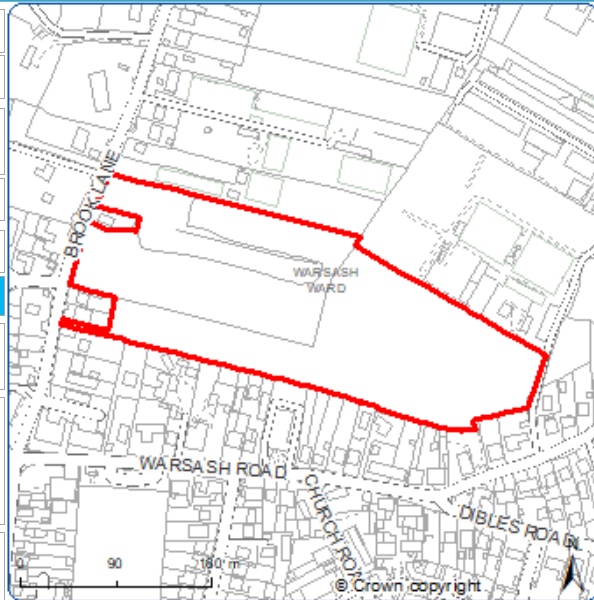
ID:  Site Name:

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** **Titchfield Common**

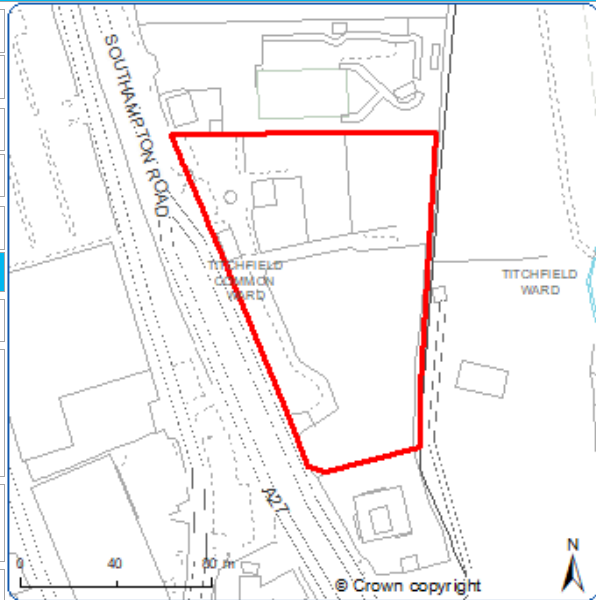
ID:  Site Name:

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:

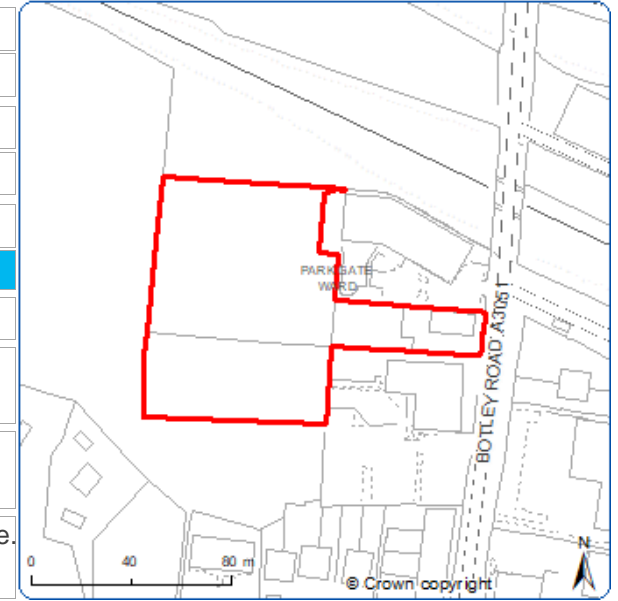
Accessible Facility  
Types:

Suitability  
Comment:

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



SITE DETAILS		Developable Housing Site	Park Gate
ID:	3023	Site Name:	69 Botley Road, Park Gate
Current Land Use:	Residential garden/paddocks		
Surrounding Land Use:	Residential care home to north, pub and Botley Road to the east, woodland to south and west		
Gross Site Area (ha):	0.79	Housing Yield (estimate):	24
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Countryside		
Highways/ Pedestrian Access:	Satisfactory access junction with Botley Road can be achieved. Refuse vehicle access and turning would be required.		
Conservation Comments:	No known constraints.		
Noise/Air Quality Assessment:	A noise assessment should be undertaken given the proximity of the site to a public house and the railway line.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Low use of the site by variety of bat species has been confirmed. The highest levels of bat activity was recorded along the woodland edges. The habitats on site are considered to be suitable for Dormice. A medium population of Slow Worms has been recorded on site and therefore a suitable onsite receptor area is required to protect them. Landscaped buffers along the northern and southern boundaries of the site are required to protect the existing woodland. Furthermore, a north-south green corridor (e.g. along the western boundary) is required to allow the movement of wildlife and connectivity of the habitats in the wider landscape.		
Accessible Facility Types:	8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Suitability Comment:	Site is considered suitable for housing development, subject to suitable access junction. Development must consider ecological potential. A noise assessment should be carried out given the proximity of the railway line and public house.		
Is the site suitable?	<b>Yes</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**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** **Portchester East**

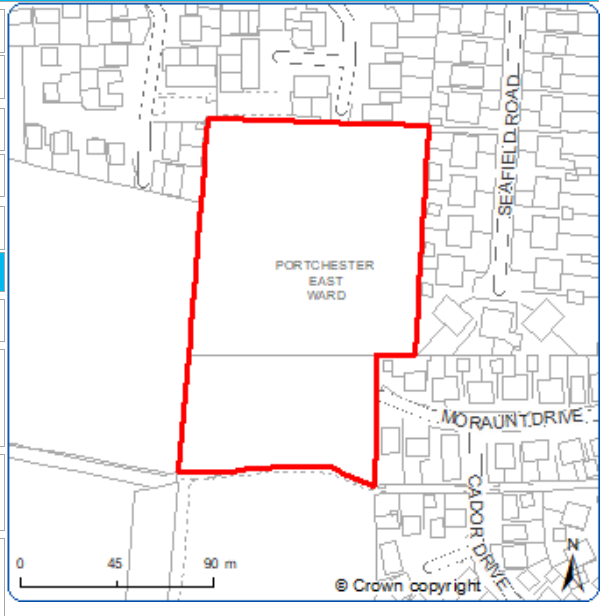
ID:  Site Name:

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** **Warsash**

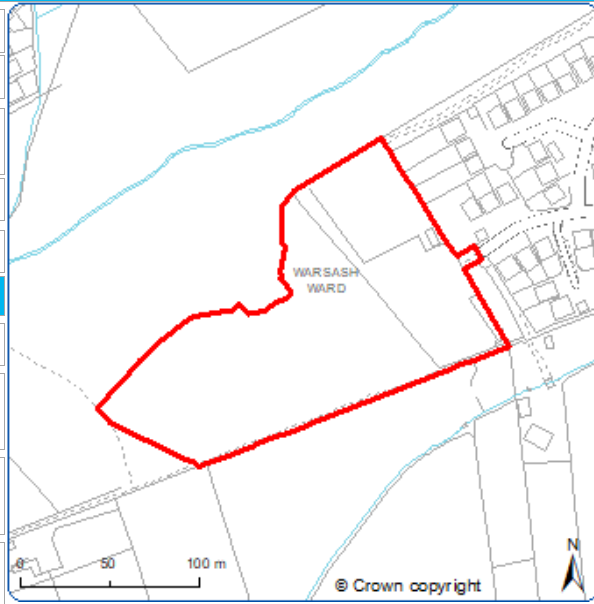
ID:  Site Name:

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** **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** **Titchfield Common**

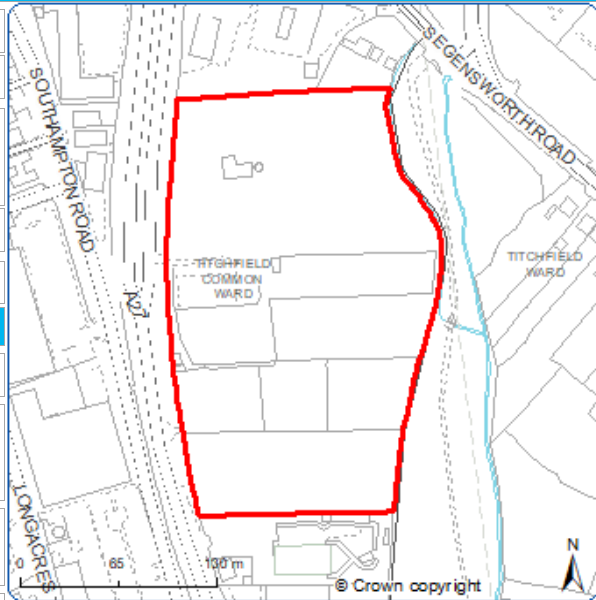
ID:  Site Name:

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**

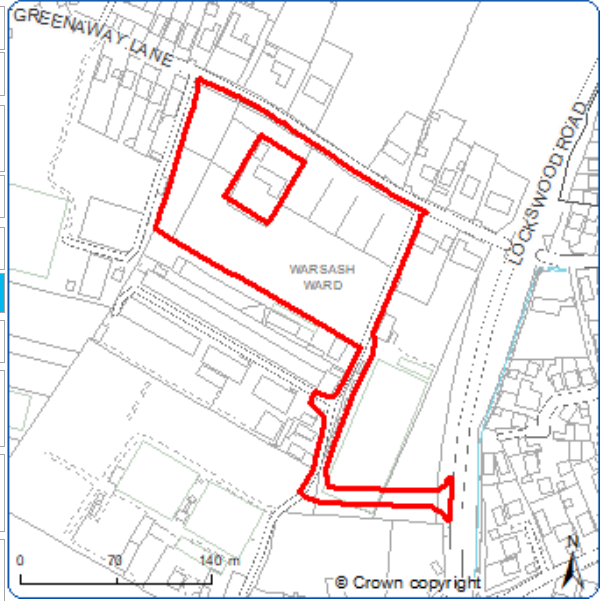
ID:  Site Name:

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** **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:

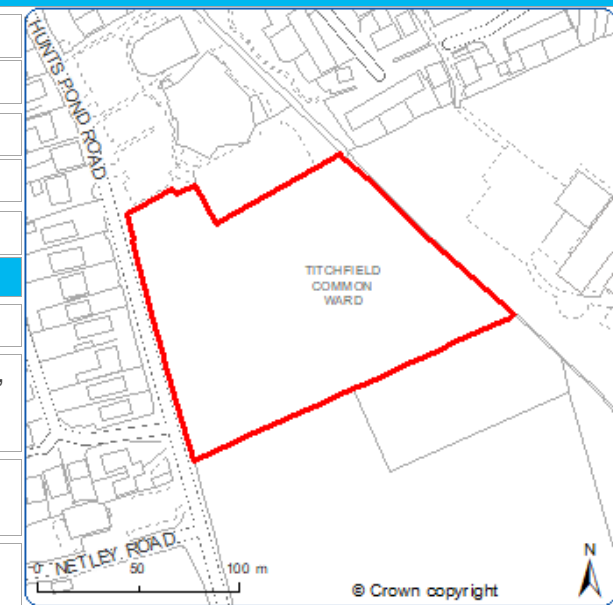
Noise/Air Quality  
Assessment:

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**

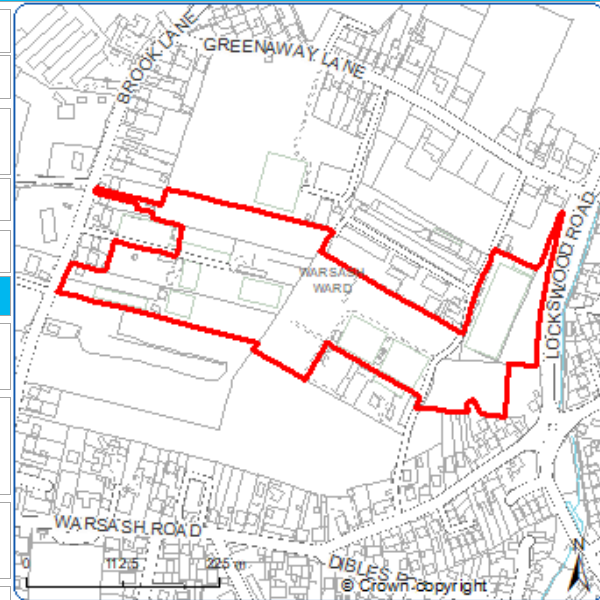
ID:  Site Name:

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** **Fareham East**

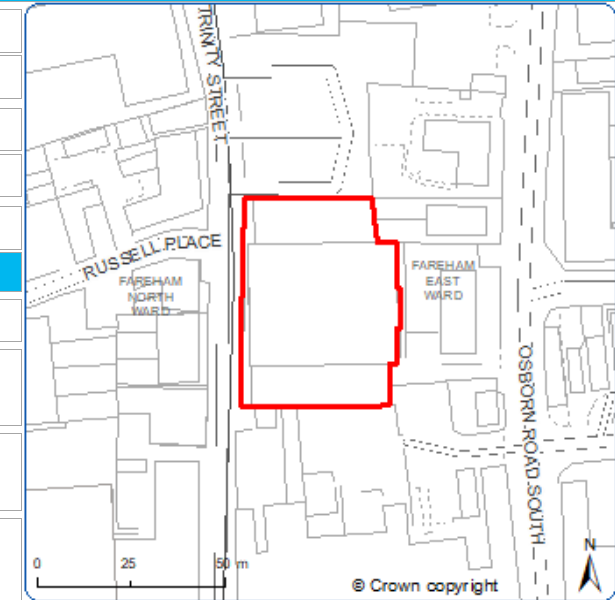
ID:  Site Name:

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:

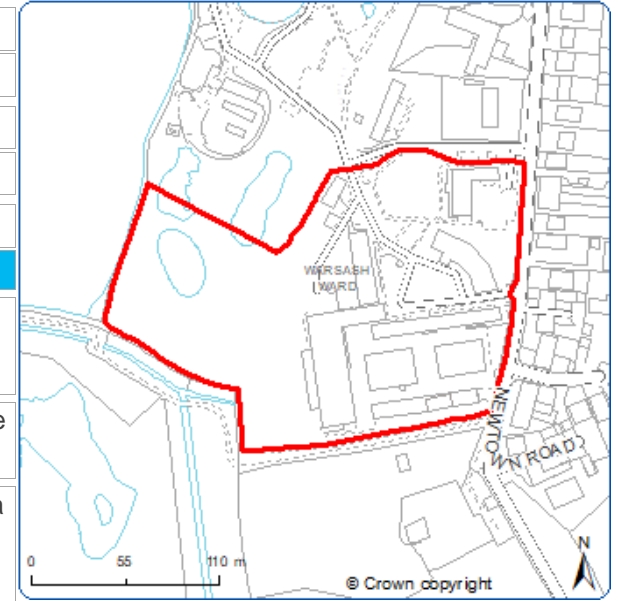
Ecology Comment:

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



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

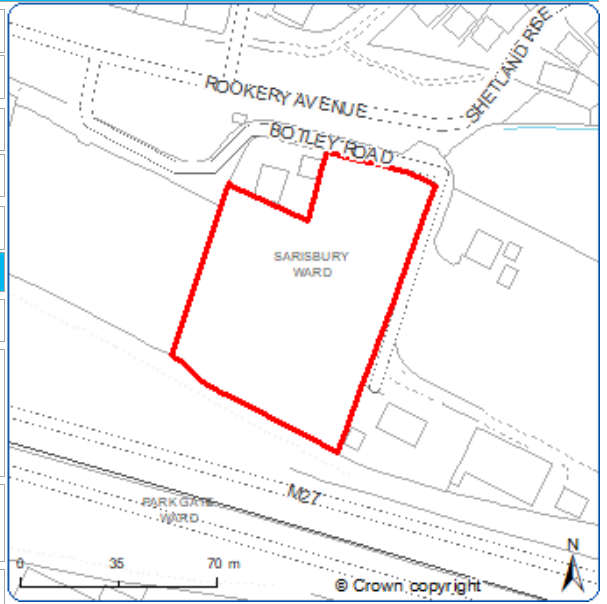
ID:  Site Name:

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** **Park Gate**

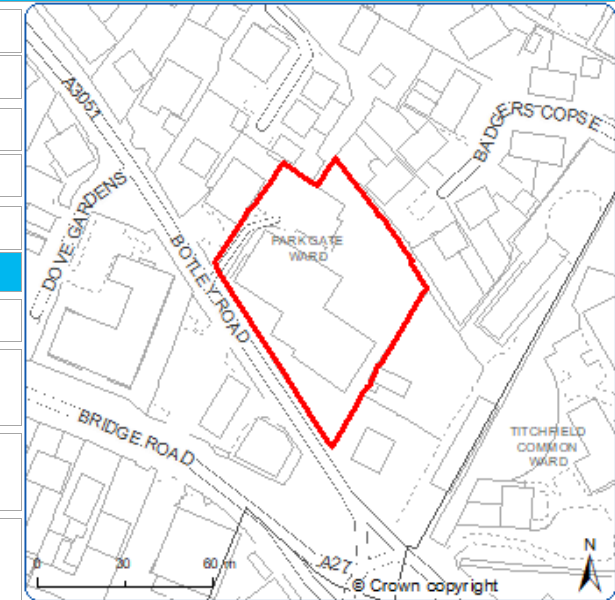
ID:  Site Name:

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:

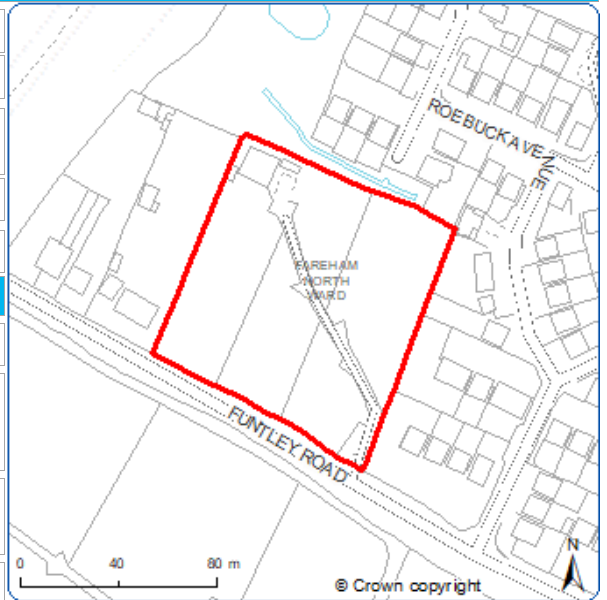
Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:	<input type="text" value="3105"/>	Site Name:	<input type="text" value="Funtley Road North, Funtley"/>
Current Land Use:	<input type="text" value="Paddock"/>		
Surrounding Land Use:	<input type="text" value="Residential development to north, east and west. Funtley Road to south and paddock. Deviation Line open space further to the east and SINC further north."/>		
Gross Site Area (ha):	<input type="text" value="0.96"/>	Housing Yield (estimate):	<input type="text" value="27"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

Constraints:	<input type="text" value="Agricultural Land Grade 3, Minerals Brick Clay, Countryside"/>
Highways/ Pedestrian Access:	<input type="text" value="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"/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No known issues"/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="Dormice and low numbers of slow-worm are confirmed to be present on site. All site boundaries to be retained and enhanced and protected through incorporating a sensitive lighting scheme."/>
Accessible Facility Types: <span style="float: right;">3/10</span>	<input type="text" value="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:	<input type="text" value="Scale of development can be accommodated, as long as it is of a similar character and scale to other dwellings within the locality and is sensitively integrated within the landscape to avoid adverse impacts. Measures to protect the SINC will be required. Site is subject of a Planning application P/17/1135/OA"/>

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

**SITE DETAILS**

**Developable Housing Site**

Salisbury

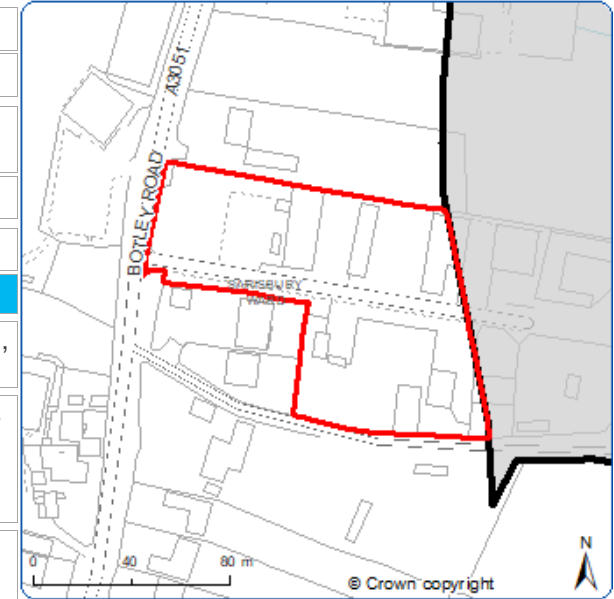
ID:  Site Name:

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**

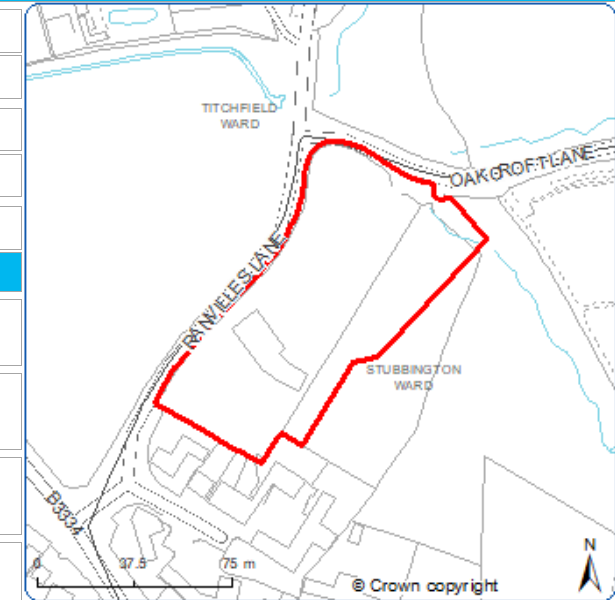
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



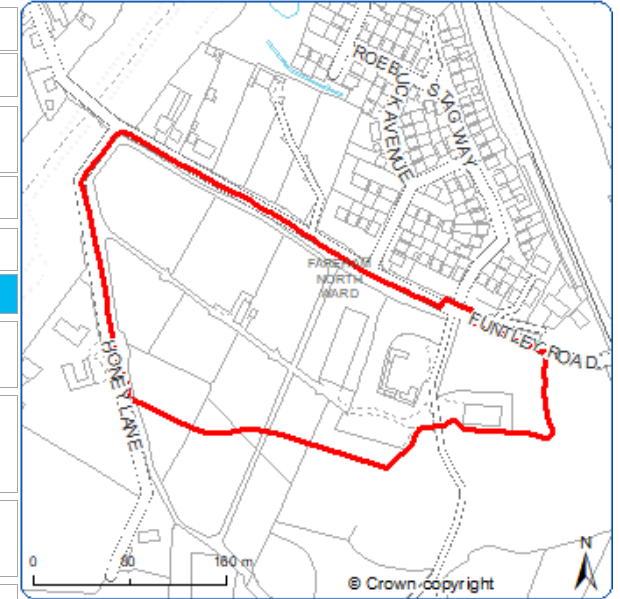
**SUITABILITY**

Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside
Highways/ Pedestrian Access:	Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Oakcroft Lane should be considered.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites.
Accessible Facility Types: <input type="text" value="3/10"/>	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**



SITE DETAILS		Developable Housing Site	Fareham North
ID:	3121	Site Name:	Funtley Road South, Funtley
Current Land Use:	Agriculture/Paddock/ Woodland		
Surrounding Land Use:	Woodland and grazing paddocks. Residential to north. Railway to the east Deviation Line open space to the west. M27 further south.		
Gross Site Area (ha):	5.74	Housing Yield (estimate):	55
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 3, Ancient Woodland, SINC, Minerals Brick Clay, Existing Open Space, Countryside, TPO		
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?	<b>Yes</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS** **Developable Housing Site** **Warsash**

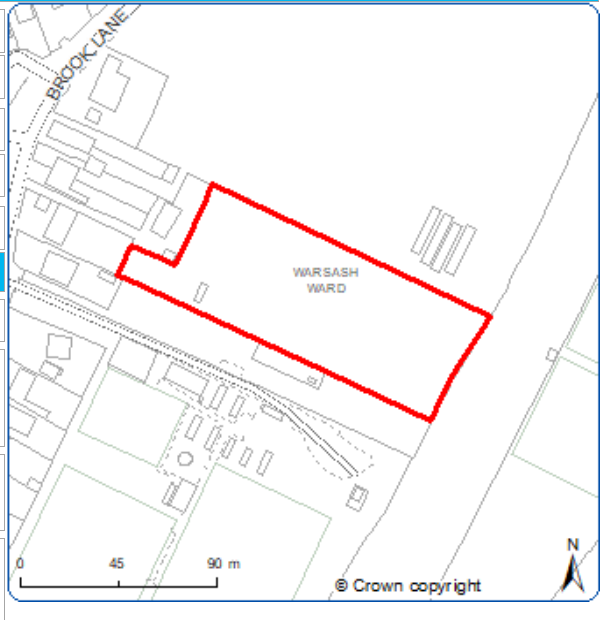
ID:  Site Name:

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**

**Titchfield Common**

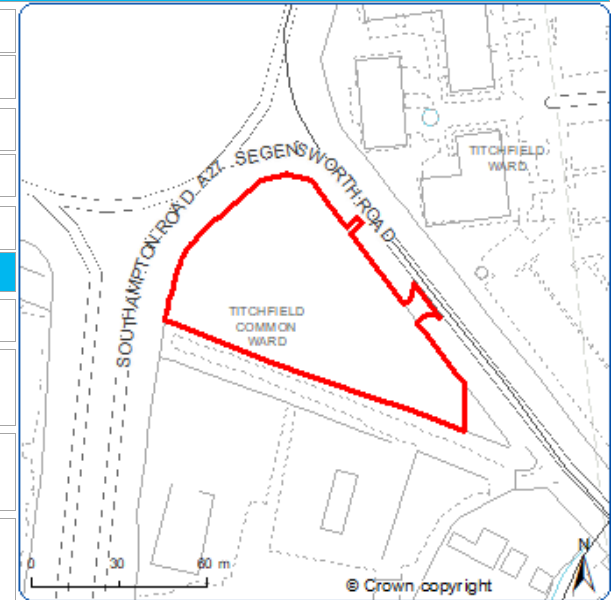
ID:  Site Name:

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**

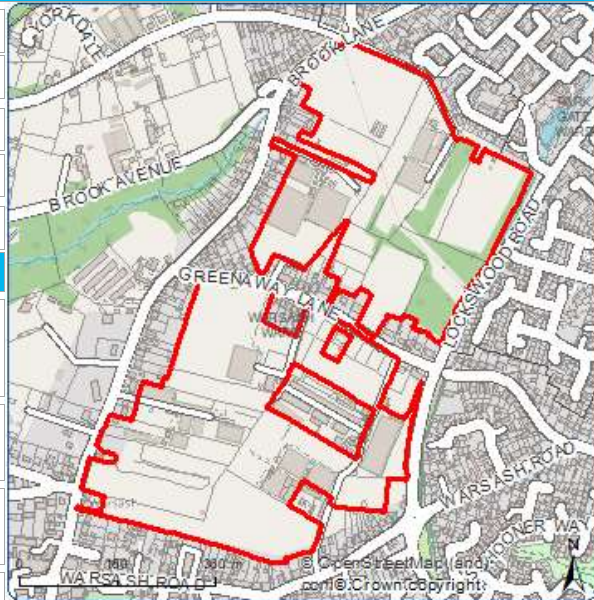
ID:  Site Name:

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** **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:

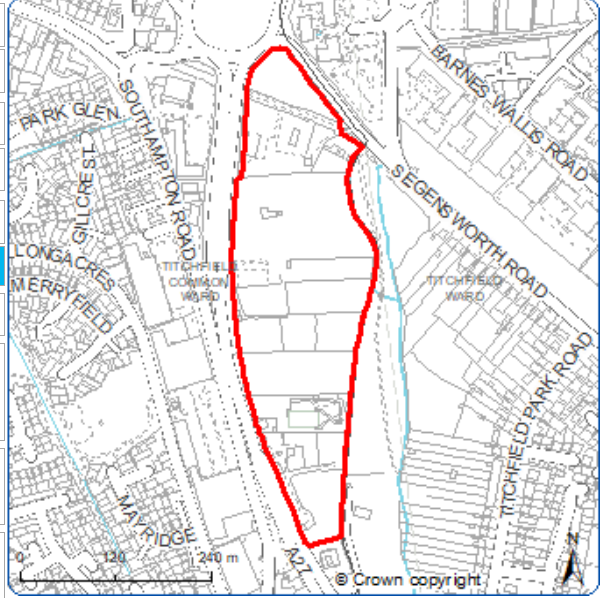
Noise/Air Quality  
Assessment:

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** **Park Gate**

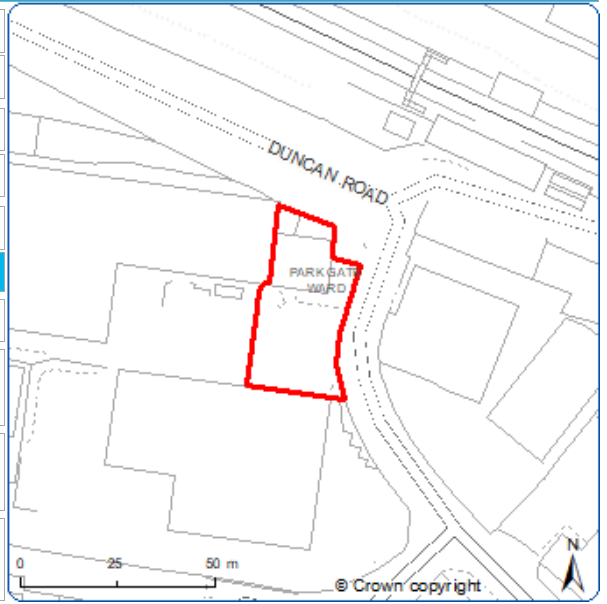
ID:  Site Name:

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**

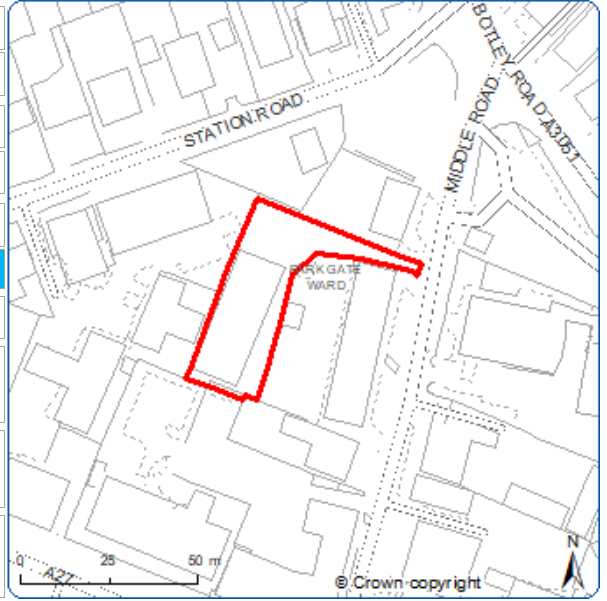
ID:  Site Name:

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**

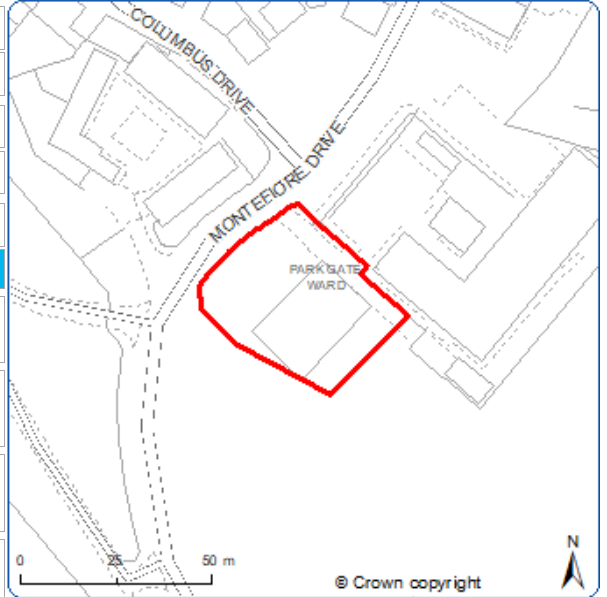
ID:  Site Name:

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** **Fareham East**

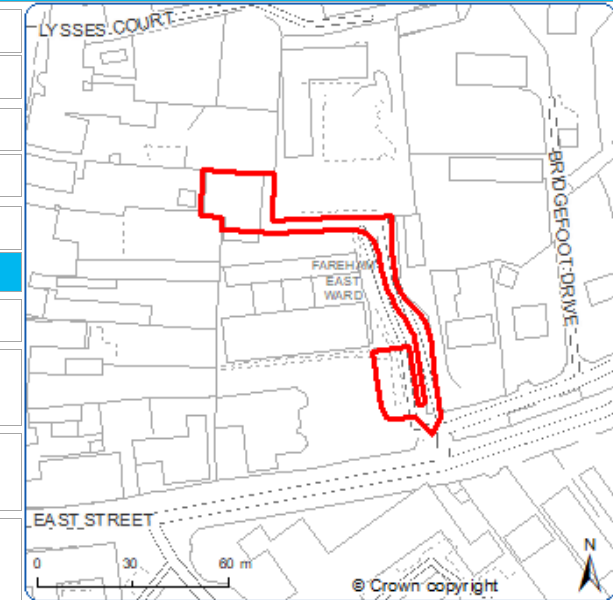
ID:  Site Name:

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** **Sarisbury**

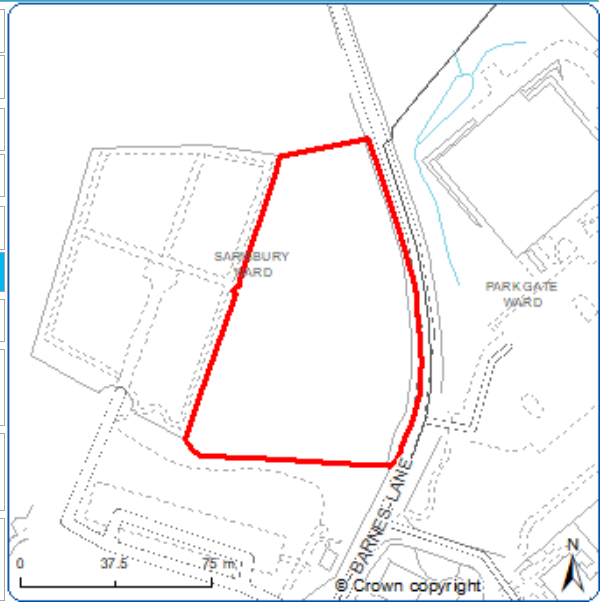
ID:  Site Name:

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** **Warsash, Park Gate**

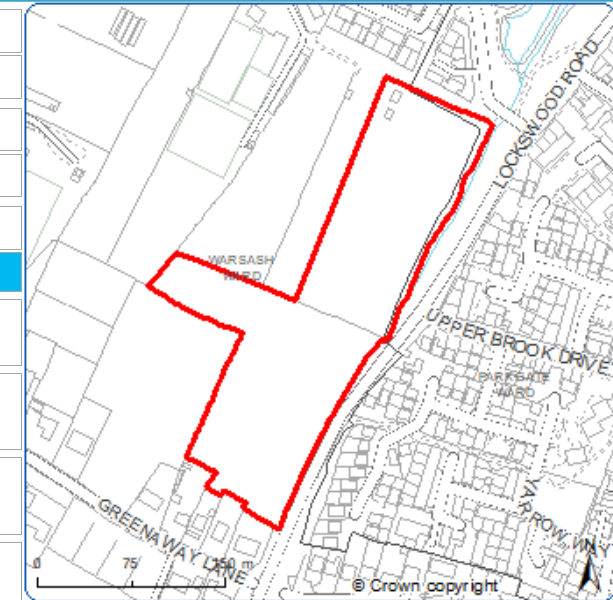
ID:  Site Name:

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**

Titchfield

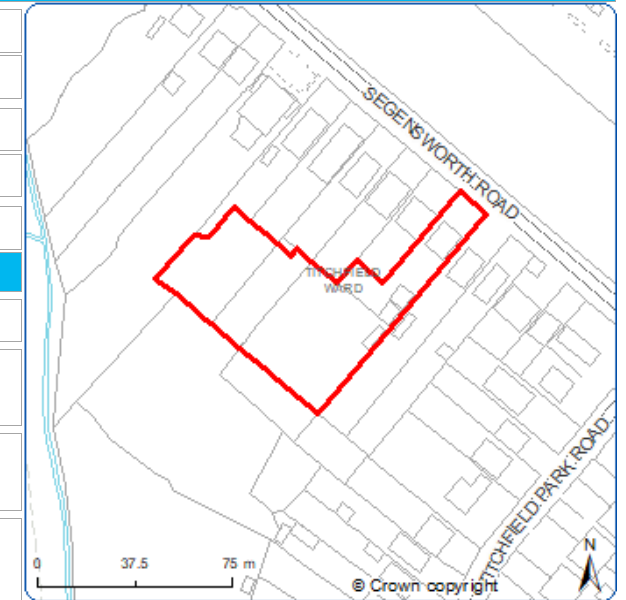
ID:  Site Name:

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** **Warsash**

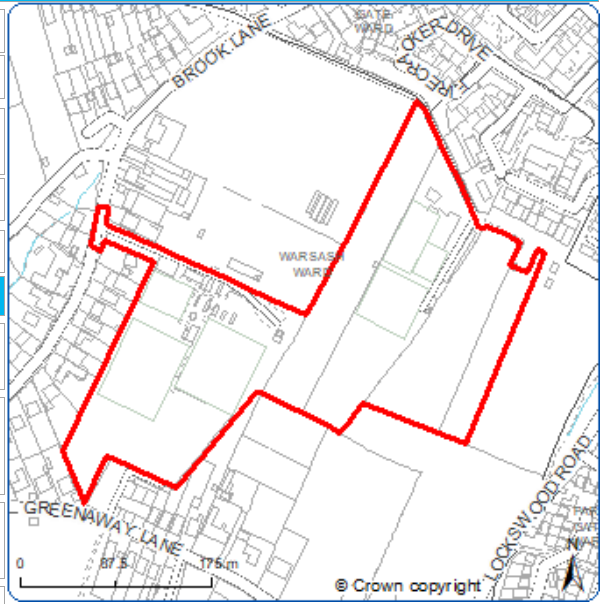
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, Large nursery on site, site investigation report available for site
Highways/ Pedestrian Access:	Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Bus stop improvements would also be required. Transport Assessment required as part of planning application.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Iron Age material was found to the east during gravel extraction, Bronze Age cremation cemetery found to the north. The site has a high archaeological potential, low likelihood that archaeological remains will present a constraint to development.
Ecology Comment:	Low ecological value due to existing glasshouses. Potential for bats, amphibians (common toad); badgers and reptiles.
Accessible Facility Types: <input type="text" value="6"/> /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
Suitability Comment:	Site is considered suitable for development as part of the proposed Warsash cluster allocation. Site and adjoining land to north east subject to planning application P/16/0959/OA.

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

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

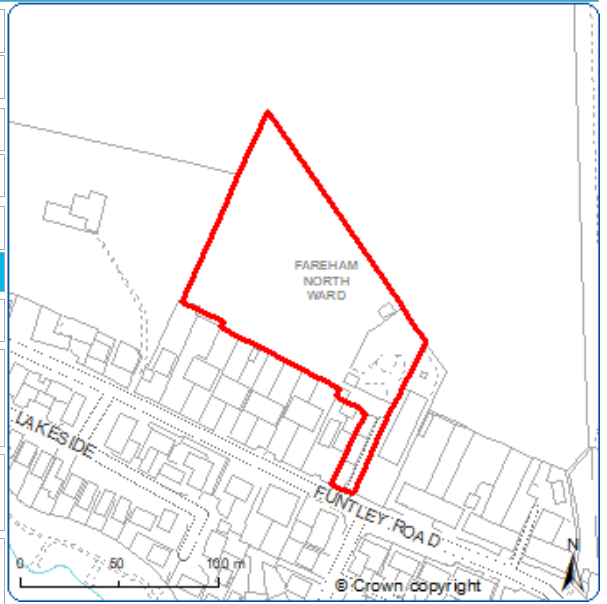
ID:  Site Name:

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** **Titchfield Common**

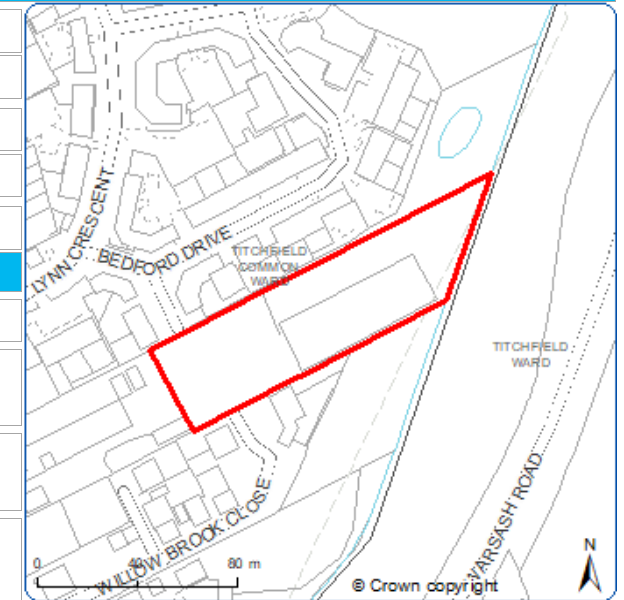
ID:  Site Name:

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** **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**

Titchfield

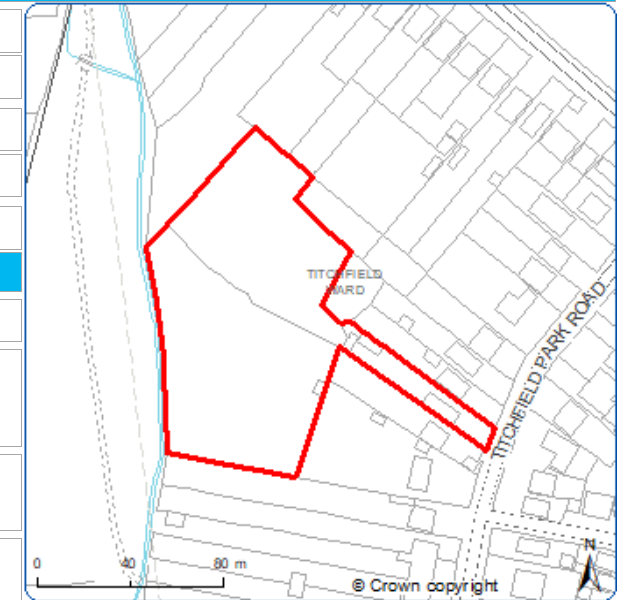
ID:  Site Name:

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** **Warsash**

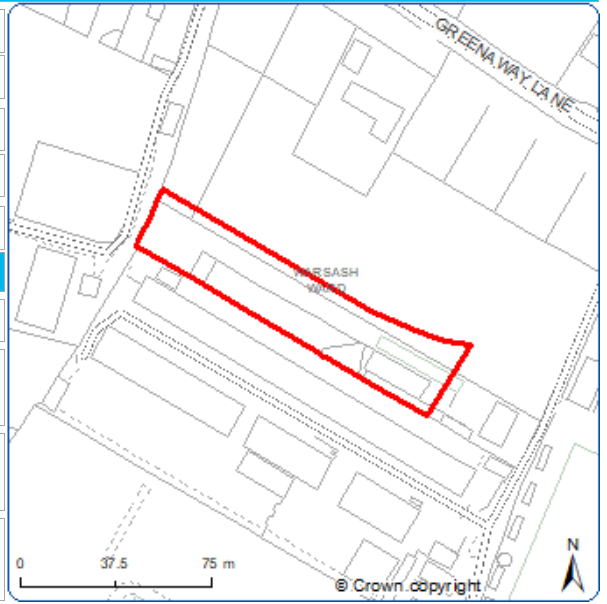
ID:  Site Name:

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

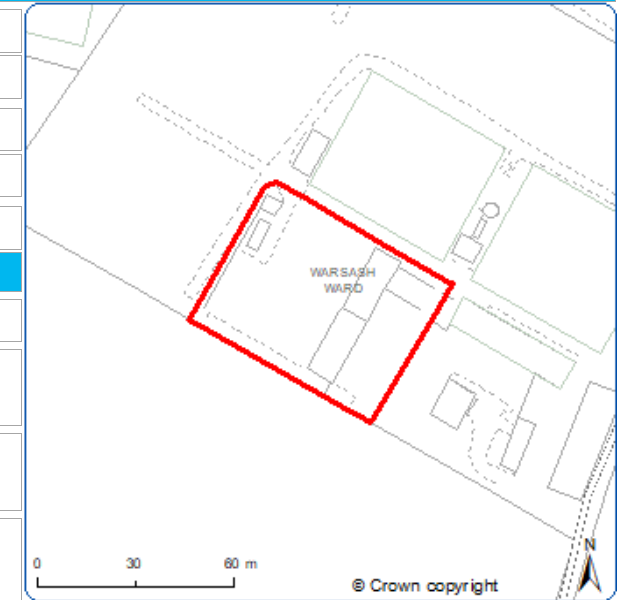
ID:  Site Name:

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**

Stubbington

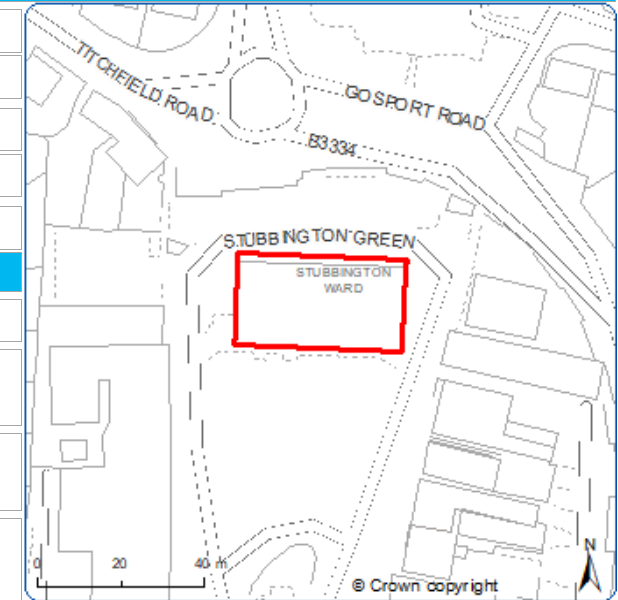
ID:  Site Name:

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** **Sarisbury**

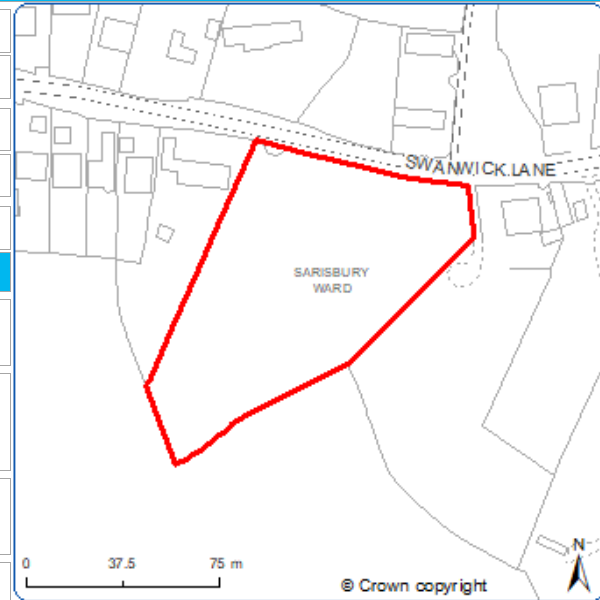
ID:  Site Name:

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** **Park Gate**

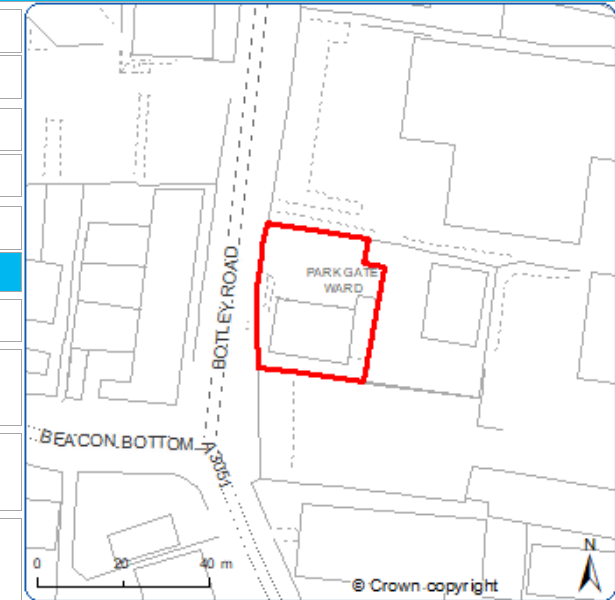
ID:  Site Name:

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** **Locks Heath**

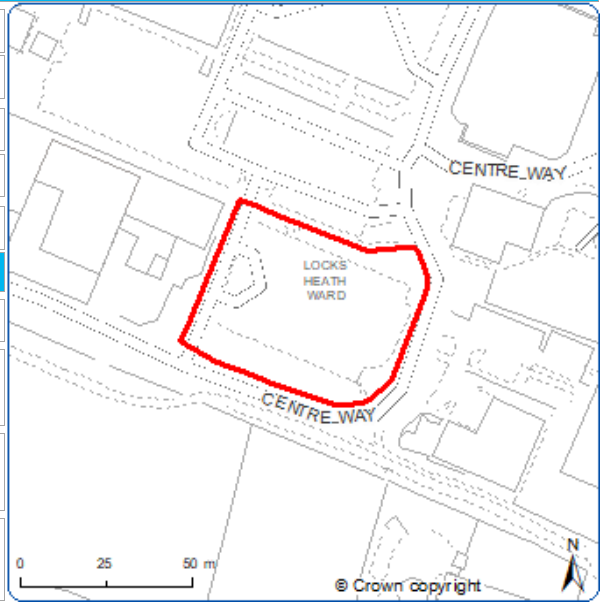
ID:  Site Name:

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** Titchfield

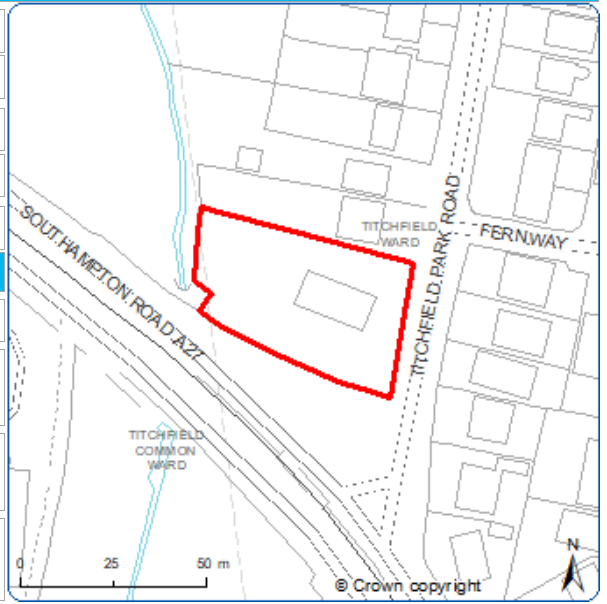
ID:  Site Name:

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** **Warsash**

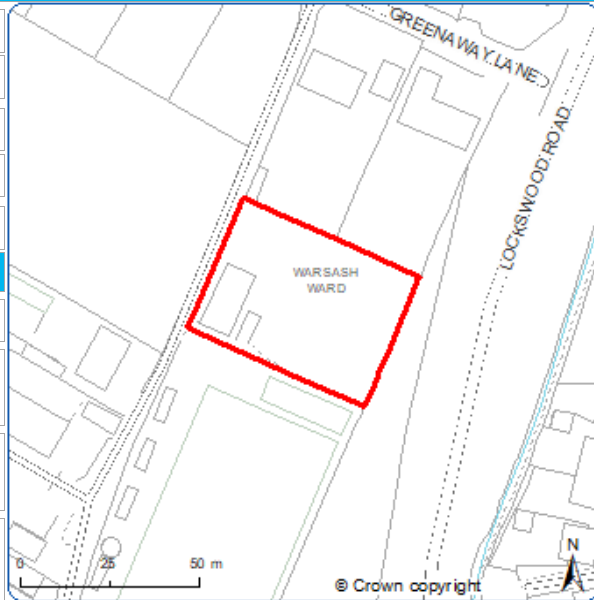
ID:  Site Name:

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** **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** **Locks Heath**

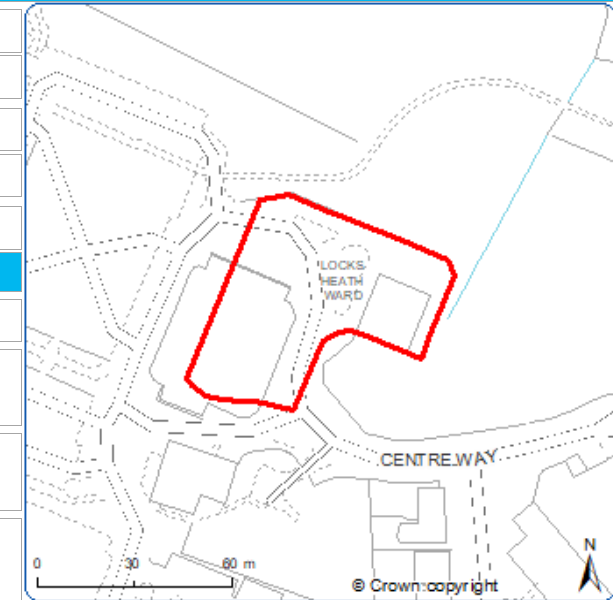
ID:  Site Name:

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** **Titchfield Common**

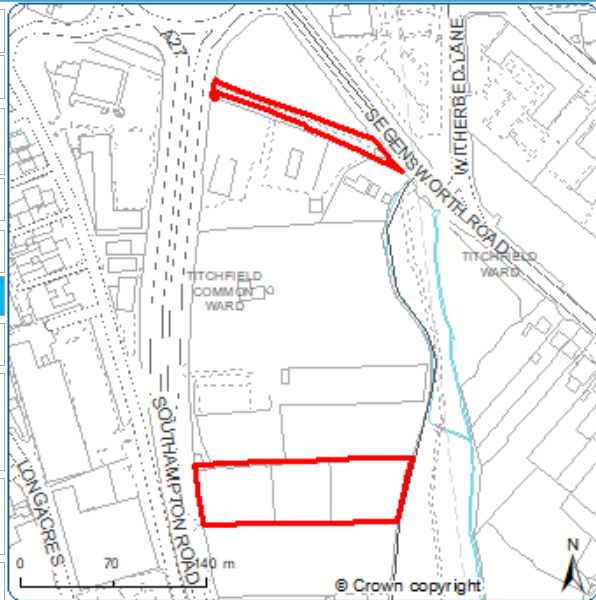
ID:  Site Name:

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**



# 6. Discounted Housing Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
11	Land East of Posbrook and South of Bellfield	3.39	Titchfield	107
25	7 Spring Road, Sarisbury Green	0.42	Sarisbury	108
27	Military Road, Wallington	2.17	Fareham East	109
31	Land West of Old Street, Hill Head	10.65	Hill Head	110
46	Rookery Farm	20.05	Sarisbury	111
58	Raley Road, Locks Heath	2.03	Warsash, Locks Heath	112
86	1-2 The Avenue, Fareham	0.18	Fareham North, Fareham West	113
87	280-282 (UTP) West Street, Fareham	0.17	Fareham North	114
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	115
158	Norgar House, 10 East Street, Fareham	0.08	Fareham East	116
198	Civic Quarter, Fareham	3.35	Fareham East	117
207	Romsey Avenue, Portchester	12.71	Portchester West, Portchester East	118
324	North Wallington Rd and Standard Way, Wallington	0.87	Fareham East	119
1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	2.64	Sarisbury	120
1040	Land East of Burnt House Lane, Stubbington	13.70	Stubbington	121
1170	Land at 171 Ranvilles Lane, Titchfield	0.90	Titchfield	122
1173	Land at Common Lane	1.28	Titchfield	123
1180	Holly Cottage	2.36	Titchfield	124
1286	Russell Place, Fareham	0.48	Fareham North	125
1324	Land by Durrants Lodge	3.38	Sarisbury	126
1332	Fareham Park Farm Site, Fareham	7.15	Fareham North West	127
1335	Land at Addison Rd, Sarisbury	0.54	Park Gate	128



## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
1339	Old Orchard, Botley Rd, Swanwick	2.14	Sarisbury	129
1341	Land South of Oakcroft Lane, Stubbington	19.25	Stubbington	130
1356	187 Botley Road - Site A Proposal, BurrIDGE	0.48	Sarisbury	131
1372	Newgate Lane Peel Nook	0.71	Stubbington	132
1388	Land at Junction of Newgate Lane, Stubbington	3.64	Stubbington	133
1998	Pinks Hill, Wallington	5.33	Fareham East	134
2826	Lysses Car Park, Fareham	0.42	Fareham East	135
2851	Genesis Centre, Locks Heath	0.27	Locks Heath	136
2956	Delme Court, Fareham	0.11	Fareham North	137
2984	Land east of Raley Road	1.17	Locks Heath	138
2997	187 Botley Road - Site B Proposal, BurrIDGE	1.23	Sarisbury	139
2998	187 Botley Road - Site C Proposal, BurrIDGE	1.74	Sarisbury	140
2999	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	4.21	Portchester West	141
3000	Land at 60 Swanwick Lane	1.92	Sarisbury	142
3002	Land East of Newgate Lane East, Peel Common	3.92	Stubbington	143
3003	Land Rear of 23 The Avenue, Fareham	0.75	Fareham South	144
3004	Land South of Hook Park Road, Warsash	30.00	Warsash	145
3007	Land to the south of Swanwick Lane, Sarisbury	0.29	Sarisbury	146
3008	Land South of Longfield Avenue, Fareham	110.27	Stubbington, Fareham South, Fareham West	147
3009	Land West of Downend Road, Portchester	33.80	Fareham East	148
3010	Land at Southampton Road, Titchfield	1.26	Titchfield	149
3017	Land adj Swanwick Lane, Swanwick	2.54	Sarisbury	150
3022	Land West of Newgate Lane, Stubbington	3.06	Stubbington	151
3024	Land at Great Abshot, Warsash	13.65	Warsash	152
3025	Little Park Farm, Park Gate	5.73	Park Gate	153

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3026	Eyersdown Farm, Burridge	5.24	Sarisbury	154
3028	Copps Field, Newgate Lane, Peel Common	4.61	Stubbington	155
3029	Land south of Bridge Street, Titchfield	1.76	Titchfield	156
3037	Land west of Old Street, Stubbington	3.00	Hill Head	157
3038	Land in Upper Swanwick, Swanwick	31.94	Sarisbury	158
3045	Carron Row Farm Segensworth East, Titchfield	7.29	Titchfield	159
3047	Land on south west side of Botley Road, Swanwick	0.70	Sarisbury	160
3050	Land at Brook Avenue, Warsash	2.04	Warsash	161
3052	Land to the East of Furze Court, Wickham Road, Fareham	0.86	Fareham East	162
3057	Land East of Newgate Lane, Peel Common	13.55	Stubbington	163
3058	Land East of St Margaret's Lane, Titchfield	0.57	Titchfield	164
3059	Land East of Titchfield Road, Titchfield	36.01	Titchfield	165
3060	Land West of St Margaret's Lane, Titchfield	3.51	Titchfield	166
3061	Land to rear of 310 Botley Road, Burridge	1.32	Sarisbury	167
3063	Trinity Street Car Park, Fareham	0.17	Fareham East	168
3064	320 Southampton Road, Titchfield	1.06	Titchfield	169
3073	Land at Addison Road, Park Gate	0.67	Park Gate	170
3075	Land at Bells Lane, Stubbington	1.27	Hill Head	171
3076	Danes Road Grazing Land, Portchester	0.79	Portchester West	172
3079	Land at Grove Avenue, Portchester	0.78	Portchester East	173
3080	Land at High View, Dore Ave, Portchester	3.45	Portchester West	174
3081	Land at Hill Road, Portchester	1.05	Portchester East	175
3082	Hook Recreation Ground, Hook	11.35	Warsash	176
3083	Land at The Gillies r/o Belvoir Estate, Fareham	1.88	Fareham South	177
3085	Land at New Road, Warsash (north)	0.15	Warsash	178

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3097	Catisfield Lane, Fareham	14.09	Titchfield, Fareham West	179
3098	Land West of Cuckoo Lane, Stubbington	22.05	Titchfield, Hill Head, Stubbington	180
3100	East of Botley Road, BurrIDGE	2.12	Sarisbury	181
3102	Land East of Posbrook Lane, Titchfield	12.43	Titchfield	182
3106	Land adj to 316 Botley Road, BurrIDGE	0.33	Sarisbury	183
3109	Land off Sopwith Way, Swanwick	2.29	Sarisbury	184
3110	Land South of Holly Hill Lane, Sarisbury	4.11	Sarisbury	185
3112	16-20 The Avenue, Fareham, Fareham	0.46	Fareham West	186
3119	Wicor Farm, Cranleigh Road, Portchester	1.34	Portchester East	187
3123	177-181 Botley Road, BurrIDGE	1.44	Sarisbury	188
3129	Land West of Newgate Lane South, Stubbington	6.19	Stubbington	189
3130	Land East of Downend Road, Portchester (North of Winnham Farm)	7.39	Portchester West	190
3153	Newlands Farm	47.63	Stubbington	191
3159	Land South of Hope Lodge	1.40	Fareham North West	192
3161	Land West of Newgate Lane	3.79	Stubbington	193
3165	Bursledon Brickworks Swanwick Lane Lower Swanwick	0.76	Sarisbury	194
3166	Haykin, St Margaret's Lane	0.77	Titchfield	195
3167	Land to rear of 320 Southampton Rd	1.32	Titchfield	196
3168	Land Off Nelson Lane, Portchester	1.76	Portchester West, Portchester East	197
3172	24 Raley Road	1.22	Locks Heath	198
3175	Posbrook Lane	6.77	Titchfield	199
3176	Land at Holly Hill Lane	3.30	Sarisbury	200
3177	Land south of Segensworth Road	14.24	Titchfield	201
3178	Land west of Botley Road, BurrIDGE	36.66	Sarisbury	202
3179	Carron Row Farm	1.24	Titchfield	203

## LIST OF CONTENTS

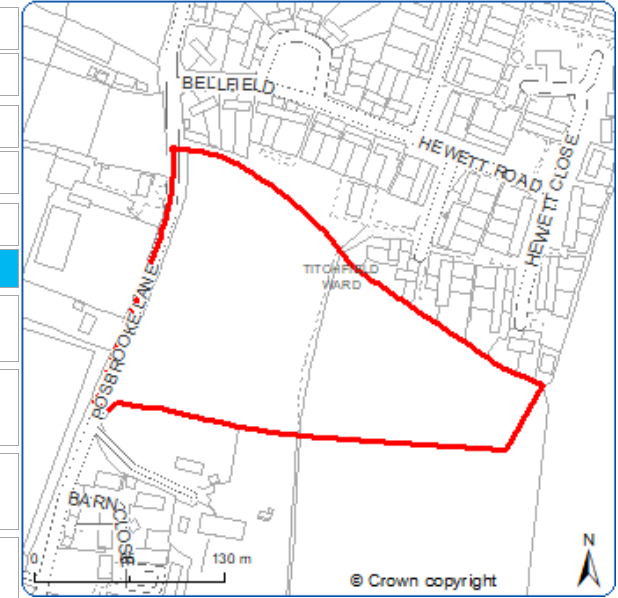
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3181	Ellerslie House, Downend Road	1.79	Portchester West	204
3182	Kingfisher House, Fishers Hill	0.80	Titchfield	205
3184	Land East of Cartwright Drive	11.61	Titchfield	206
3185	Land East of Glen Road	8.71	Park Gate, Sarisbury	207
3187	Lowater Nursery, Hook Lane	1.65	Warsash	208
3188	177-181 Botley Road	0.72	Sarisbury	209
3190	Land at Titchfield Road and Ranvilles Lane	1.98	Titchfield	210
3194	Bassaire Ltd, Duncan Road	0.12	Park Gate	211
3195	Conifer Rise	3.75	Titchfield	212
3197	Land at Springfield Way	0.13	Hill Head	213
3198	Newlands Plus - Area A	5.20	Titchfield	214
3199	Newlands Plus - Area B1	23.60	Stubbington	215
3200	Newlands Plus - Area B2	11.96	Stubbington	216
3201	Newlands Plus - Area C	15.43	Stubbington	217
3204	20 Botley Road, Park Gate	0.09	Park Gate	218
3209	116 Bridge Road, Sarisbury Green	0.09	Sarisbury	219
3210	21 Burr ridge Road, Burr ridge	0.49	Sarisbury	220
3211	Land South of 1 & 6 Woodlands, Pinks Hill	0.78	Fareham East	221
3212	Fareham MF Site, Ranvilles Lane	0.94	Titchfield	222
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	223
3214	Land at Beacon Bottom II	2.07	Park Gate	224
3215	The Paddocks	2.39	Warsash	225
3216	Land south of Sovereign Crescent	3.37	Warsash	226
3217	Fleet End South East	0.39	Warsash	227
3219	Crofton Equestrian Centre	21.53	Titchfield	228

**LIST OF CONTENTS**

<b>ID:</b>	<b>Site Name:</b>	<b>Gross Site Area (ha):</b>	<b>Ward:</b>	<b>Page:</b>
3220	Southampton Hill	1.01	Titchfield	229
3221	Land south of Solar Farm	3.01	Stubbington	230
3222	Tarmac Trading Ltd, Upper Wharf	0.34	Fareham East, Portchester West	231
3223	Land adjoining Friends Farm	0.90	Sarisbury	232
3236	Land to the rear of Lockswood Library	0.05	Locks Heath	233
3237	4-10 Locks Heath Centre	0.16	Locks Heath	234
3238	38-43 Locks Heath Centre	0.27	Locks Heath	235

# 6. Discounted Housing Site Assessments

SITE DETAILS		Discounted Housing Site		Titchfield	
ID:	11	Site Name:	Land East of Posbrook and South of Bellfield		
Current Land Use:	Agricultural				
Surrounding Land Use:	Open space and residential to north, agricultural to east and south				
Gross Site Area (ha):	3.39	Housing Yield (estimate):	60		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese & Wader Primary Support Area, Public ROW				
Highways/ Pedestrian Access:	Access is readily available to Posbrook Lane although the preferred location would be at the northern end, avoiding the trees. Pedestrian facilities would be required at the access.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Semi-improved grassland with potential for reptiles, barn owls, bats, badgers. Brent Geese & Solent Waders primary support site.				
Accessible Facility Types:	3/10 Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre				
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.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS** **Discounted Housing Site** Sarisbury

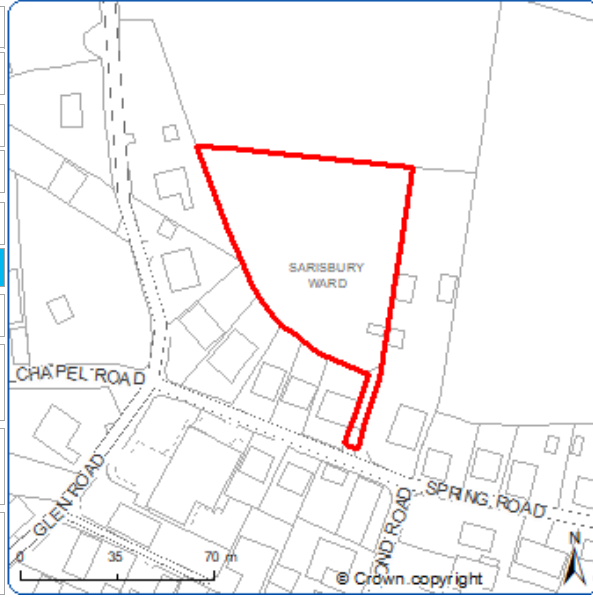
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

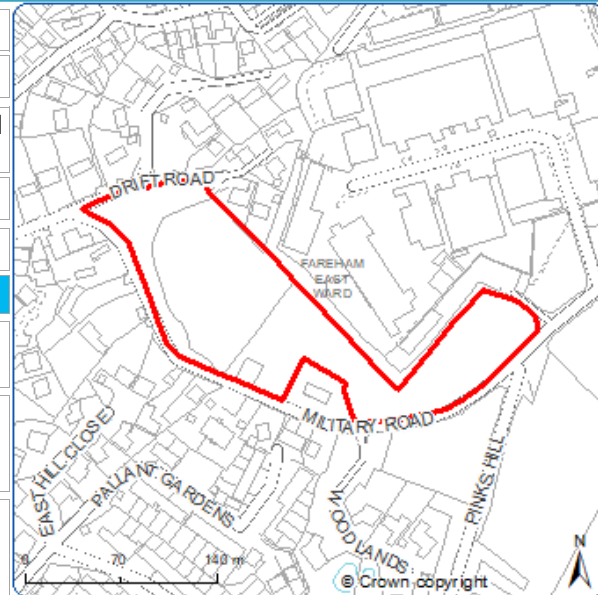
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

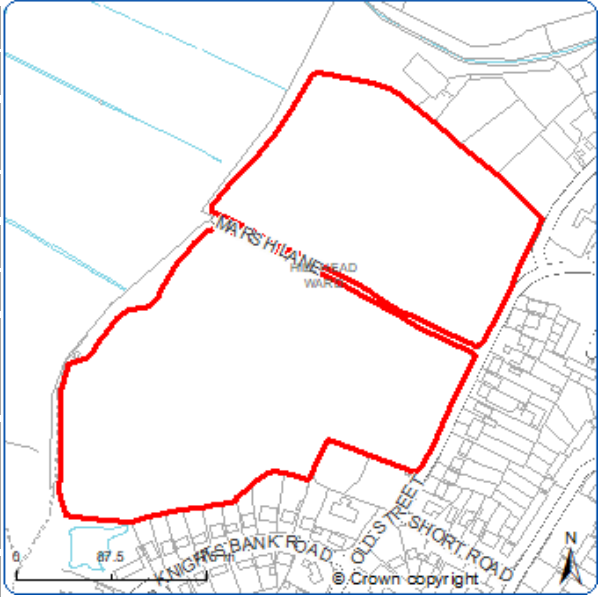
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Ground Water Protection Zone, Countryside, TPO
Highways/ Pedestrian Access:	Access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be required and are 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:	Site adjacent to Grade II listed Fort Wallington. Development of the eastern area of the site 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: <input type="text" value="7"/> / <input type="text" value="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
Reason for Discounting:	Site has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes can be provided. There are also concerns relating to heritage at this site, in relation to the proximity of development and the setting of Fort Wallington.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Hill Head</b>
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ID:	31	Site Name:	Land West of Old Street, Hill Head	
Current Land Use:	Agricultural/Paddocks			
Surrounding Land Use:	Fields and paddocks to the north, residential to the east and south (predominately detached), Titchfield Haven NNR, SPA and SSSI to west			
Gross Site Area (ha):	10.65	Housing Yield (estimate):	192	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	

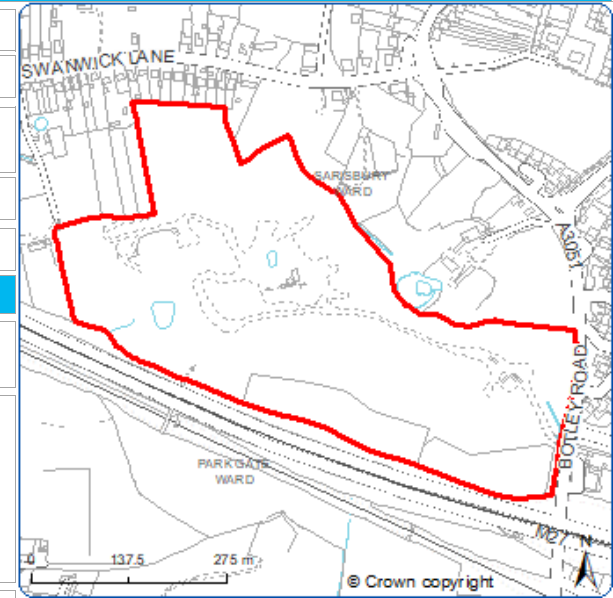


<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3a, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Adjacent to a former landfill
Highways/ Pedestrian Access:	The site can be adequately accessed from Old Street, but is somewhat isolated from the centre of Stubbington. Any development would need to consider the quality of the existing bus service on Old Street, identify accessibility for cyclists and complete the continuous footpath to Hill Head Road to the south. Some widening of Old Street, across the site frontage, with a western footway, would 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:	Site is immediately adjacent to European designated sites. Potential habitat for bats, water vole, otter, reptiles, Dormice and badgers.
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c)) and within an Area of Special Landscape Quality. It has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>No</b>
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SITE DETAILS		Discounted Housing Site	Salisbury
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):	175
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Agricultural Land Grade 3c, Minerals 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	
Reason for Discounting:	Site topography and boundary likely to create isolated cul de sac development. Main developable area of the site is not well related to existing settlement and is relatively isolated from local services.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS**

**Discounted Housing Site**

**Warsash, Locks Heath**

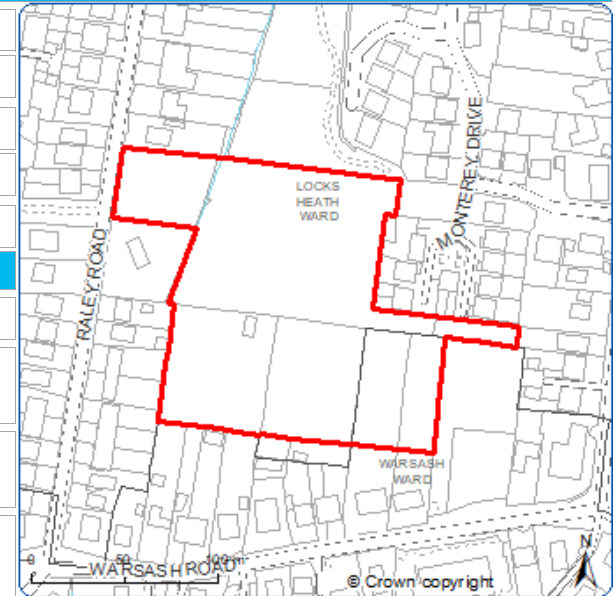
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham North, Fareham West**

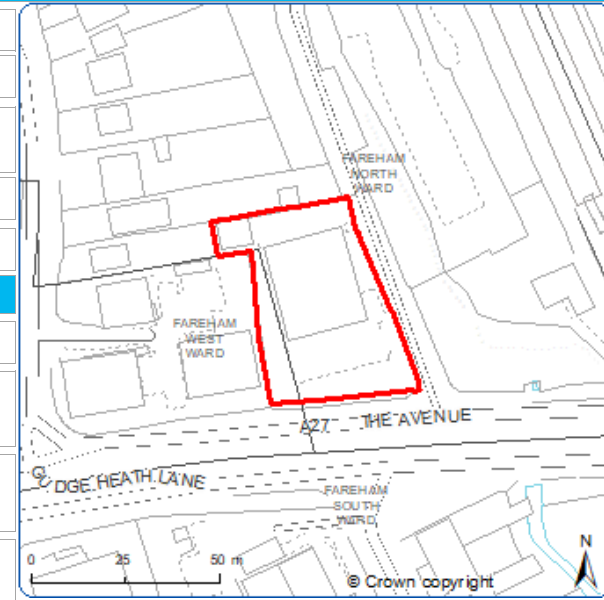
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham North**

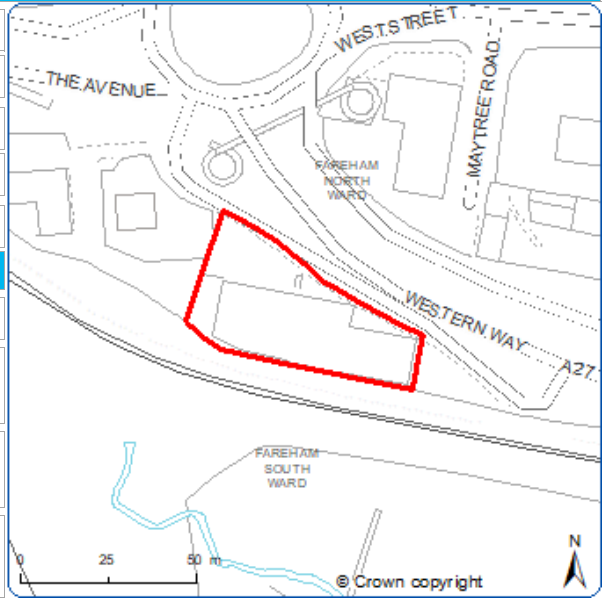
ID:  Site Name:

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:

Reason for  
Discounting:

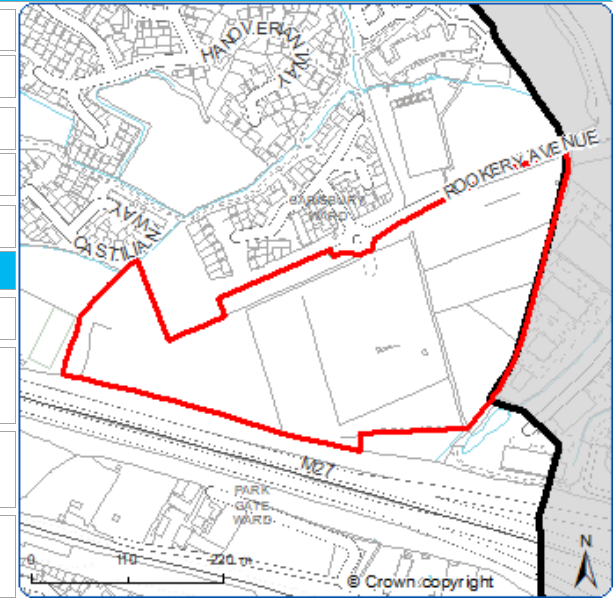
Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:	124	Site Name:	Solent Business Park - Solent 2, Salisbury
Current Land Use:	Ancient & Semi-natural Woodland and Scrub		
Surrounding Land Use:	Business Park uses to the east, M27 to the south, undeveloped land to the west, residential to the north		
Gross Site Area (ha):	9.84	Housing Yield (estimate):	207
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

Constraints:	Ancient Woodland, SINC, Countryside, TPO
Highways/ Pedestrian Access:	This site is readily accessible from the eastern stub of Rookery Avenue. Improved pedestrian facilities (including crossing) on Rookery Avenue would need to be considered.
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 ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for common toads, great crested newt, bats, dormice, reptiles and badgers.
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
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.

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

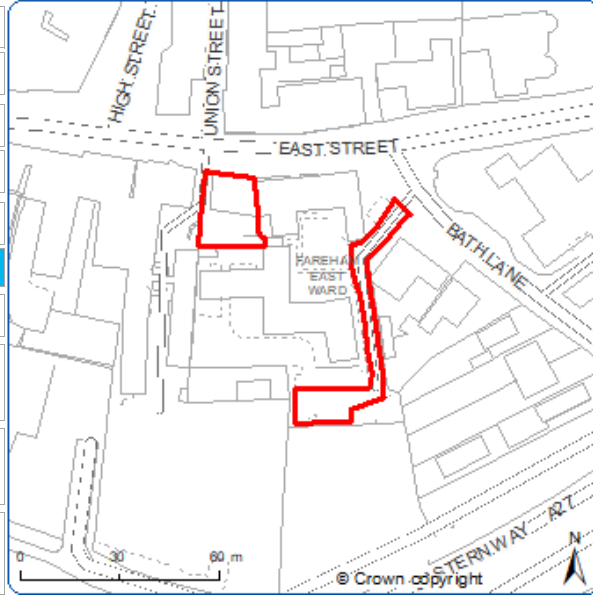
ID:  Site Name:

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:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Fareham East

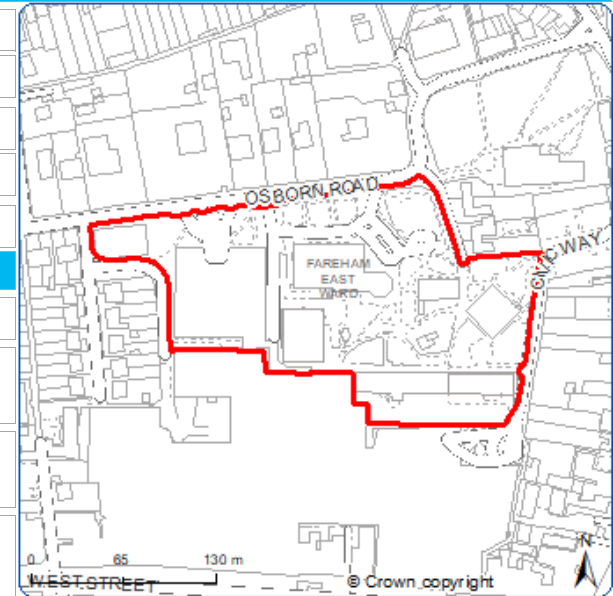
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes**

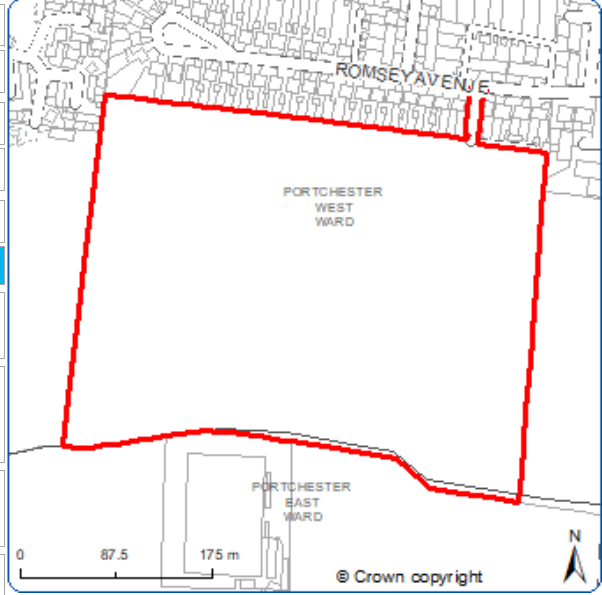
Is the site available? **No**

Is the site considered achievable? **No**



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Portchester West, Portchester East</b>
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ID:	<input type="text" value="207"/>	Site Name:	<input type="text" value="Romsey Avenue, Portchester"/>	
Current Land Use:	<input type="text" value="Agricultural"/>			
Surrounding Land Use:	<input type="text" value="Residential to the north and east, agriculture to west and south"/>			
Gross Site Area (ha):	<input type="text" value="12.71"/>	Housing Yield (estimate):	<input type="text" value="225"/>	
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>	



<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Minerals Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Primary Support Area
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). Appropriate measures are required to mitigate for loss of a Primary Support Area. Natural England should be consulted.
Accessible Facility Types: <input type="text" value="7"/> / <input type="text" value="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
Reason for Discounting:	Site is a designated as Brent Geese and Solent Waders Primary Support site. There is no evidence of a strategy compliant solution.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>
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**SITE DETAILS** **Discounted Housing Site** **Fareham East**

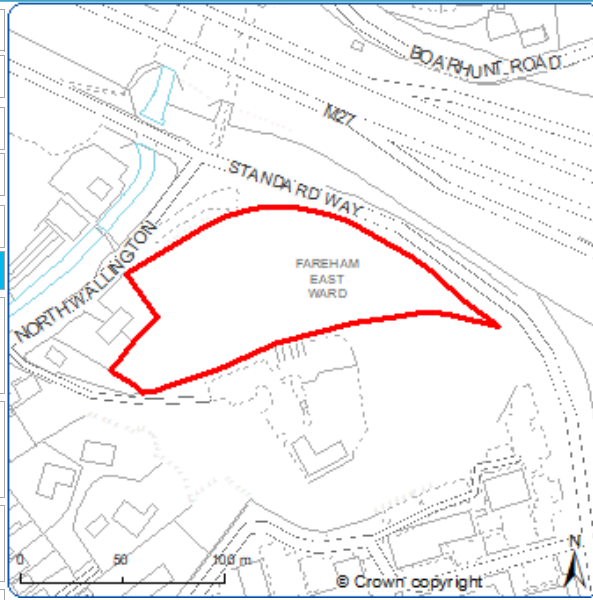
ID:  Site Name:

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:

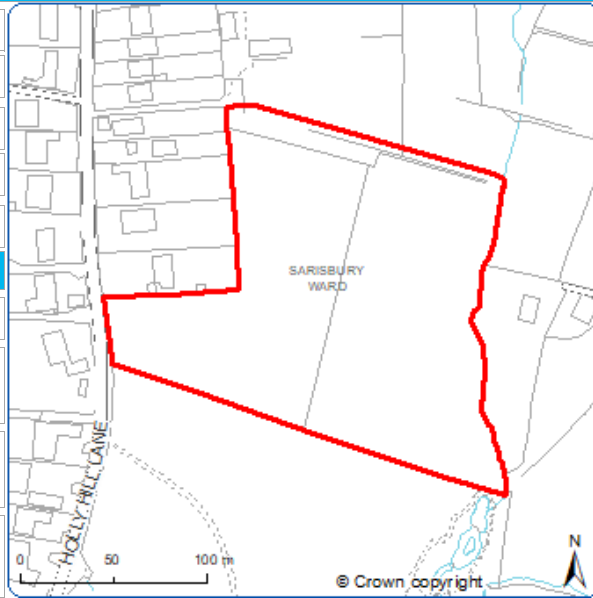
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted 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:	SINC, Historic Park & Garden, Minerals Superficial sand/gravel, Existing Open Space, Countryside, TPO
Highways/ Pedestrian Access:	The principle of highway access is acceptable, subject to allowing for the turning of a refuse vehicle within the design of the access road.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Moderate to high quality habitat/ecological interest in woodland areas.
Accessible Facility Types: <input type="text" value="4"/> /10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
Reason for Discounting:	Site is within area of special landscape quality.

Is the site suitable? **No**                                      Is the site available? **Yes**                                      Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Stubbington

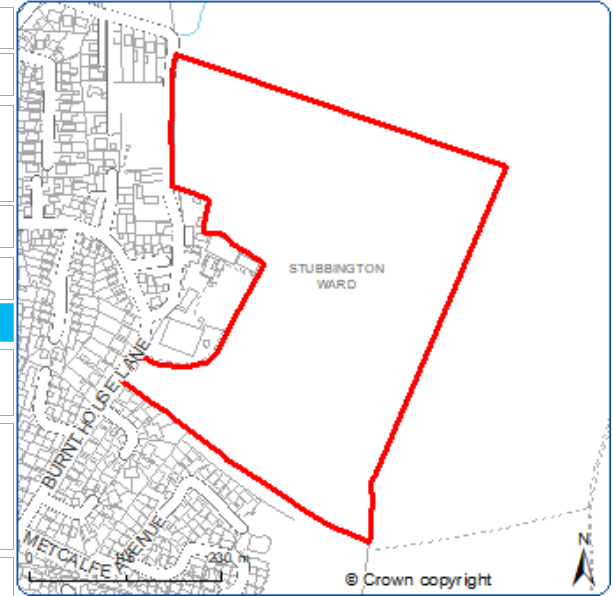
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

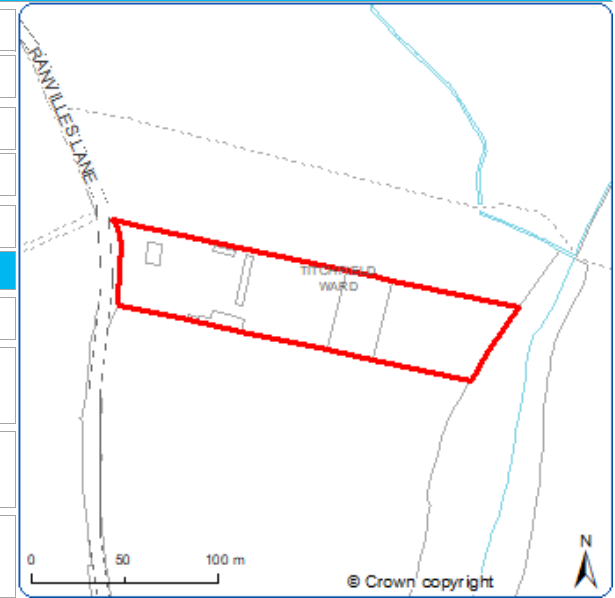
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Titchfield**

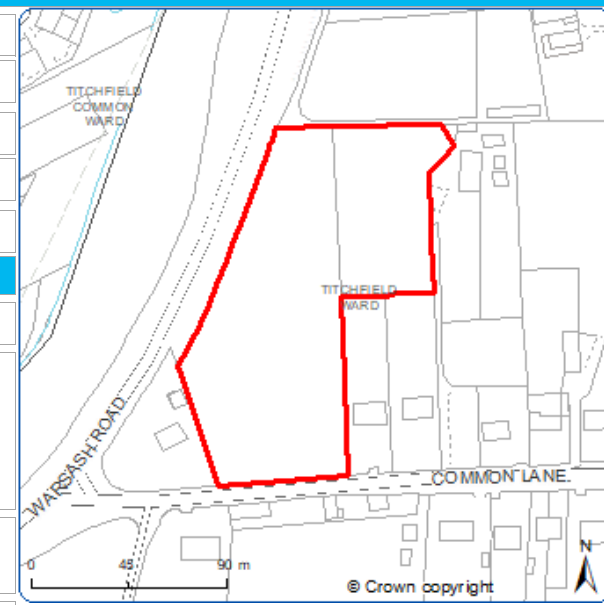
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Titchfield**

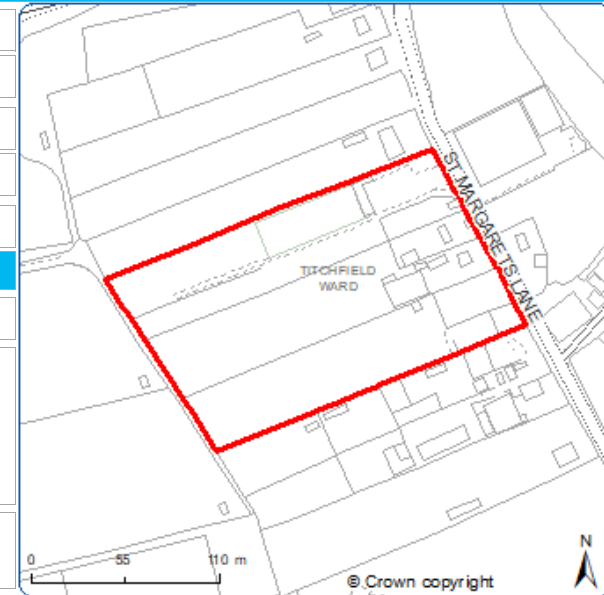
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Fareham North**

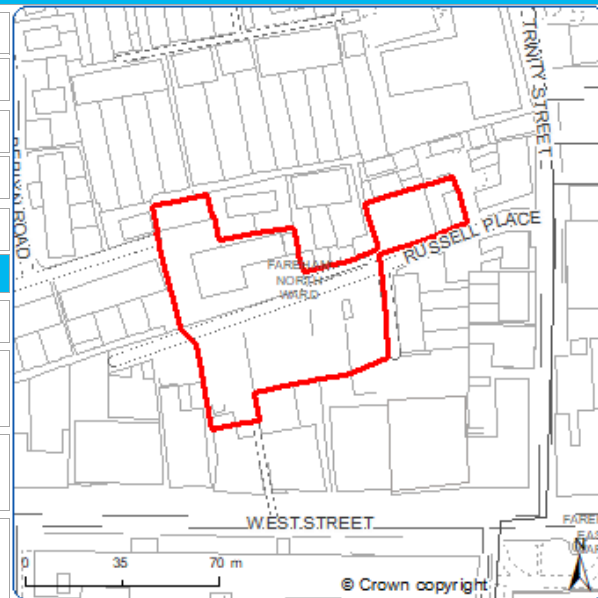
ID:  Site Name:

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:

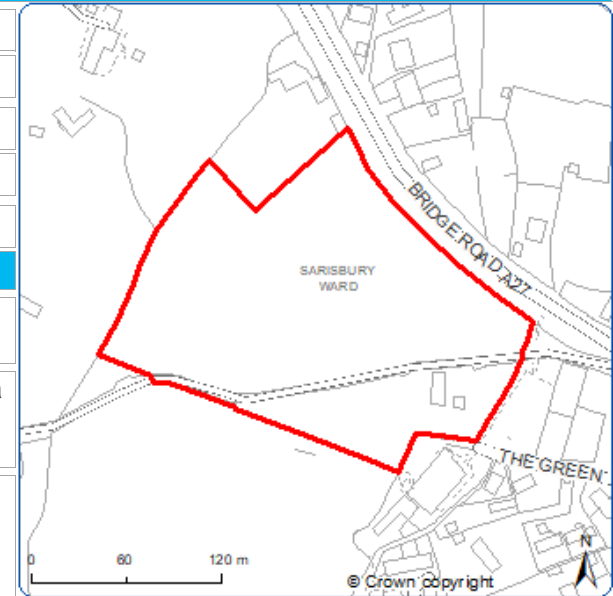
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**



SITE DETAILS		Discounted Housing Site	Salisbury
ID:	1324	Site Name:	Land by Durrants Lodge
Current Land Use:	Historic Park/Garden		
Surrounding Land Use:	Residential to north & west, community facilities to east, greenfield to south		
Gross Site Area (ha):	3.38	Housing Yield (estimate):	60
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Historic Park & Garden, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside		
Highways/ Pedestrian Access:	This site has a long frontage with the A27 Bridge Road which is considered to be sufficient to accommodate a satisfactory junction. A Transport Assessment would be required to justify its form and siting on this steep incline. Footway improvements and bus stop relocation would need to be considered.		
Conservation Comments:	Salisbury Green conservation area, Brooklands historic park, Durrants Lodge is not listed but is within the local listed park. Conservation area to southern part is well screened with fences etc. The house (Durrants Lodge) is not of heritage interest but the parkland trees are part of the historic park and would require significant understanding in relation to the locally listed historic parkland. There is a well-established tree screen alongside Bridge Road which defines the site. A track to Durrants Lodge from Bridge Road is well screened from the highway. The undulating land form and sporadic established parkland trees are indicative of the historic parkland. The conservation area includes the car park, tennis courts and community centre, which are relatively well screened with established fences which define the area around the community centre and also provide open space to the east of Durrants Lodge. Oak Cottage to the south is a listed building and there is an attractive group of established traditional cottages within the conservation area. Development within the conservation area and the locally listed park setting would change the landscape character which would be detrimental to the historic character and landscape setting, although there may be potential for limited, carefully designed development in well screened locations.		
Noise/Air Quality Assessment:	Site borders the A27 at its northeast edge and therefore a noise assessment is recommended.		
Archaeology:	There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low.		
Ecology Comment:	The site appears to be an arable field with treelined boundaries in the north, east and west. The habitats along the boundaries should be retained and enhanced. Likely significant effects on Natura 2000 sites and the SINC should be assessed.		
Accessible Facility Types:	5 / 10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility	
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.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>

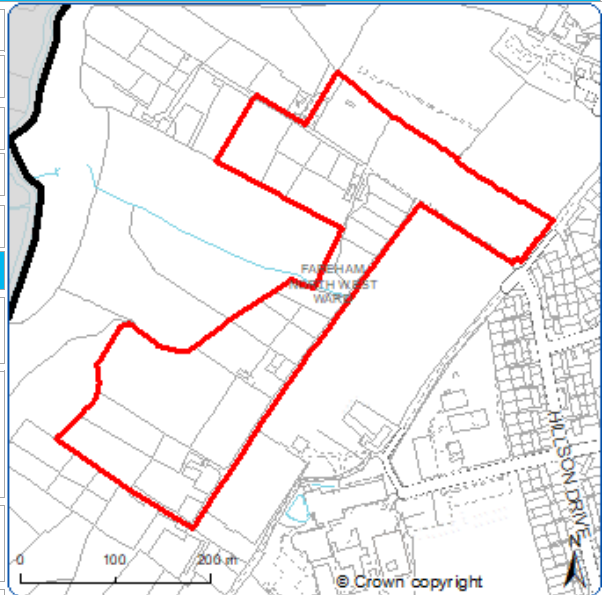


**SITE DETAILS**

**Discounted Housing Site**

**Fareham North West**

ID:	1332	Site Name:	Fareham Park Farm Site, Fareham
Current Land Use:	Paddock/Equestrian uses		
Surrounding Land Use:	Residential further to the east , playing field/school to the south, open valley fields and woods to the west.		
Gross Site Area (ha):	7.15	Housing Yield (estimate):	133
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

Constraints:	Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, agricultural land use, potential for waste materials inc. asbestos sheeting, and therefore site investigation of discrete areas of site necessary				
Highways/ Pedestrian Access:	It is considered that adequate access can be achieved from Hillson Drive, although it will be necessary to assess the ability of the road to accommodate generated traffic, given the extent of on-street parking. Signal controls at the junction of Hillson Drive with Highlands Road may be necessary. The site is considered unsustainable in transport terms because of its isolated location.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Potential for invertebrates, foraging, commuting and roosting bats, Great Crested Newts (pond to east and west), Dormice, harvest mouse, hedgehog, otter, reptiles and badger. Woodland field boundaries likely to contain ancient trees.				
Accessible Facility Types:      7/10	Within 1600m of a Secondary School, 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				
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 and the Area of Special Landscape Quality.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>

**SITE DETAILS** **Discounted Housing Site** Park Gate

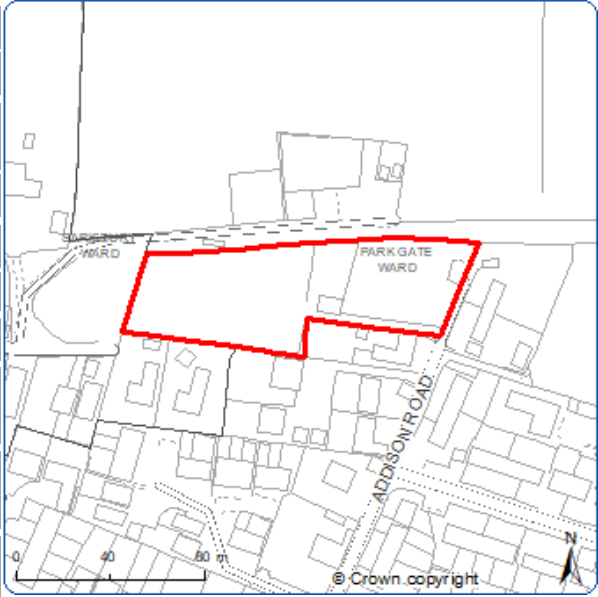
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

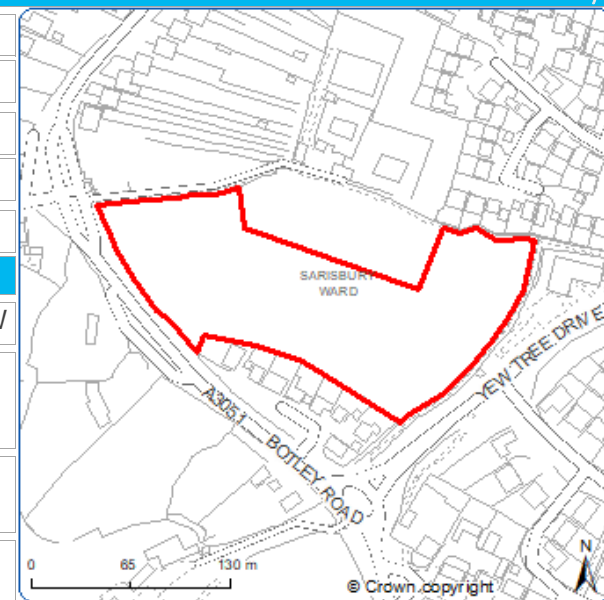
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Stubbington**

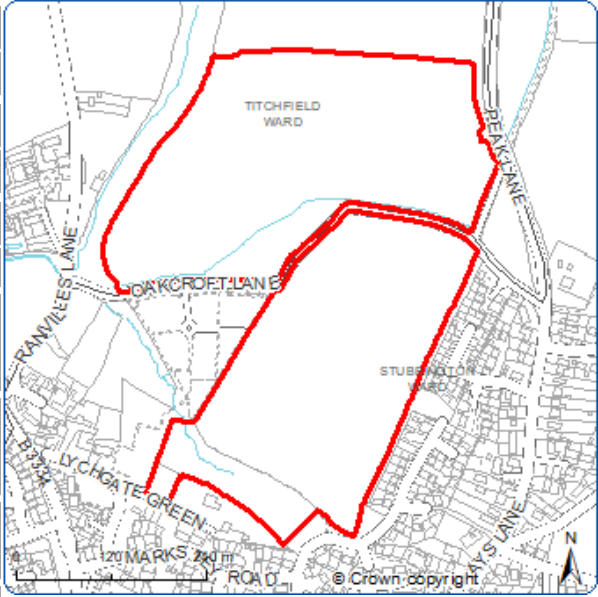
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2 & 3b, Flood Zone 2 & 3 - Minerals Soft Sand, Superficial sand/gravel - Within 500m of SPA, Ramsar & SSSI - Existing Open Space, Countryside, TPO, SBGW Secondary Support & Low use Areas, Public ROW
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 known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Some ecological sensitivity, Solent Wader & Brent Geese low use site and secondary support area.
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
Reason for Discounting:	Site contains Brent Geese and Solent Waders Secondary support and Low Use designations and there is no evidence of a strategy compliant solution.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Salisbury**

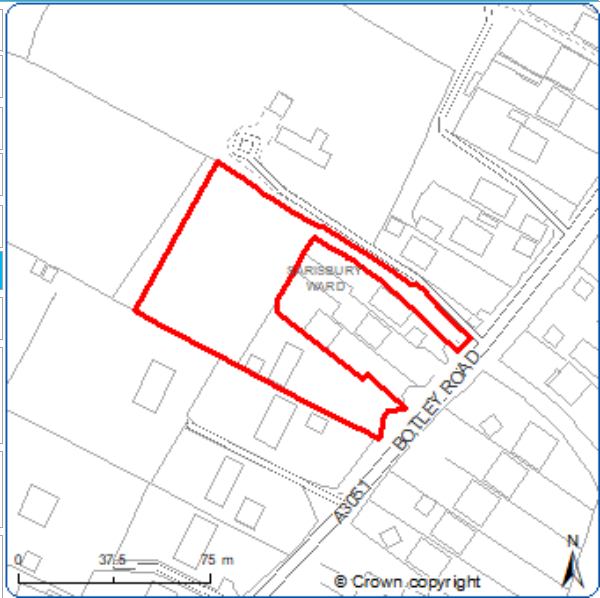
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Stubbington**

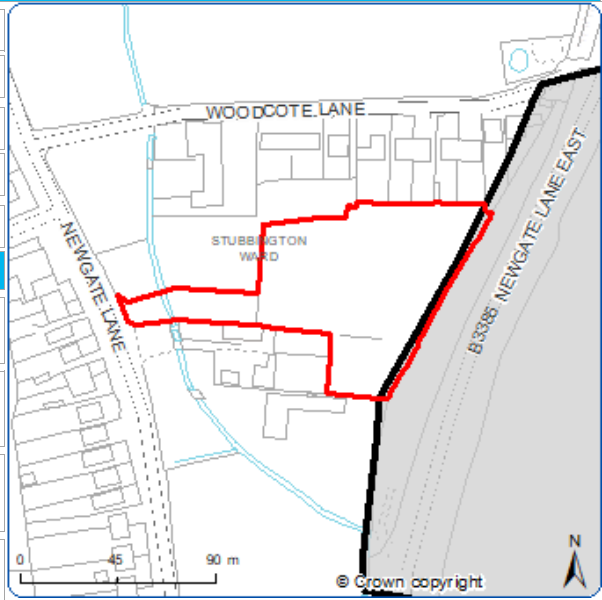
ID:  Site Name:

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:

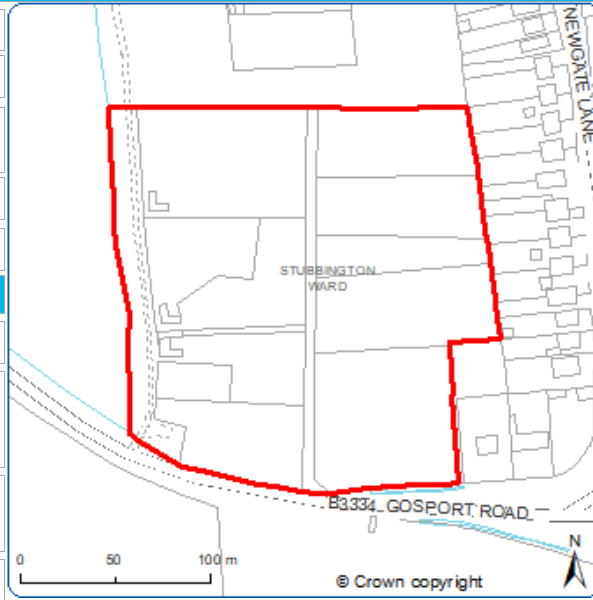
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	1388	Site Name:	Land at Junction of Newgate Lane, Stubbington
Current Land Use:	Equestrian uses		
Surrounding Land Use:	Housing and mixed use to the north, to the east is housing & Newgate Lane, to the south is Gosport Road & Daedalus airfield employment sites. To the west is farmland & the proposed Stubbington bypass.		
Gross Site Area (ha):	3.64	Housing Yield (estimate):	66
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Countryside
Highways/ Pedestrian Access:	Satisfactory access can be achieved from Gosport Road, subject to the access being located in the eastern third of the site frontage. The future provisions of the Stubbington Bypass should be safeguarded along the southern boundary.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Low interest for biodiversity.
Accessible Facility Types: 5 / 10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
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.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** **Fareham East**

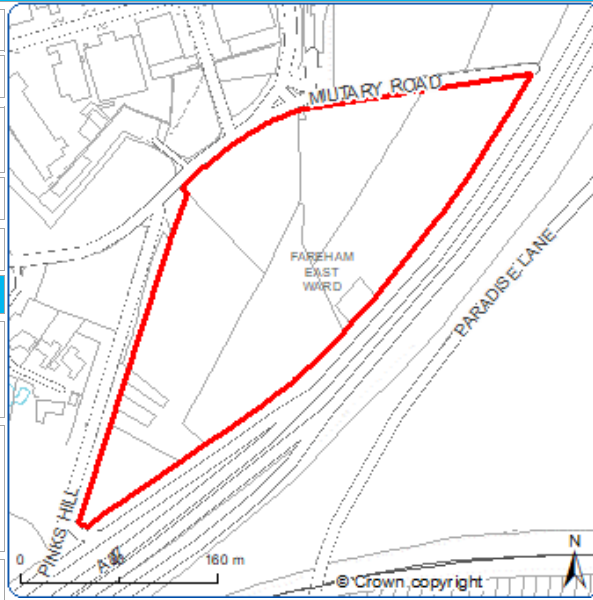
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

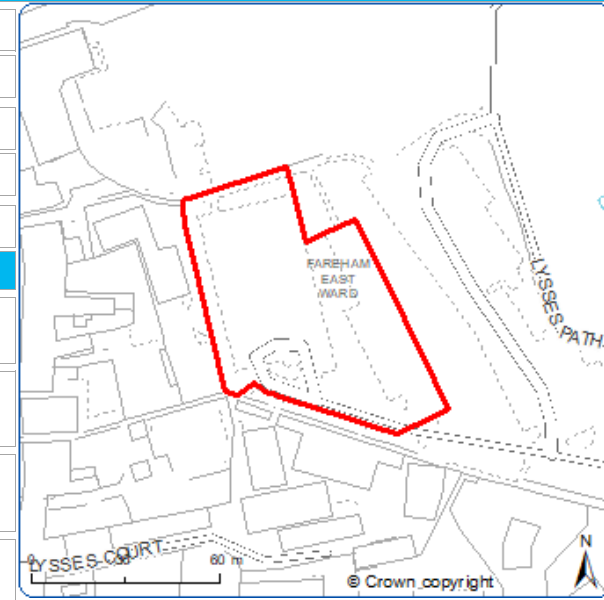
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Locks Heath**

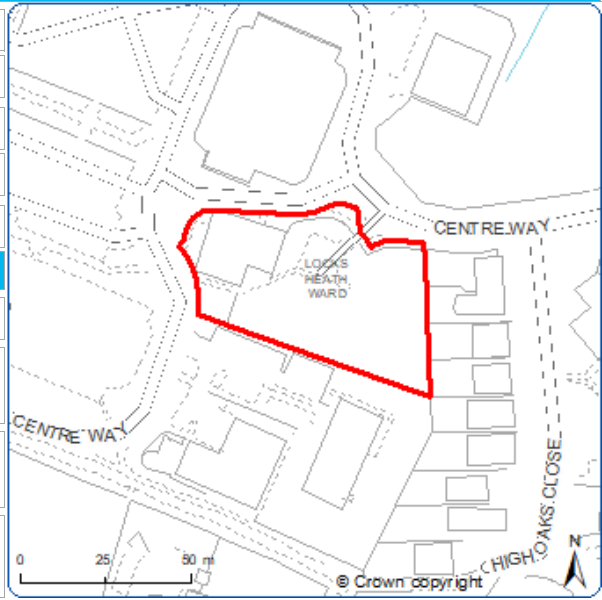
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham North**

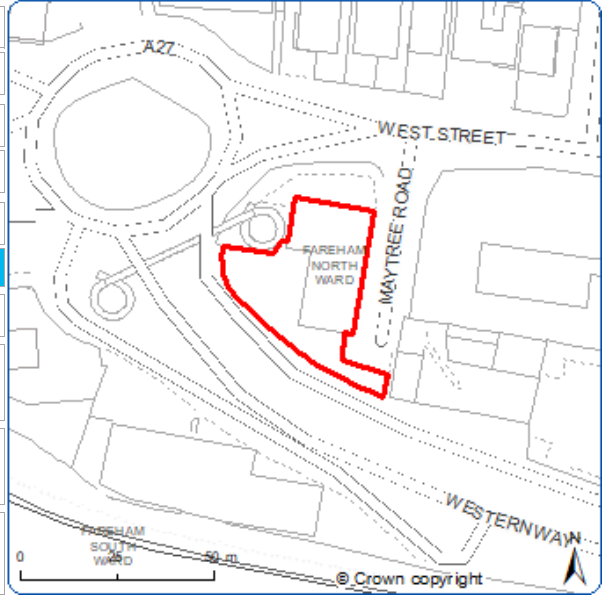
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Locks Heath

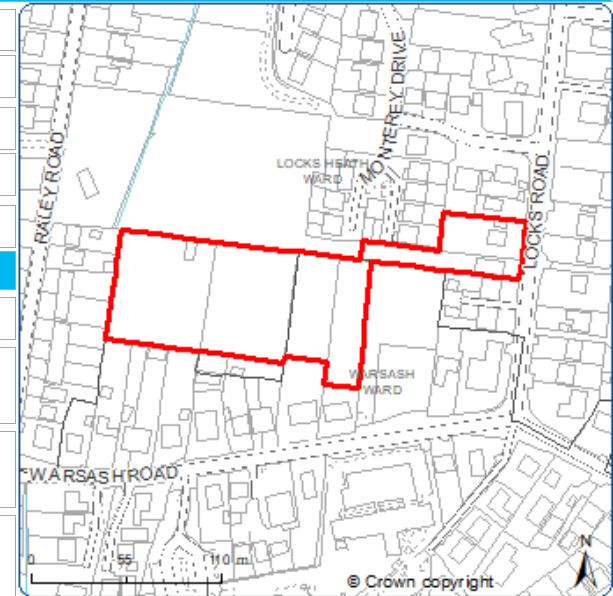
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

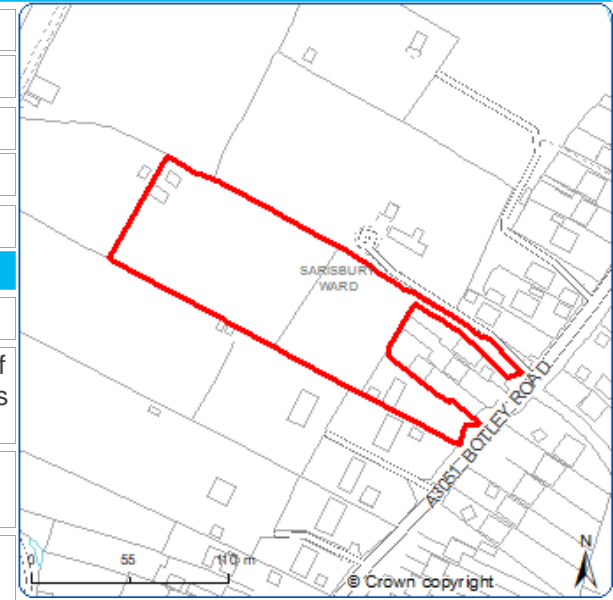
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

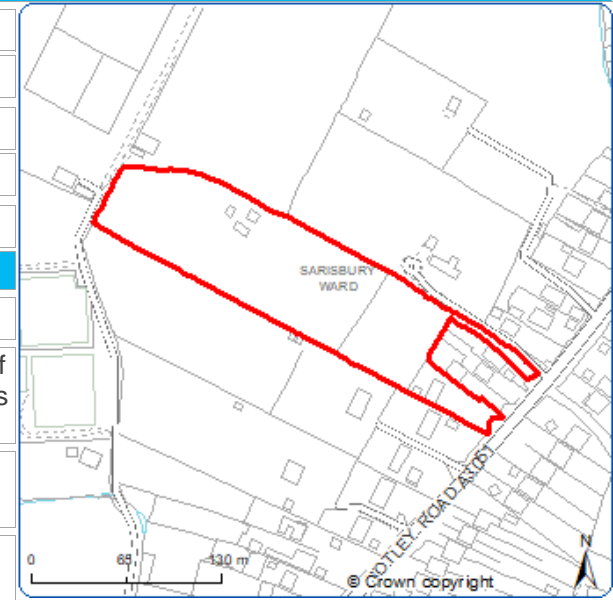
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Portchester West

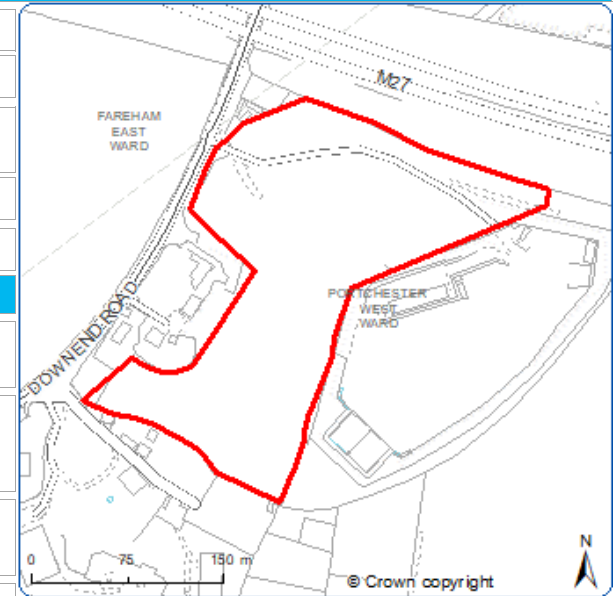
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**



**SITE DETAILS** **Discounted Housing Site** **Salisbury**

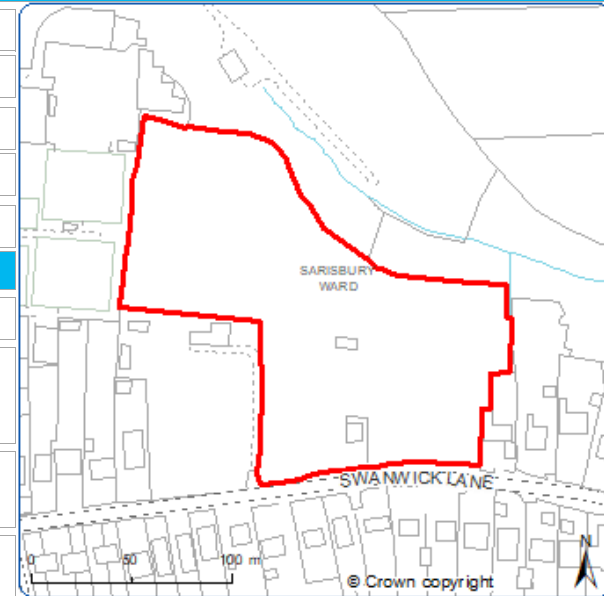
ID:  Site Name:

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:

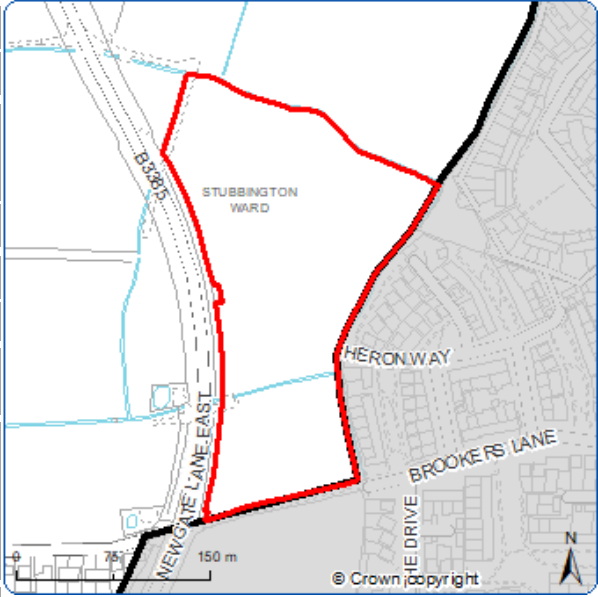
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3002	Site Name:	Land East of Newgate Lane East, 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		
Gross Site Area (ha):	3.92	Housing Yield (estimate):	99
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low use
Highways/ Pedestrian Access:	This proposal includes the creation of an access onto Brookers Lane and an access to the proposed Newgate Lane South Relief Road through a roundabout scheme (in combination with site. 3057). HCC Highways consider that junctions along this route would interfere with the free-flow of traffic which the Relief Road now provides and is as such unsatisfactory. FBC are confident that the evidence demonstrates that the access is deliverable and would not unduly impact traffic flows on the relief road.
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:	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.
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
Reason for Discounting:	Development in this location would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>No</b>
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**SITE DETAILS** **Discounted Housing Site** **Fareham South**

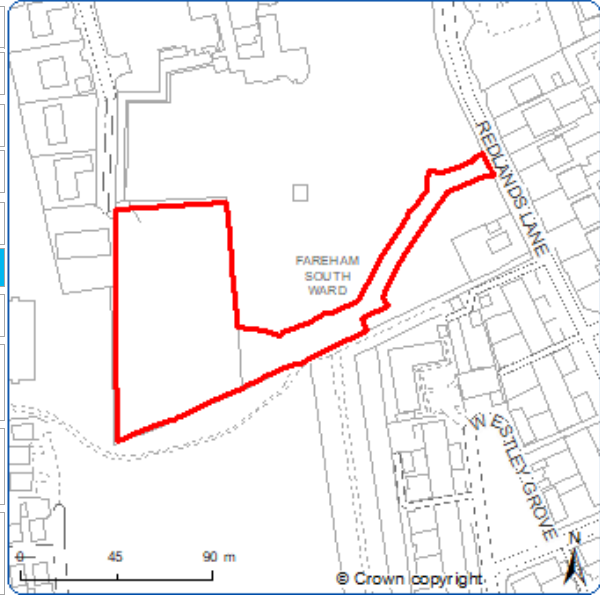
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Warsash**

ID:	<input type="text" value="3004"/>	Site Name:	<input type="text" value="Land South of Hook Park Road, Warsash"/>
Current Land Use:	<input type="text" value="Agricultural and equestrian"/>		
Surrounding Land Use:	<input type="text" value="The site is bordered by residential development to the north-west. To the south there is woodland, agriculture and coastal plain."/>		
Gross Site Area (ha):	<input type="text" value="30.00"/>	Housing Yield (estimate):	<input type="text" value="55"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

Constraints:	<input type="text" value="Agricultural Land Grade 2, 3 &amp; 3b - SINC, Flood Zone 2 &amp; 3, Historic Park &amp; Garden, Minerals Superficial sand/gravel - Within 500m of SPA, SAC, Ramsar &amp; SSSI, Existing Open Space, Countryside, TPO, SBGW Secondary Support Area, Public ROW, Former landfill"/>
Highways/ Pedestrian Access:	<input type="text" value="Access is from low standard roads unsuitable for any significant development traffic. The site is very isolated from any local facilities and is unsustainable in transport terms."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No known issues"/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="Site contains grassland, broadleaved woodland, scattered trees and several water bodies. Potential for amphibians, bats, badger, dormice and reptiles."/>
Accessible Facility Types: <input type="text" value="3/10"/>	<input type="text" value="Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility"/>
Reason for Discounting:	<input type="text" value="Site within Special Area of Landscape Quality. Impacted by significant transport and ecology constraints, SINC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly within flood zone, partly secondary support site for Brent Geese and Waders."/>

Is the site suitable? **No**                                      Is the site available? **Yes**                                      Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted 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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** bington, Fareham South, Fareham West

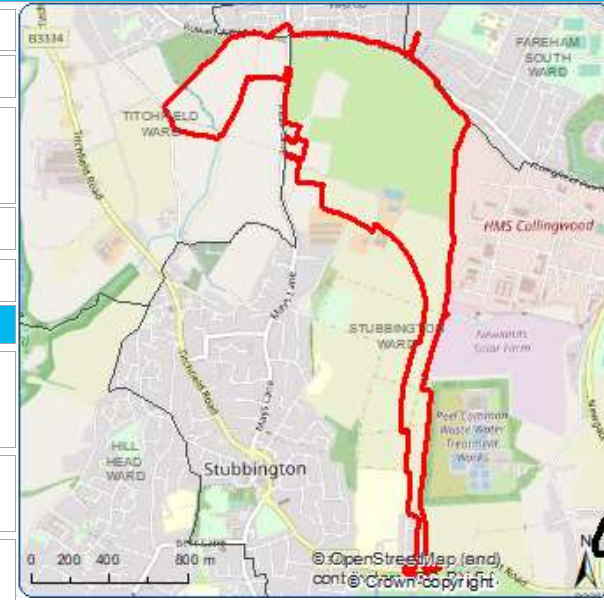
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted 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:

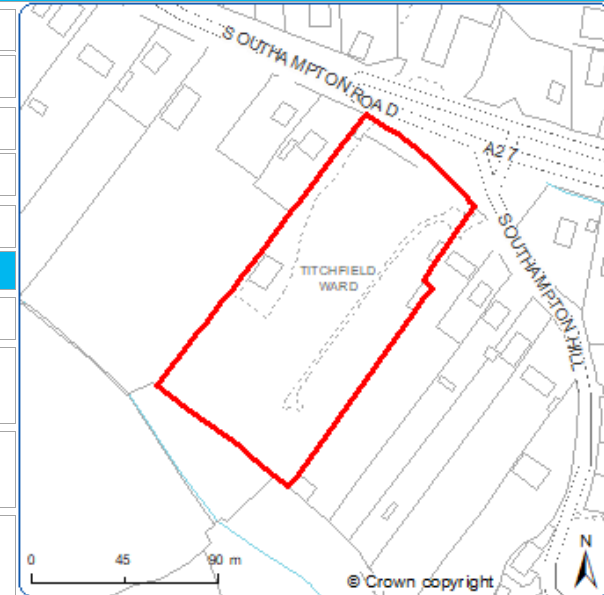
Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Titchfield</b>
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ID:	3010	Site Name:	Land at Southampton Road, Titchfield
Current Land Use:	Scrub/ rough grassland		
Surrounding Land Use:	Residential to east and west and north, with open land/woodland to the south.		
Gross Site Area (ha):	1.26	Housing Yield (estimate):	15
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Countryside
Highways/ Pedestrian Access:	The site has existing access from the A27.
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 covered by woodland and scrub grassland. Potential for bats, Dormice, badger and barn owl.
Accessible Facility Types:        7 / 10	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
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.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** Sarisbury

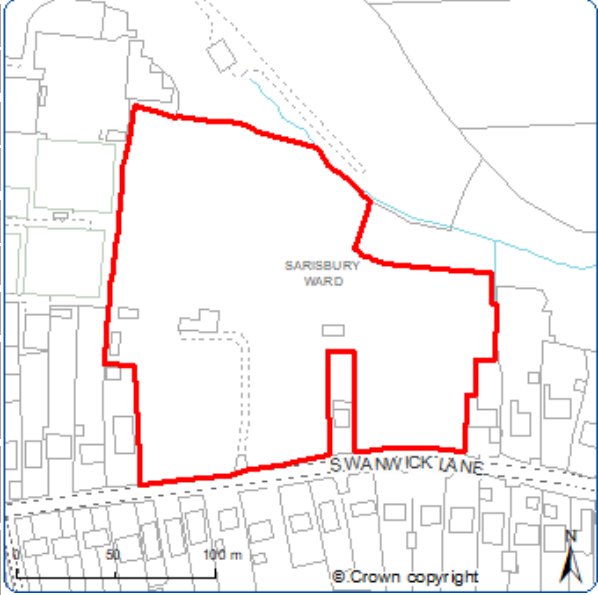
ID:  Site Name:

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:

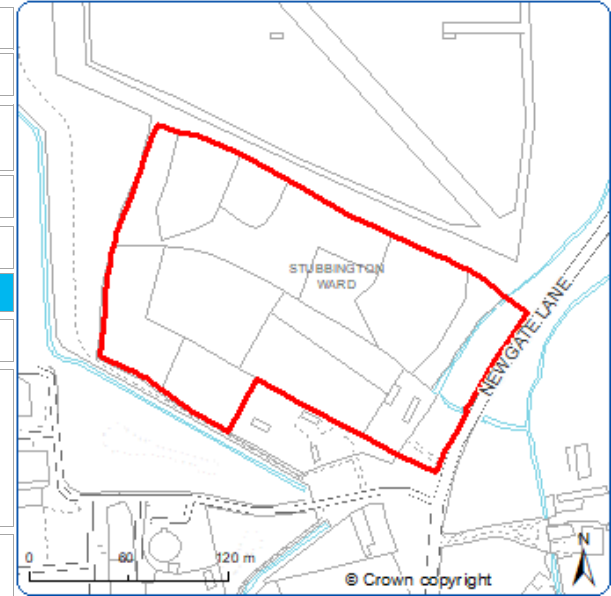
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS		Discounted Housing Site	Stubbington
ID:	3022	Site Name:	Land West of Newgate Lane, Stubbington
Current Land Use:	Paddock		
Surrounding Land Use:	Solar farm off Newgate Lane to north of the site. Open fields currently used for agriculture, but subject to previous representations for residential development to the east.		
Gross Site Area (ha):	3.06	Housing Yield (estimate):	55
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside		
Highways/ Pedestrian Access:	A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Retail Centre and Fareham. It would be necessary to provide crossing controls over Newgate Lane East, for access to primary schools and facilities to the east. It would need to be demonstrated that the junction of Newgate Lane with the Relief Road has capacity to accommodate the additional development traffic.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Odour assessment required		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	A colony of Chamomile ( <i>Chamaemelum nobile</i> ) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries.		
Accessible Facility Types:	4 / 10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility	
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. Potential for ecological impacts. The site is therefore considered unsuitable for residential development.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS**

**Discounted 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:

Reason for  
Discounting:

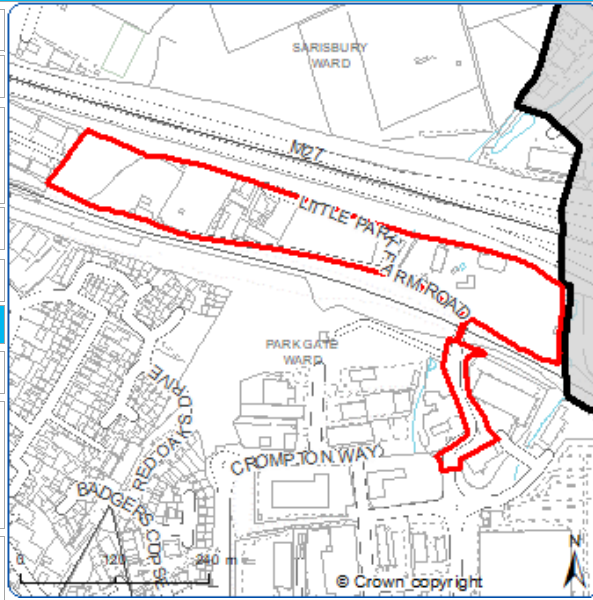
Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3025	Site Name:	Little Park Farm, Park Gate
Current Land Use:	The site is in a mixture of uses, including residential, kennels and amenity grazing.		
Surrounding Land Use:	Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District		
Gross Site Area (ha):	5.73	Housing Yield (estimate):	103
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Minerals Superficial sand/gravel, TPO, Former Land Use Assessment required
Highways/ Pedestrian Access:	The site plan indicates that a satisfactory access could be provided for the site, subject to measures to control vehicles and pedestrians under the 3.7m wide rail underbridge. Traffic signals would appear to be feasible, linked to a separate pedestrian phase. There would be some concern over the length of the cul de sac and potential vulnerability if the underbridge became obstructed, such as by a large/ high vehicle.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley Wood. Potential for reptiles, dormice and bats.
Accessible Facility Types:        4 / 10	Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre
Reason for Discounting:	The site is unsuitable for residential development.

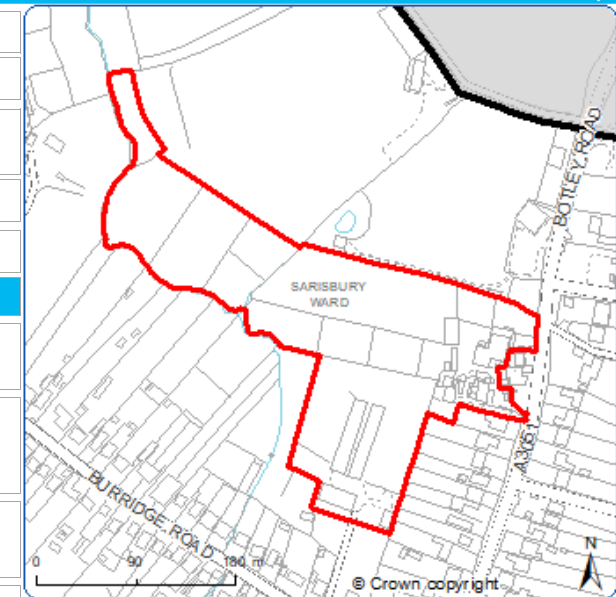
Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>No</b>
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**SITE DETAILS**

**Discounted Housing Site**

Sarisbury

ID:	3026	Site Name:	Eyersdown Farm, Burridge
Current Land Use:	Agriculture		
Surrounding Land Use:	To the north is the Burridge Recreation Ground, to the east, south and west are residential dwellings and associated gardens.		
Gross Site Area (ha):	5.24	Housing Yield (estimate):	38
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

Constraints:	Agricultural Land Grade 2 & 3c, Minerals Superficial sand/gravel, SPA, SAC, Ramsar, SSSI, Existing Open Space, Countryside, Former Land Use Assessment required
Highways/ Pedestrian Access:	Access from Botley Road can be accommodated at any point along the site frontage with hedge loss for visibility. Good pedestrian and cyclist connectivity to North Whiteley would be essential to make the site sustainable from a transport point of view. Safe pedestrian facilities on Botley Road would also 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 itself contains mainly grassland with hedgerows surrounding it and buildings on the east and south of the site. Bats, Badger, Great Crested Newt and Dormice could utilise the site.
Accessible Facility Types:     2 / 10	Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility
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.

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Stubbington

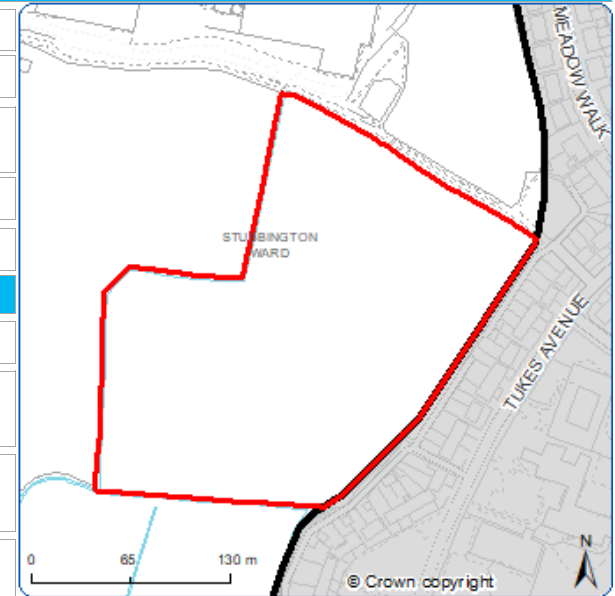
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Titchfield

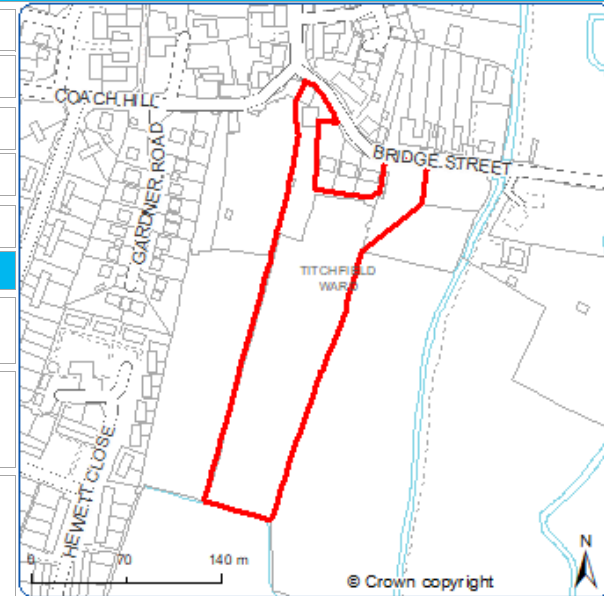
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Hill Head**

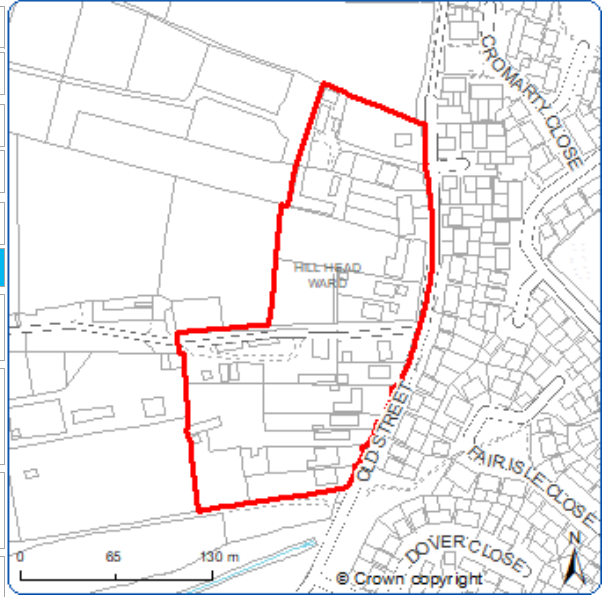
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**



**SITE DETAILS** **Discounted 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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

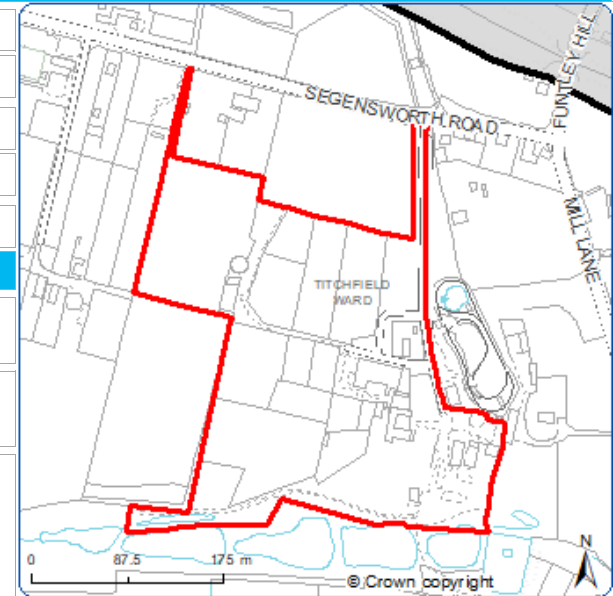
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available?

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** Sarisbury

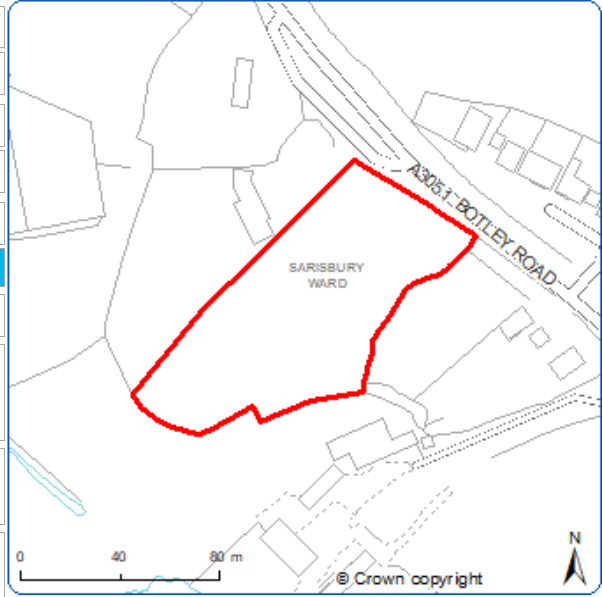
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Warsash

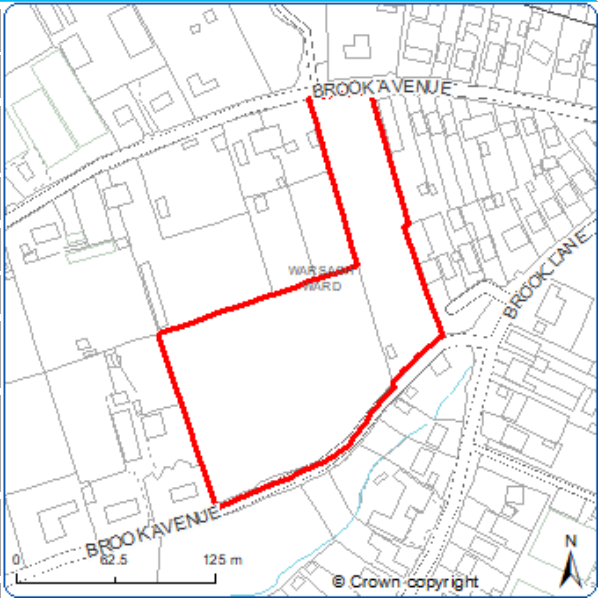
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside
Highways/ Pedestrian Access:	Access from the south would be unacceptable as the link to Brook Lane is narrow. Access from the north onto Brook Avenue is considered feasible. Footway provision along Brook Avenue would be required to Brook Lane.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site contains an improved grassland field with boundary vegetation, which could be utilised by foraging and commuting bats, reptiles, dormice and breeding birds. Issues arising from increased recreation within the SINC will need to be considered. Protection and enhancement of the boundary vegetation is required.
Accessible Facility Types: <input type="text" value="6"/> / <input type="text" value="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
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern.

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

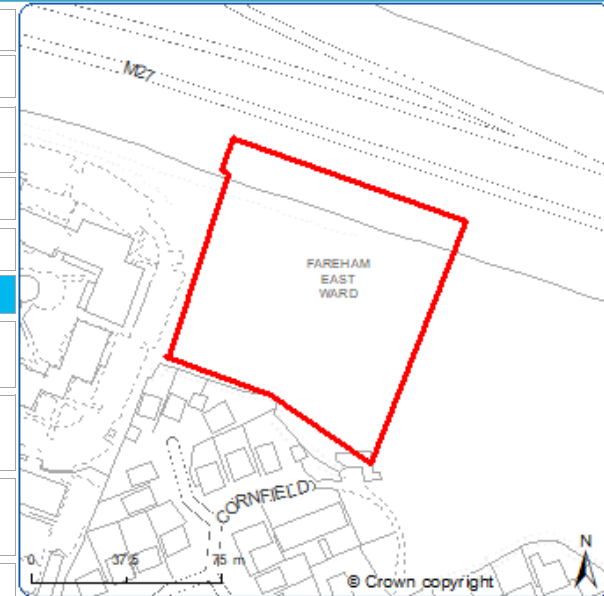
ID:  Site Name:

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:

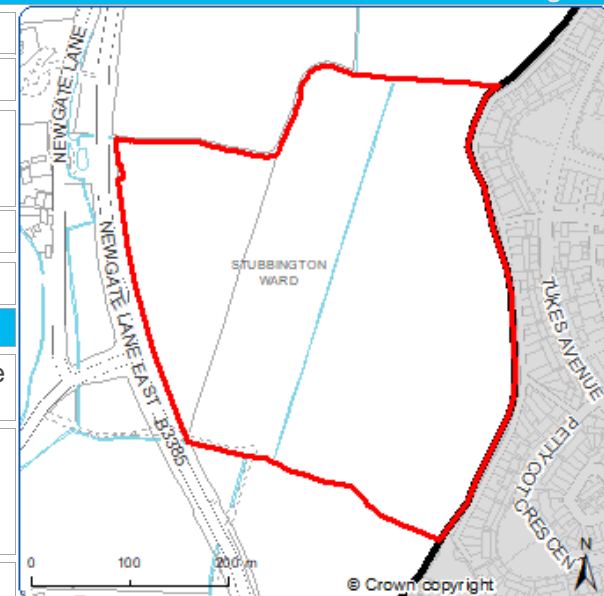
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Stubbington**

ID:	<input type="text" value="3057"/>	Site Name:	<input type="text" value="Land East of Newgate Lane, Peel Common"/>
Current Land Use:	<input type="text" value="Agricultural"/>		
Surrounding Land Use:	<input type="text" value="MOD Playing fields (use class D2) to the north-west. Tukes Avenue public open space is to the north east. Speedfields Retail Park (including A1, B1, B2 uses) to the north and residential to the east. Arable land to the south west of Newgate Lane."/>		
Gross Site Area (ha):	<input type="text" value="13.55"/>	Housing Yield (estimate):	<input type="text" value="286"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

Constraints:	<input type="text" value="Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Countryside, Solent Brent Geese &amp; Wader Low use"/>
Highways/ Pedestrian Access:	<input type="text" value="This proposal includes the creation of an access direct from the proposed Newgate Lane South Relief Road through the construction of a roundabout. HCC Highways have raised concerns over the acceptability of this access but FBC are confident that the Local Plan Transport Assessment and other evidence supports this allocation by demonstrating a deliverable junction scheme for this access."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="Noise and air quality (travel) assessments both required"/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="The site itself contains arable fields with linear hedgerows. Potential for badger, bat, reptile and green sandpiper. 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."/>
Accessible Facility Types:	<input type="text" value="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"/>
Reason for Discounting:	<input type="text" value="Development in this location would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution."/>

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** Titchfield

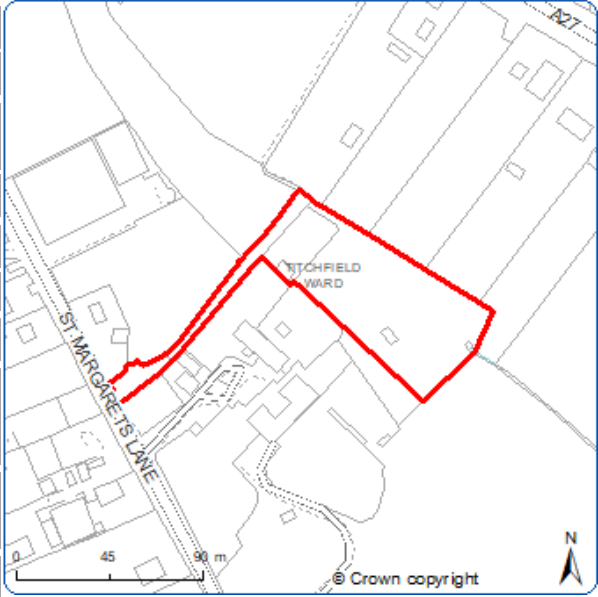
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **No** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted 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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**



**SITE DETAILS** **Discounted Housing Site** Titchfield

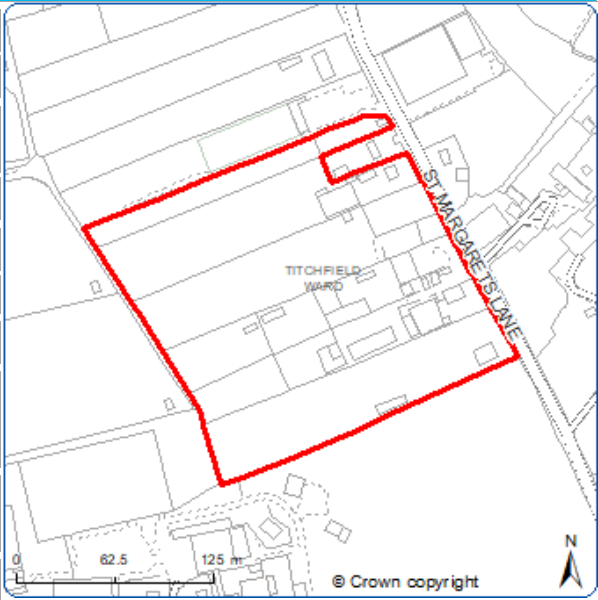
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

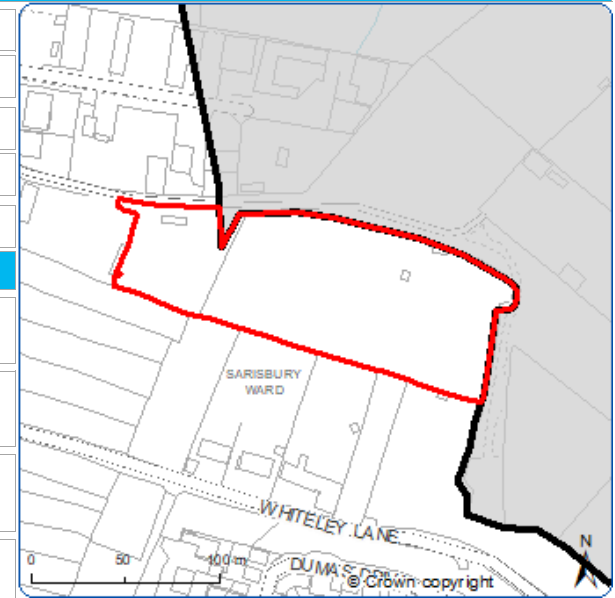
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

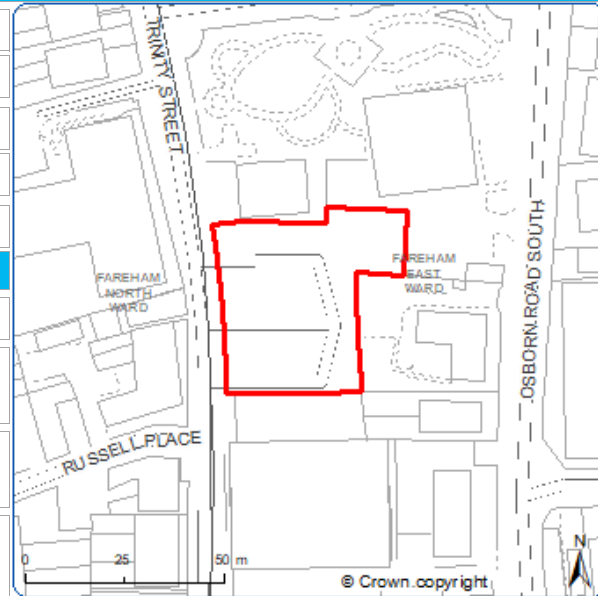
ID:  Site Name:

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:

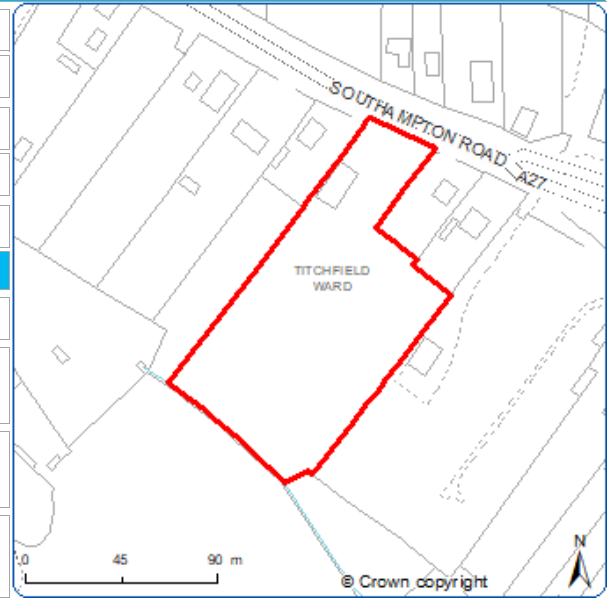
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Titchfield</b>
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ID:	3064	Site Name:	320 Southampton Road, Titchfield
Current Land Use:	C3 Class/ garden land/ paddock		
Surrounding Land Use:	Residential, open area to South , A27 to the North		
Gross Site Area (ha):	1.06	Housing Yield (estimate):	25
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

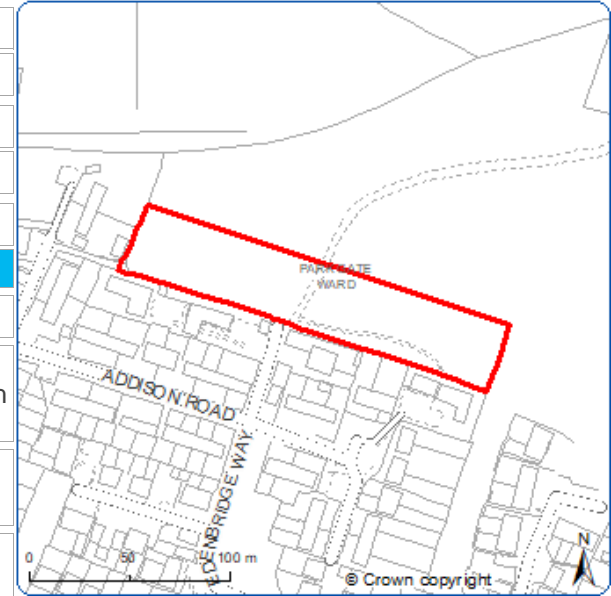


<b>SUITABILITY</b>
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Constraints:	Countryside
Highways/ Pedestrian Access:	Site acceptable in highway terms subject to planned A27 duelling works will have been completed. Access should be created at the eastern end of the frontage.
Conservation Comments:	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 grassland with boundary vegetation comprising hedgerows. Adjacent to SINC and Priority Habitat woodland. The boundaries are connected to the wider landscape and will be of some importance to species such as bats, reptiles and possibly dormice.
Accessible Facility Types: 8/10	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
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.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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SITE DETAILS		Discounted Housing Site	Park Gate
ID:	3073	Site Name:	Land at Addison Road, Park Gate
Current Land Use:	Open space		
Surrounding Land Use:	Residential to the south, open space and countryside to north		
Gross Site Area (ha):	0.67	Housing Yield (estimate):	16
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Existing Open Space, Countryside		
Highways/ Pedestrian Access:	Subject to no intervening land, access to the site would be acceptable from Addison Road, midway along the southern boundary. Priority or traffic calming measures would be required at the junction of Addison Road with Edenbridge Way.		
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 appears to comprise grass fields with tree-lined boundaries. A woodland is also located along the western boundary of the site. Due to the presence of mature treelines, TPOs and a woodland along the boundaries, these features should be retained where possible and protected through the inclusion of appropriate buffers. Likely to support foraging and commuting bats, Dormice, reptiles, and invertebrates. Recreational pressure impact on the nearby SINC should be assessed and mitigated accordingly.		
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	
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.		
Is the site suitable?	No	Is the site available?	Yes
		Is the site considered achievable?	Yes



**SITE DETAILS** **Discounted Housing Site** Hill Head

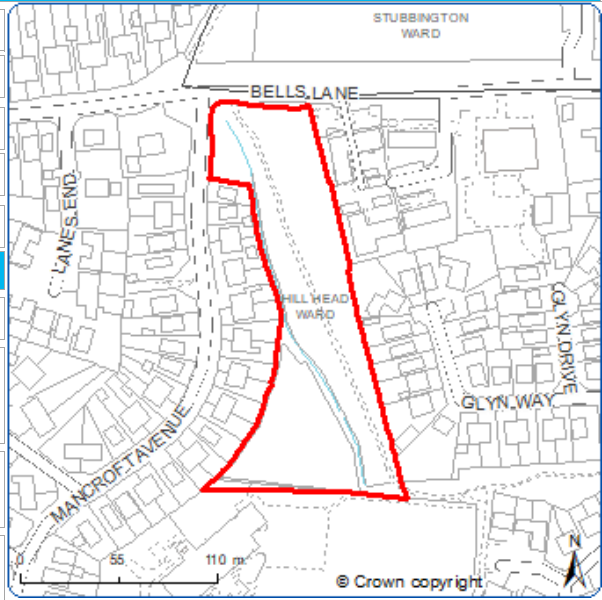
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Portchester West**

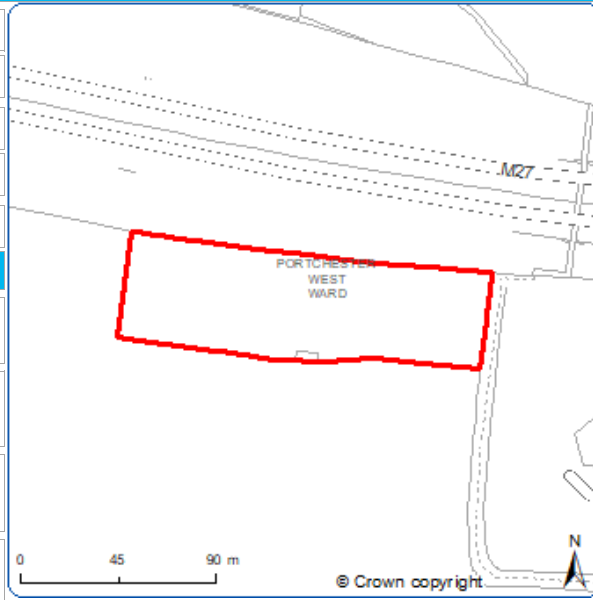
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Portchester East**

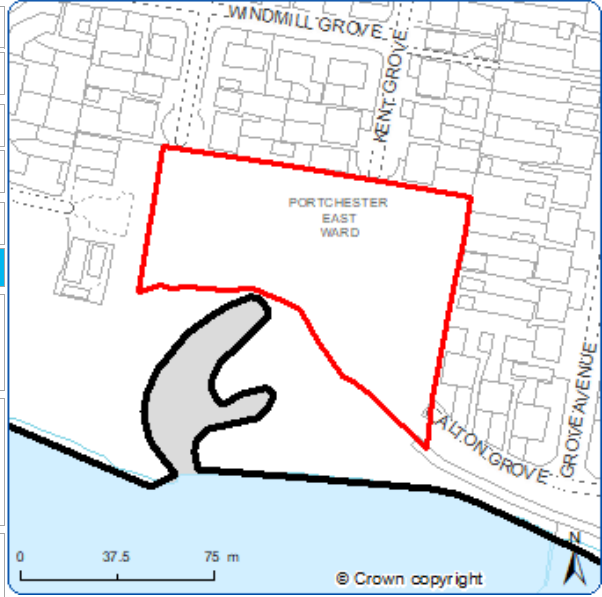
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Flood Zone 2, Flood Zone 3, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside, Solent Brent Geese & Wader Secondary Support Area, Site bordering former landfill.
Highways/ Pedestrian Access:	This site would appear to be accessible from the west, east and at two points from the north. To minimise the impact on these routes, it may be appropriate to divide the development up into four small cul de sac with pedestrian/cycle interconnectivity. Alternatively, a west-east link road could be considered, subject to traffic impacts.
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 a well-used and important SPA bird strategy site (Brent Geese are sensitive to reduction of area, visitor disturbance and edge effects). It is also buffer and adjacent to internationally important coastal vegetated shingle and Ramsar communities of botanical interest, that support nationally scarce and county scarce invertebrates.
Accessible Facility Types: <input type="text" value="9"/> /10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 12.1c)) and within an Area of Special Landscape Quality. It also provides valuable open space. For these reasons residential development at this site is considered unsuitable.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**



**SITE DETAILS** **Discounted Housing Site** **Portchester West**

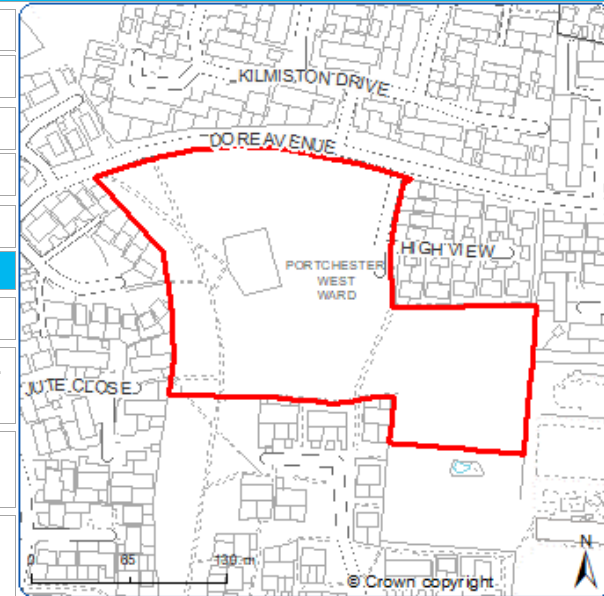
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** Discounted Housing Site Portchester East

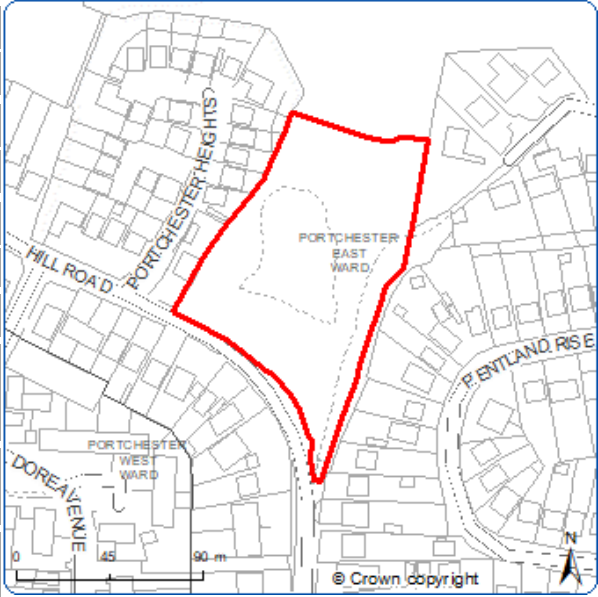
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**      Is the site available? **Yes**      Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Warsash

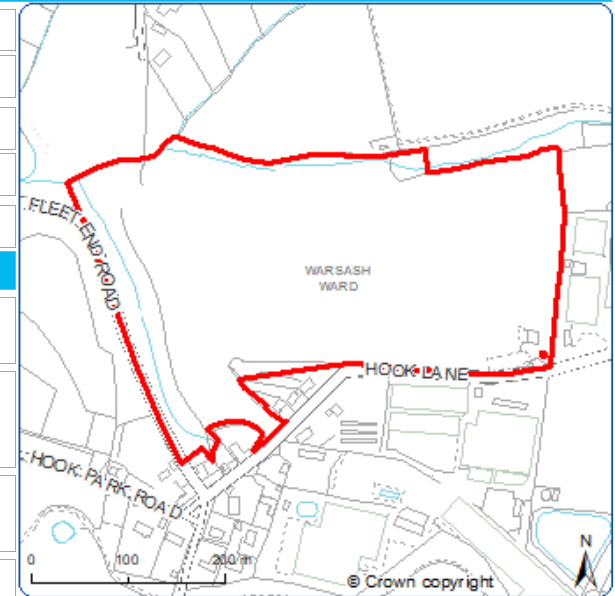
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Fareham South**

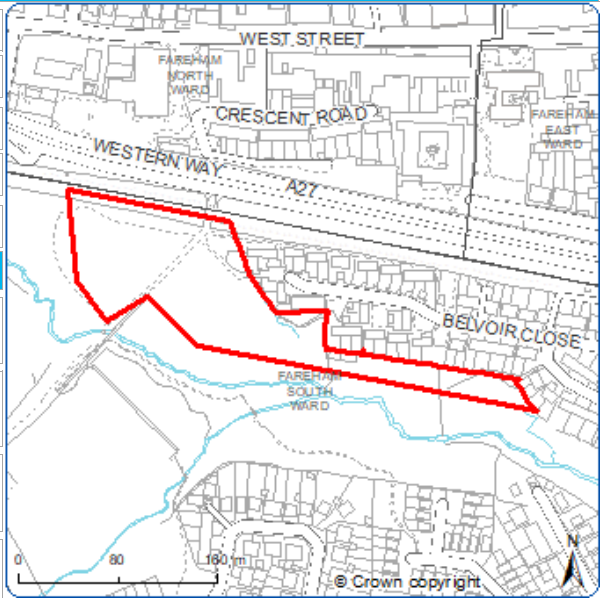
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



SUITABILITY	
Constraints:	SINC, Flood Zone 2, Flood Zone 3, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Public ROW
Highways/ Pedestrian Access:	The site appears to be land-locked unless suitable access can be gained from Belvoir Close. The only opportunity would be via a private parking/garage court at the western end.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Site is adjacent to the railway line meaning there us potential for noise impacts. A noise assessment would be required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site contains grassland and woodland. Potential for bats and reptiles.
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
Reason for Discounting:	The site designated as a SINC it is also partly covered by a high risk flood zone. In addition the site is a valuable public open space.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** Warsash

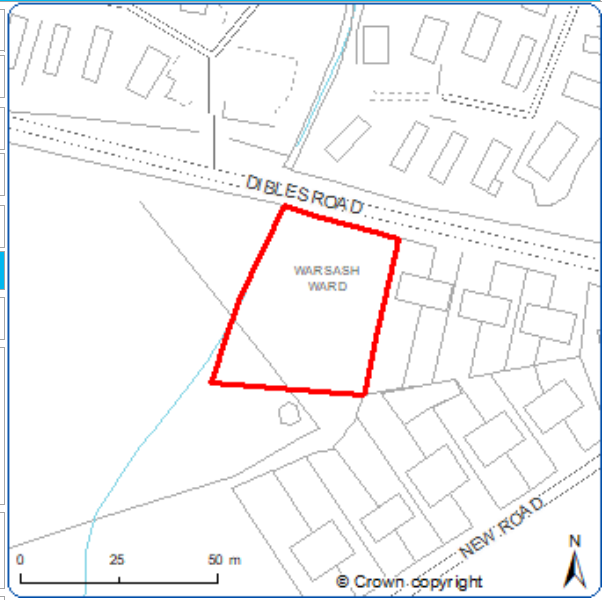
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Titchfield, Fareham 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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Titchfield, Hill Head, Stubbington**

ID:	3098	Site Name:	Land West of Cuckoo Lane, Stubbington
Current Land Use:	Agricultural		
Surrounding Land Use:	Residential to east, National Nature Reserve (NNR), Special Protection Area (SPA)/Site of Special Scientific Interest (SSSI) to the west with agriculture to north and south.		
Gross Site Area (ha):	22.05	Housing Yield (estimate):	240
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

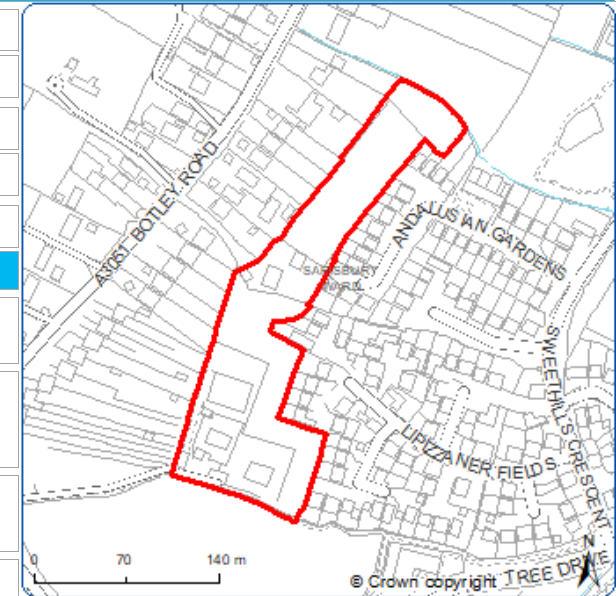
Constraints:	Agricultural Land Grade 2, 3, 3a & 3b, Flood Zone 2 & 3, Minerals Superficial sand/gravel, SPA, Ramsar, SSSI, Countryside, Solent Brent Geese & Wader Low use, Public ROW, Adjacent to former landfill and small infilled pit on site
Highways/ Pedestrian Access:	As the semi-circular area on the west side of Titchfield Road is public highway, there are several ways in which the north and south sites could be accessed. For the southern part of the site, the preferred access would be from Cuckoo Lane, with which the site has an adequate frontage. For the northern part of the site, there would be an opportunity to improve or divert the southern section of Ranvilles Lane, particularly if the link to Peak Lane was being improved as part of other development further east.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Site contains several priority habitats and important areas such as an identified Biodiversity Opportunity Area. Priority habitat includes Lowland mixed deciduous woodland, mixed Reedbeds and Coastal and Floodplain Grazing Marsh. Site currently forms a buffer to European sites and is adjacent to a low use site for Brent Geese and Solent Waders.
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
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and within an Area of Special Landscape Quality. Significant ecological constraints associated with the adjacent SPA/SSSI affect the suitability of the site.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS****Discounted Housing Site**

Sarisbury

ID:	<input type="text" value="3100"/>	Site Name:	<input type="text" value="East of Botley Road, Burridge"/>	
Current Land Use:	<input type="text" value="scrub/ woodland/ C3 class"/>			
Surrounding Land Use:	<input type="text" value="Residential and garden land"/>			
Gross Site Area (ha):	<input type="text" value="2.12"/>	Housing Yield (estimate):	<input type="text" value="384"/>	
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>	

**SUITABILITY**

Constraints:	Agricultural Land Grade 3b, Agricultural Land Grade 3c, Flood Zone 2, Flood Zone 3, Countryside, TPO, Public ROW
Highways/ Pedestrian Access:	On the basis of the land controlled, the site would not be sufficient to provide a satisfactory access to Botley Road. The current access drive is only single-track and is thus clearly unsuitable. Should properties to the north of the access drive be available, suitable access could be obtained.
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 predominantly woodland with small sections of grassland and multiple buildings. Site forms an ecological link between a Priority Habitat Woodland to the south and an Ancient Woodland/SINC to the north. Suitable for Birds of Conservation Concern, Schedule 1 protected birds, bats, Dormice, reptiles, invertebrates and badger.
Accessible Facility Types: <input type="text" value="6"/> / <input type="text" value="10"/>	Within 1600m of a Train Station, within 1200m of a GP Surgery, 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
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.

Is the site suitable?

**No**

Is the site available?

**Yes**

Is the site considered achievable?

**No**



**SITE DETAILS**

**Discounted Housing Site**

Titchfield

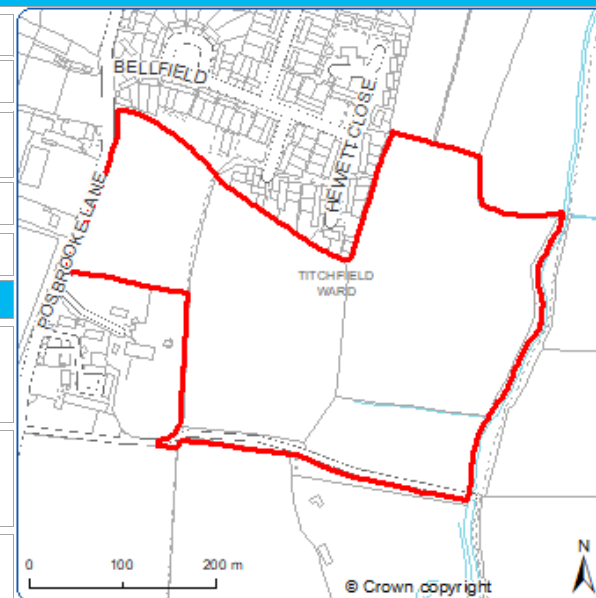
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

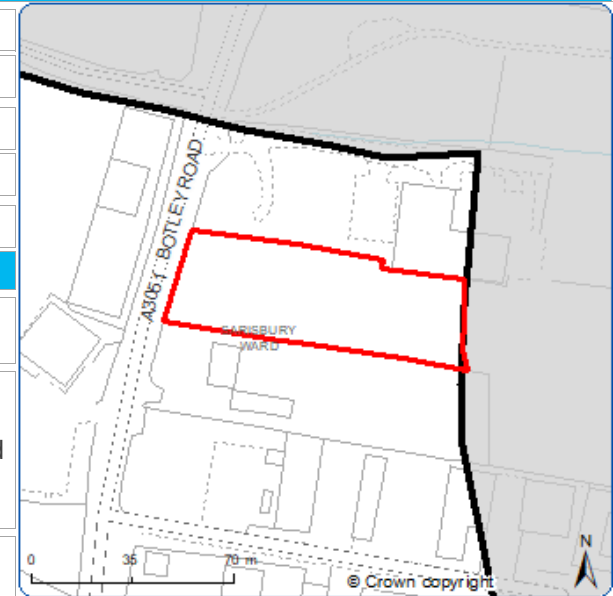
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Sarisbury

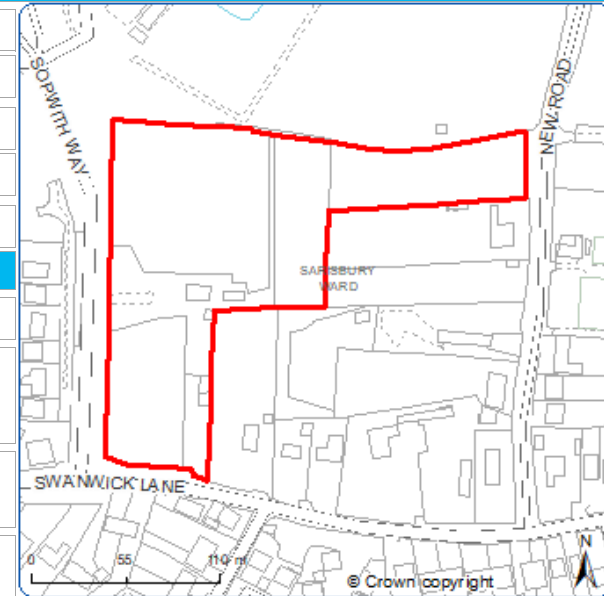
ID:  Site Name:

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:

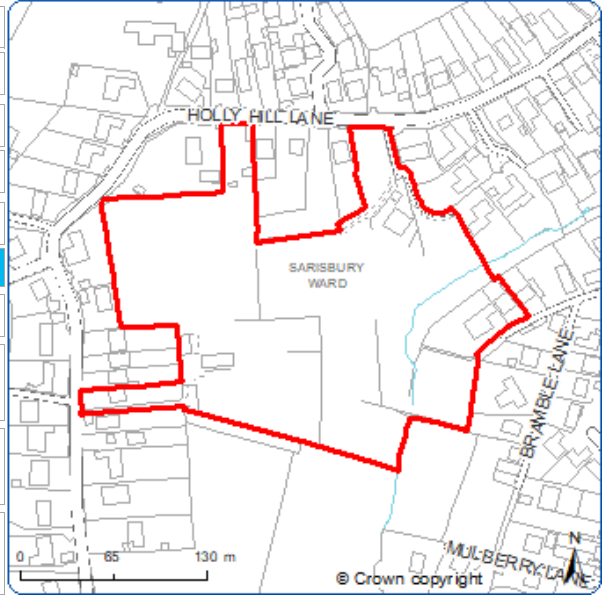
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Salisbury</b>
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ID:	3110	Site Name:	Land South of Holly Hill Lane, Salisbury
Current Land Use:	Part C3 Class, Small amounts of B8 Storage, Trees/Open Pasture		
Surrounding Land Use:	Residential to north east and west, Holly Hill SINC and LNR to the South		
Gross Site Area (ha):	4.11	Housing Yield (estimate):	37
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Minerals Superficial sand/gravel, Countryside, TPO
Highways/ Pedestrian Access:	Access to site can be satisfactorily gained from the three available frontages. However a Transport Assessment and upgrade of nearby junctions and roads is likely to 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:	Site mainly consists of improved pasture/utility grassland, with evidence of routine recreation. Trees are scattered across the site, and in the eastern part of the site form a rough broad line that connects with similar habitat to the east of the site. Parts of the site are likely to support common protected species, and potentially roosting/commuting/foraging bats.
Accessible Facility Types: 5 / 10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
Reason for Discounting:	It is unclear at this time as to whether the site is available for development during the plan period.

Is the site suitable? <b>Yes</b>	Is the site available? <b>No</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** **Fareham West**

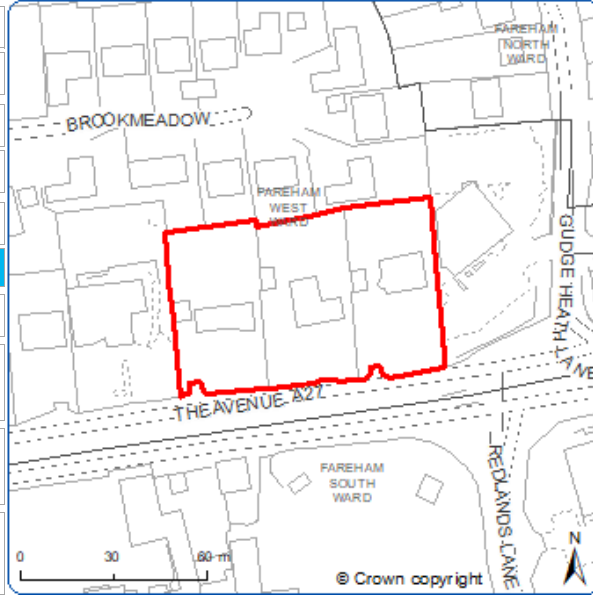
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes**                      Is the site available? **No**                      Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Portchester East**

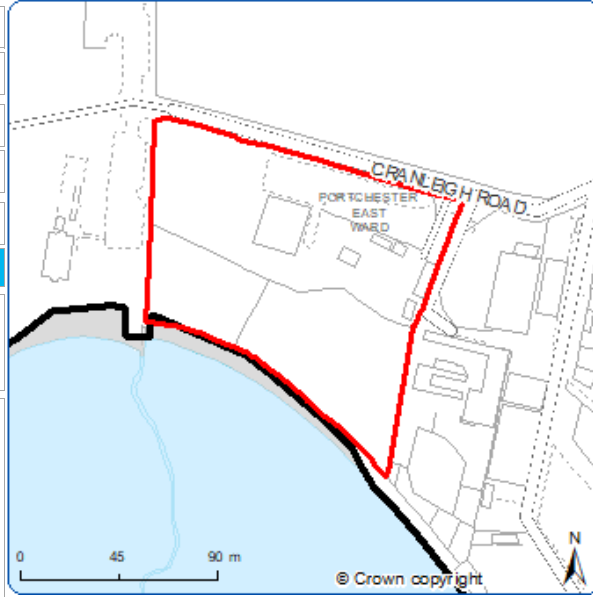
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

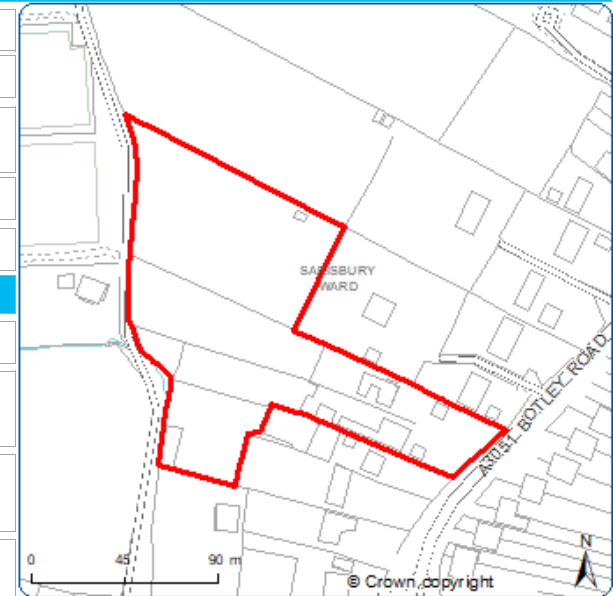
ID:  Site Name:

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:

Reason for  
Discounting:

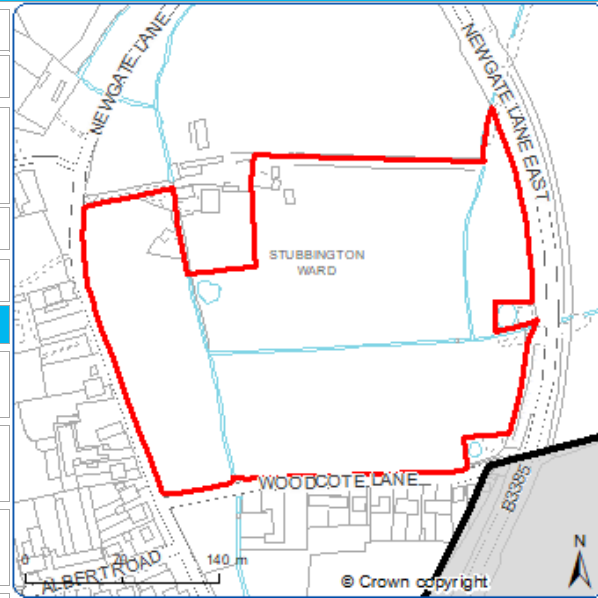
Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3129	Site Name:	Land West of Newgate Lane South, Stubbington		
Current Land Use:	Agriculture/ Pasture				
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 sou				
Gross Site Area (ha):	6.19	Housing Yield (estimate):	130		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		



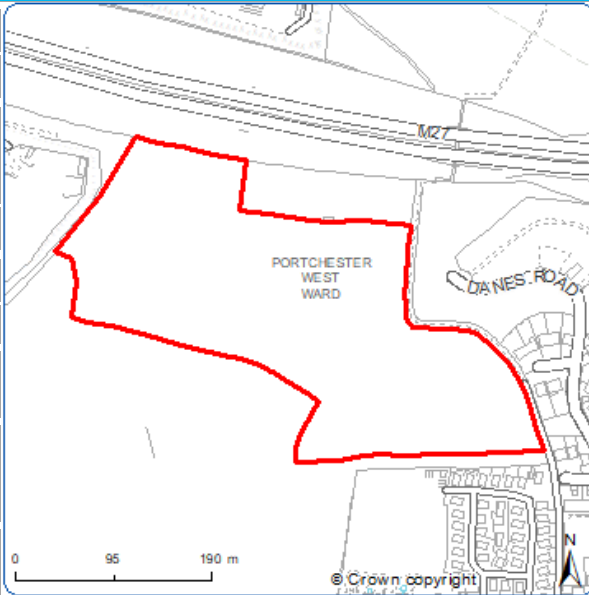
<b>SUITABILITY</b>					
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use				
Highways/ Pedestrian Access:	Vehicular access from existing Newgate Lane and potentially Woodcote Lane. Proposals would need to be tested through a Transport Assessment.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Low use site for Brent Geese and Solent Waders. Appropriate avoidance mitigation would be required and consultation with Natural England.				
Accessible Facility Types:        6/10	Within 1600m of a Secondary School, 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				
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.				

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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SITE DETAILS	Discounted Housing Site	Portchester West
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ID: <input style="width: 50px;" type="text" value="3130"/>	Site Name: <input style="width: 90%;" type="text" value="Land East of Downend Road, Portchester (North of Winnham Farm)"/>
Current Land Use: <input style="width: 90%;" type="text" value="Agricultural"/>	Surrounding Land Use: <input style="width: 90%;" type="text" value="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): <input style="width: 50px;" type="text" value="7.39"/>	Housing Yield (estimate): <input style="width: 50px;" type="text" value="100"/>
Employment Yield (estimate): <input style="width: 50px;" type="text" value="0"/>	Gypsy and Traveller Pitches (estimate): <input style="width: 50px;" type="text" value="0"/>



SUITABILITY
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Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals 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: <input style="width: 20px;" type="text" value="6"/> / <input style="width: 20px;" type="text" value="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
Reason for Discounting:	At this time, it is not possible to establish suitability of this site.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>No</b>
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**SITE DETAILS** **Discounted Housing Site** **Stubbington**

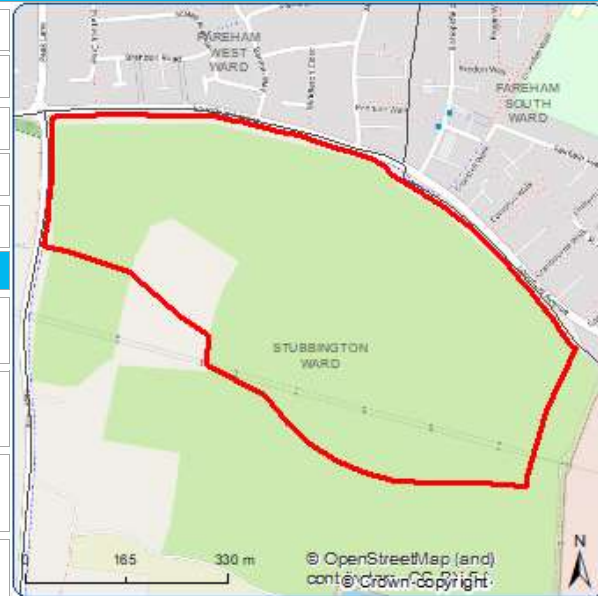
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

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

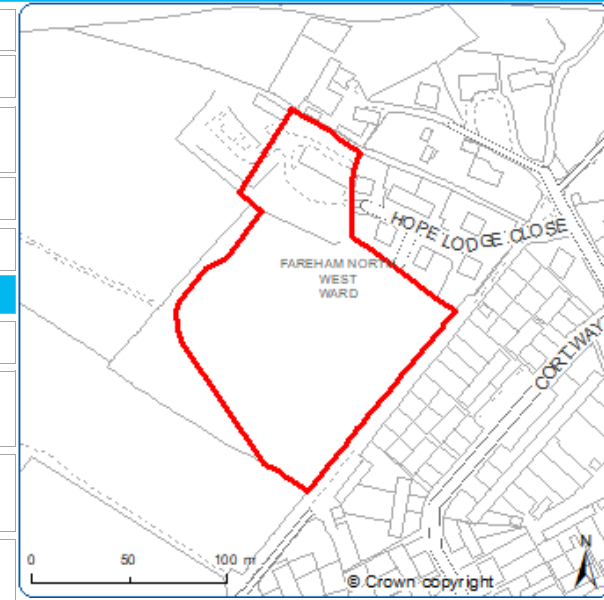
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Stubbington**

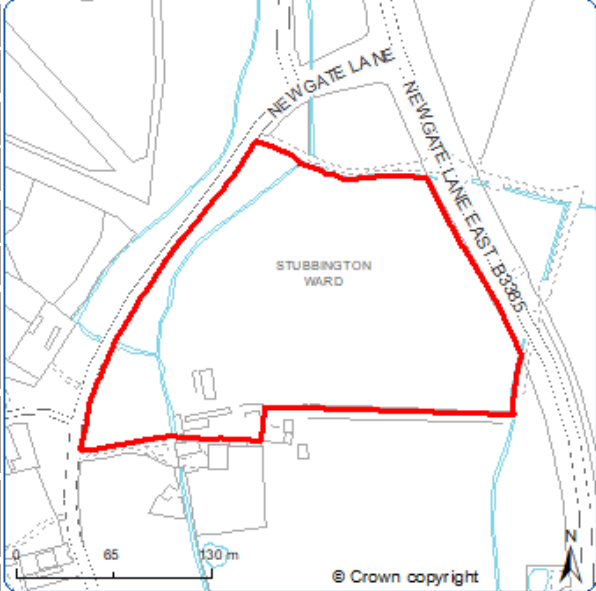
ID:  Site Name:

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:  Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Sarisbury

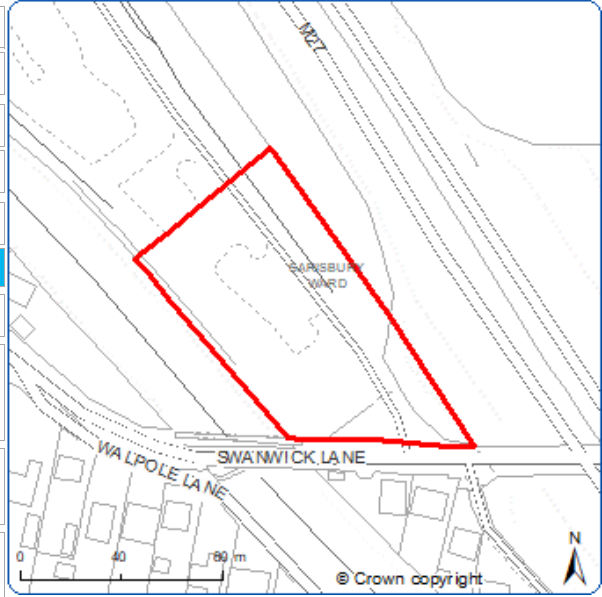
ID:  Site Name:

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:

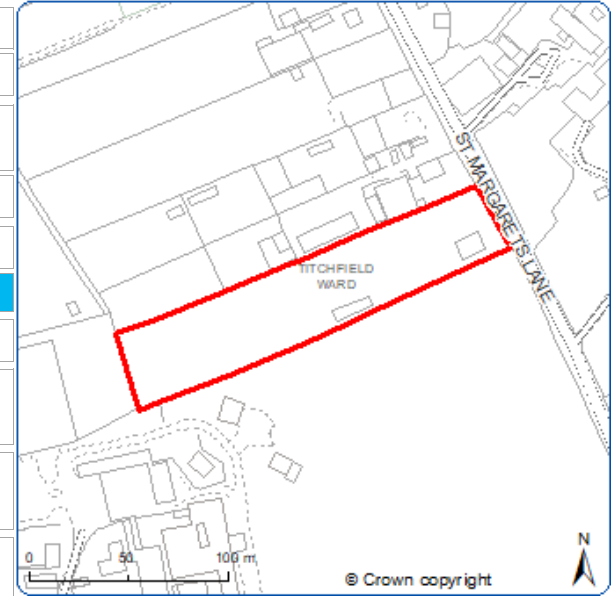
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS		Discounted Housing Site	Titchfield
ID:	3166	Site Name:	Haykin, St Margaret's Lane
Current Land Use:	Residential/commercial		
Surrounding Land Use:	Cattery and grazing to the north, woodland to the east and school grounds/wooded area to the south and west		
Gross Site Area (ha):	0.77	Housing Yield (estimate):	6
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 3, Countryside, Scrap yard/car breakers		
Highways/ Pedestrian Access:	Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise assessment required as site is adjacent a kennels.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site comprises buildings, areas of hardstanding, scrub and trees. Immediately to the south is a parcel of woodland. St. Margaret's Copse SINC is located to the east of the site. Dormice are known to be present on site. The site also has suitability for reptiles, badgers and bats. Boundary features to be retained and enhanced and a green buffer retained in the south, outside the residential curtilage is required to protect the woodland.		
Accessible Facility Types:	8/10	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	
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.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS** **Discounted Housing Site** **Titchfield**

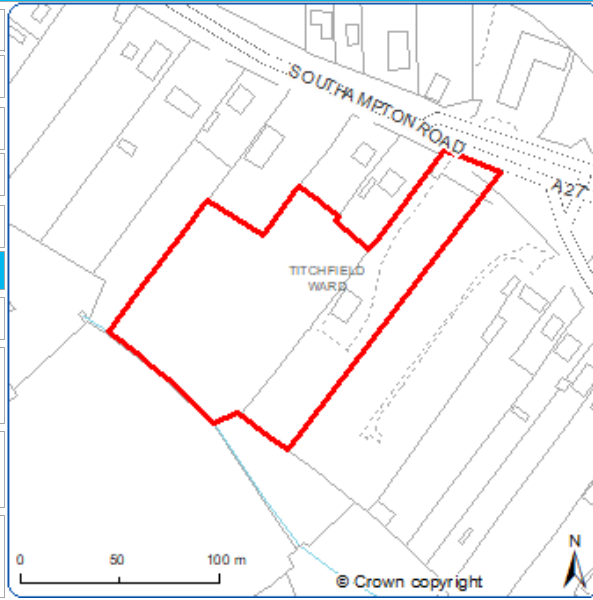
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Portchester West, Portchester East**

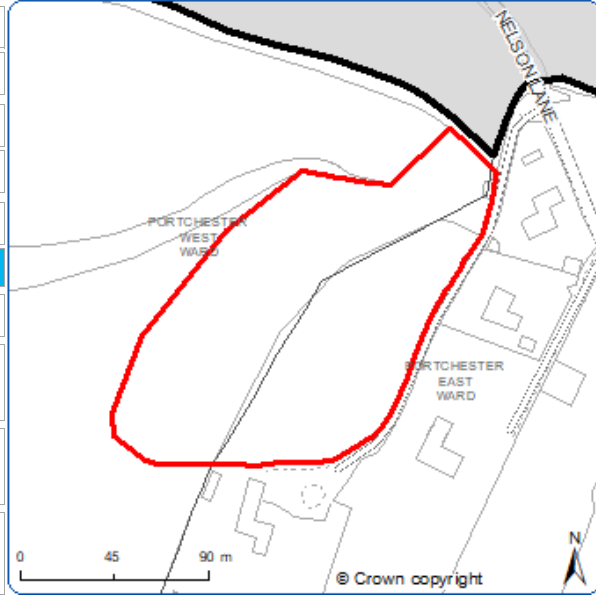
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**



**SITE DETAILS** **Discounted Housing Site** **Locks Heath**

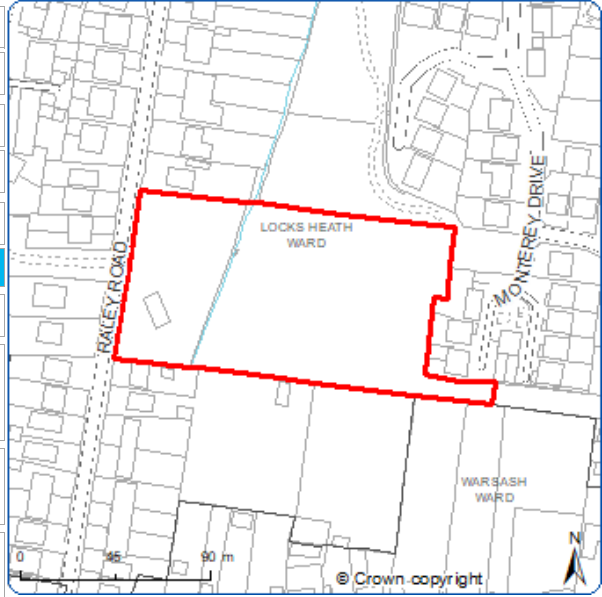
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Titchfield

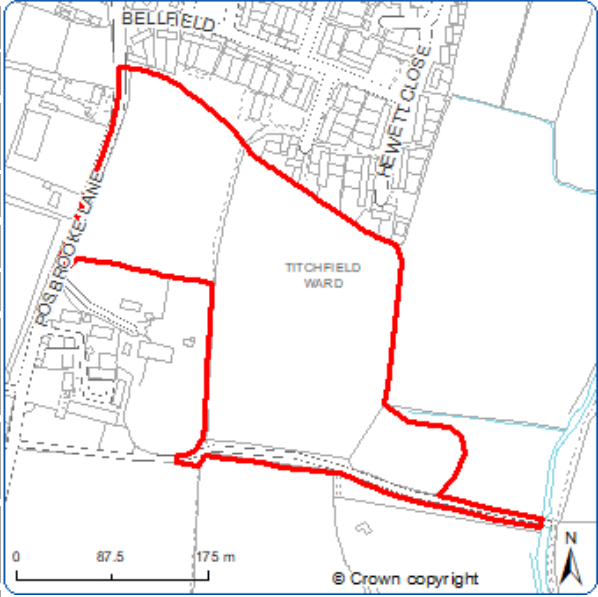
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Primary Support Area, Public ROW
Highways/ Pedestrian Access:	The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway would need to be extended into the site from the junction with Bellfield.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues
Archaeology:	The site has a high archaeological potential (the likelihood that as yet unrecorded archaeological remains will be encountered). However a geophysical survey found no substantive archaeological sites so the likelihood of archaeological remains are low.
Ecology Comment:	Site consists of mainly improved grassland, with some treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory for barn owl and other raptors.
Accessible Facility Types: <input type="text" value="3"/> /10	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre
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.

Is the site suitable? **No**                                      Is the site available? **Yes**                                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Sarisbury

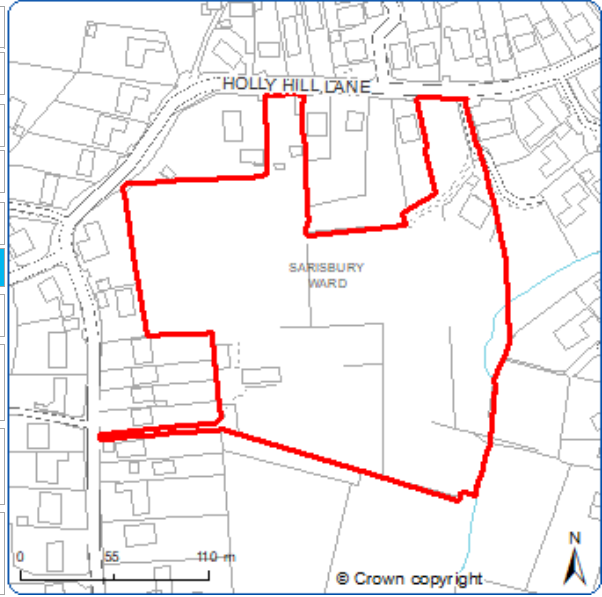
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Titchfield**

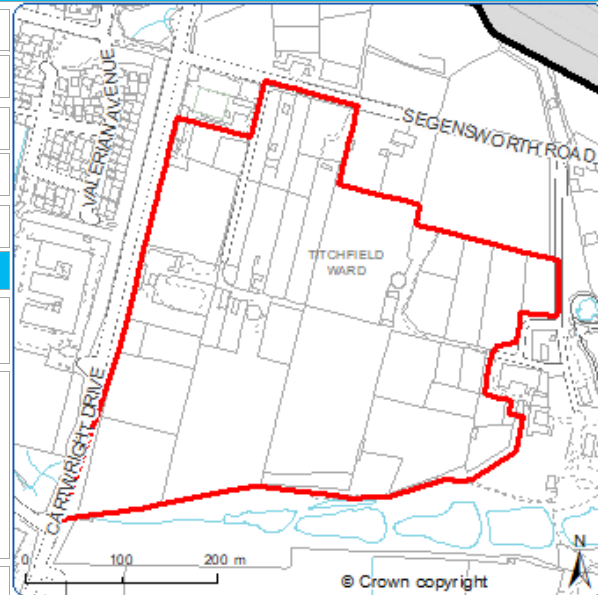
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted 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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Titchfield**

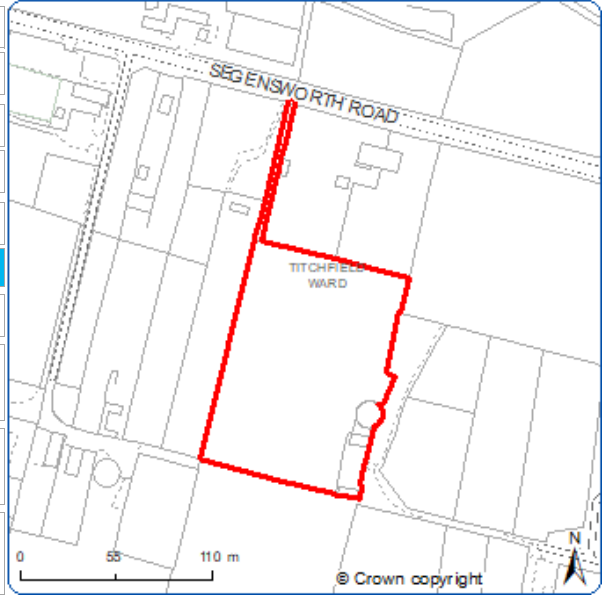
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Portchester West

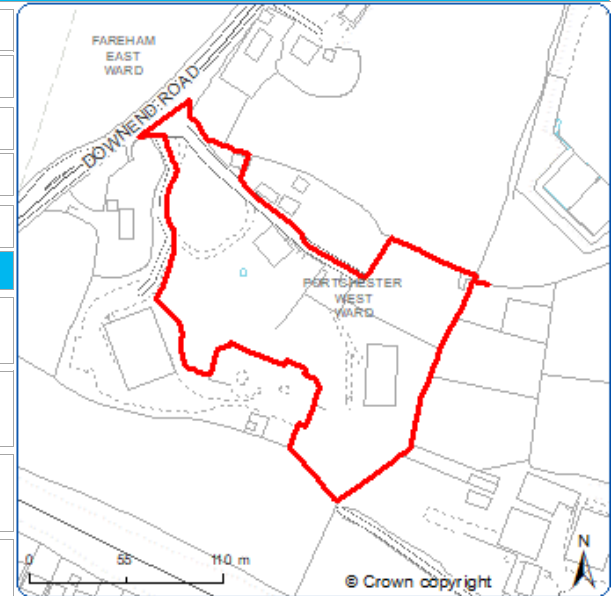
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Titchfield**

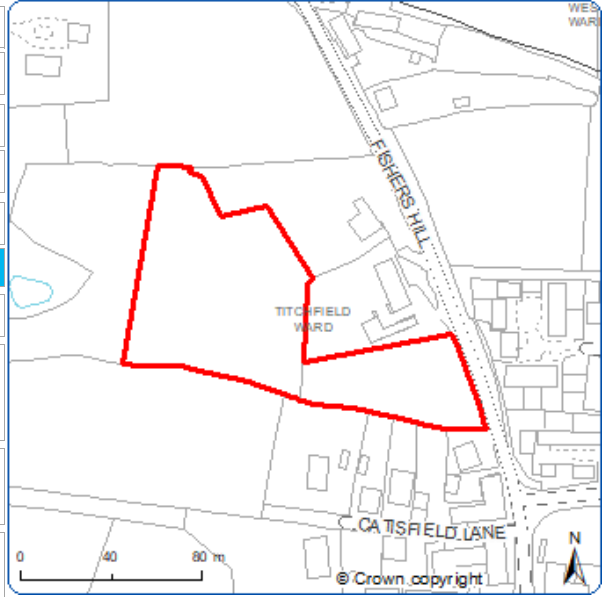
ID:  Site Name:

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:

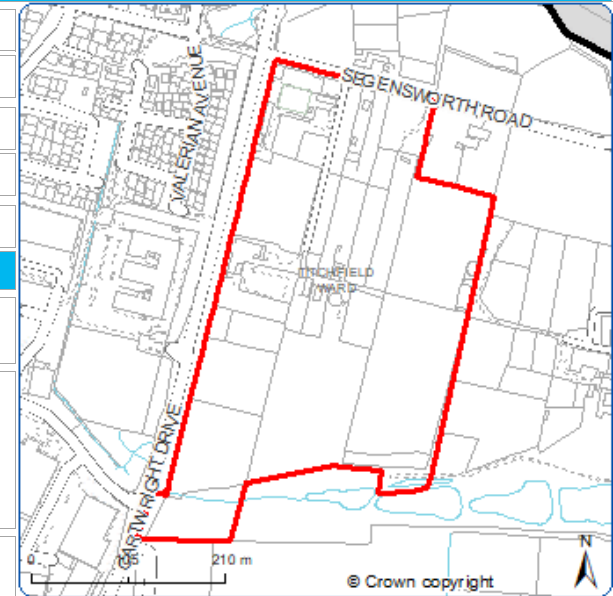
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**



SITE DETAILS		Discounted Housing Site	Titchfield
ID:	3184	Site Name:	Land East of Cartwright Drive
Current Land Use:	Garden centre & farmland		
Surrounding Land Use:	Garden nursery/ residential/ employment/ agricultural/ grazing		
Gross Site Area (ha):	11.61	Housing Yield (estimate):	209
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Nurseries, farm buildings, fly tipping, small pits on site		
Highways/ Pedestrian Access:	Access to Cartwright Drive, from two points with adequate junction spacing would appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most likely be required in addition to visibility splays commensurate with the speeds of passing vehicles. No vehicular access would be permitted from Segensworth Road. Adequate crossing facilities would be required on Cartwright Drive and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would also be required.		
Conservation Comments:	Land with industrial buildings and parking does not appear to have special merit but may have significance as part of the context of the Abbey setting. The location includes part of the Titchfield Abbey conservation area which abuts Cartwright Drive, opposite the junction with Stephenson Road. The overall character of the area comprises large modern commercial buildings along the western side of the main road with an established tree screen to the eastern side of the highway. There do not appear to be any significant heritage constraints in this location.		
Noise/Air Quality Assessment:	Proximity to A27 requires noise and air quality assessments to be undertaken		
Archaeology:	SAMs Buffer, National Interest, National Interest Buffer. Consideration needs to be given to the impact on the setting of Titchfield Abbey and Great Tithe Barn. Prehistoric and Roman archaeological remains likely to be encountered, although unlikely this w		
Ecology Comment:	Site consists of grass fields. The presence of a number of protected species has been confirmed on site and therefore the avoidance, mitigation and compensation hierarchy should be adhered to. The western boundary hedge should be retained and protected through the inclusion of appropriate green buffers. The SINC to the south should be protected with a minimum of a 15m landscaped buffer.		
Accessible Facility Types:	2/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space	
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.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS**

**Discounted Housing Site**

**Park Gate, Sarisbury**

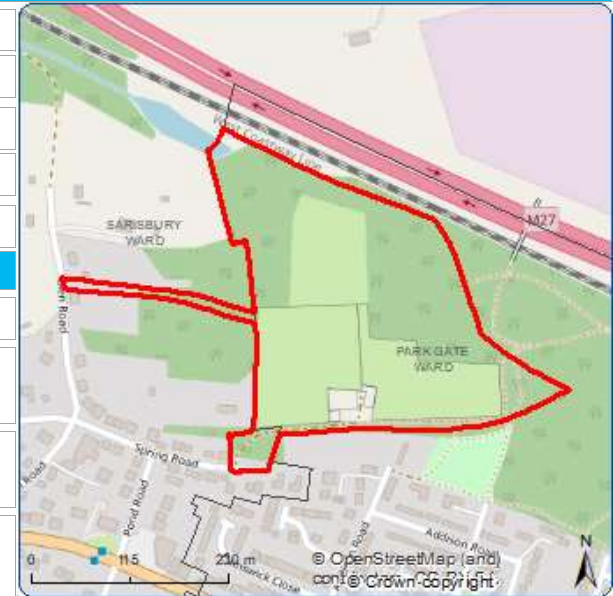
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Warsash

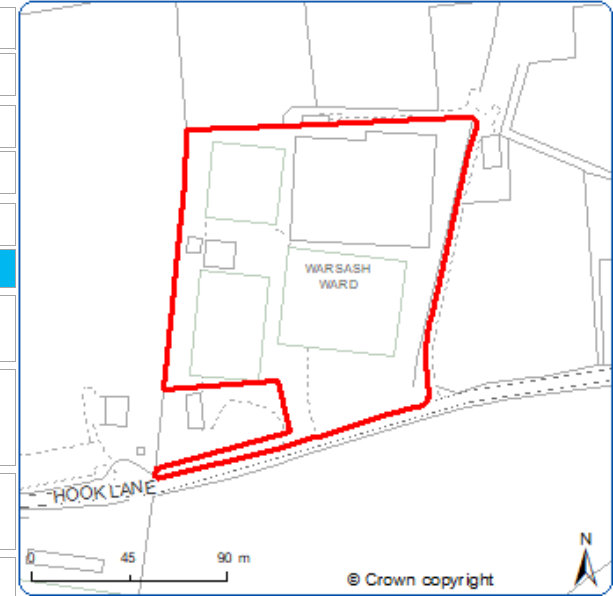
ID:  Site Name:

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:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

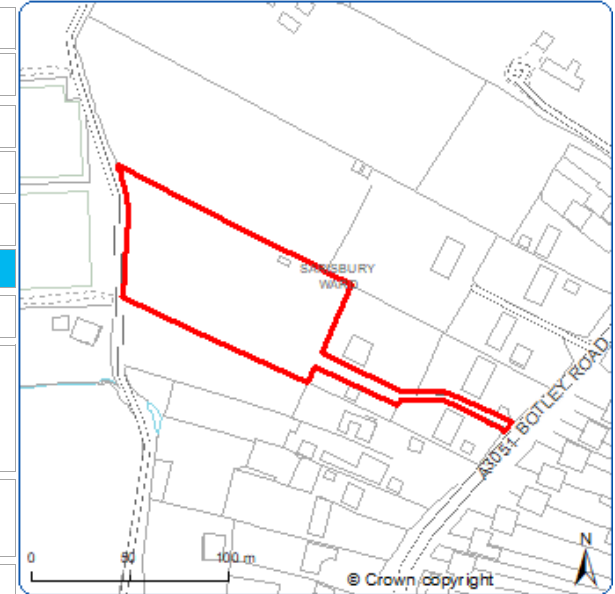
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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

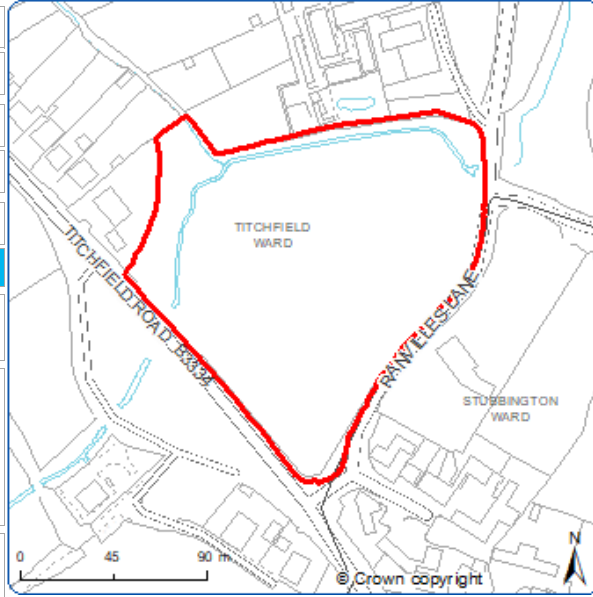


**SUITABILITY**

Constraints:	Agricultural Land Grade 3a, Countryside
Highways/ Pedestrian Access:	The existing access would be adequate to serve the development, subject to trimming back vegetation on the frontage of no.179A Botley Road to achieve 2.4m by 60m visibility splays. The gradient of the access would need to be reduced to not more than 12.5%. Internal passing places would be required leading to the site proper along with access and turning for a refuse vehicle.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. Historical landscape indicates the potential for archaeological earthworks.
Ecology Comment:	The site appears to be a private garden. Scrubland/wooded areas are also present in the north-west. A suitable green buffer should be created in the north-west to protect the offsite woodland.
Accessible Facility Types: <input type="text" value="5"/> / <input type="text" value="10"/>	Within 1600m of a Train Station, within 1200m of a GP Surgery, 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
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.
Is the site suitable?	<b>No</b>
Is the site available?	<b>Yes</b>
Is the site considered achievable?	<b>Yes</b>

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Titchfield</b>
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ID:	3190	Site Name:	Land at Titchfield Road and Ranvilles Lane
Current Land Use:	Open scrub/grassland		
Surrounding Land Use:	Residential to east, agricultural to north		
Gross Site Area (ha):	1.98	Housing Yield (estimate):	20
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



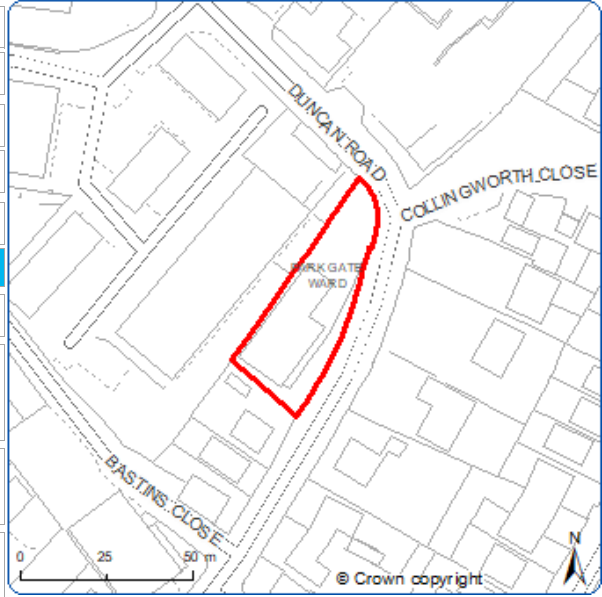
<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use
Highways/ Pedestrian Access:	A priority junction access at a suitable distance from the Ranvilles Lane junction with Titchfield Road would be acceptable to serve this development. No pedestrian or vehicular access onto Ranvilles Lane would be acceptable. A cycle/footway should be provided from the site access along Titchfield Road to its junction with Ranvilles Lane. The present 30mph speed zone on Titchfield Road should be extended to encapsulate the site access.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues
Archaeology:	Known Importance, Known Importance Buffer. No archaeological sites currently recorded at this location nor in its immediate vicinity, but the location of the river with a palaeo channel suggests moderate archaeological potential.
Ecology Comment:	Solent Brent Geese and Wader Low Use site. The site consists of a grass field with tree/hedge lines to north and west. The treelines in the north to be retained and enhanced.
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
Reason for Discounting:	Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>
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<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3194	Site Name:	Bassaire Ltd, Duncan Road
Current Land Use:	Engineering Works (B2)		
Surrounding Land Use:	Commercial/Industrial Park to north and west, residential to east and south		
Gross Site Area (ha):	0.12	Housing Yield (estimate):	6
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

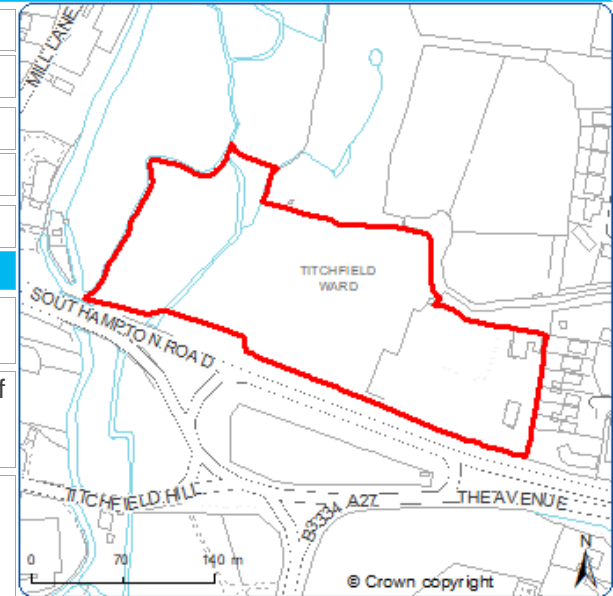


<b>SUITABILITY</b>
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Constraints:	, Former Land Use Assessment required
Highways/ Pedestrian Access:	Frontage access to dwellings would appear to be feasible for the western half of the frontage, subject to adequate visibility with the possible loss of the hedge. Major landfill would appear to be necessary to achieve feasible driveway gradients. Forward visibility for the bend to the east, would need to be secured.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	Noise assessment required.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	The site is considered to be of low ecological value as dominated by industrial units and car parking areas. The line of trees along the southern boundary should be retained and protected.
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
Reason for Discounting:	Application for new industrial unit suggest the site is no longer available for housing development.

Is the site suitable? <b>Yes</b>	Is the site available? <b>No</b>	Is the site considered achievable? <b>Yes</b>
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SITE DETAILS		Discounted Housing Site	Titchfield
ID:	3195	Site Name:	Conifer Rise
Current Land Use:	Scrubland and wetland. Streams.		
Surrounding Land Use:	Residential, Public House, Agriculture		
Gross Site Area (ha):	3.75	Housing Yield (estimate):	67
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 3, SINC, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside		
Highways/ Pedestrian Access:	The site is located adjacent to the Titchfield Gyratory where significant layout changes are proposed as part of the committed Stubbington By-pass. It would be necessary to demonstrate that any access solution would be compatible with the junction proposals so that any capacity, convenience or safety issues would be mitigated.		
Conservation Comments:	Views across the valley to Titchfield Mill (statutory listed) are significant in terms of landscape and views across the open fields and tree screen to the north. Titchfield conservation area to the south is relatively contained but has significant visual and cultural relationship with Titchfield Abbey Ancient Monument and also with Titchfield Mill. The Abbey is of high significance and is a dominant structure which commands its setting. Whilst the Abbey is contained within a walled setting, its scale and appearance is very distinctive and impacts of the setting of the site as a whole which includes the nearby farm buildings and in particular the grade 1 listed tithe barn. The setting of the site and buildings requires careful consideration as a group in the landscape, including the setting of Titchfield conservation area, Titchfield Mill and the wider landscape setting. Also note the relationship with the Titchfield Abbey conservation area which relates to site ID 3184. Any significant development within the proximity of the Abbey and Tithe Barn would be detrimental to the character and setting of the conservation area and the wider landscape setting, including the open views as seen from Conifer Rise towards the Listed Mill.		
Noise/Air Quality Assessment:	No known issues		
Archaeology:	Given the scale of the allocation on land overlooking the river valley there is some potential that archaeological remains as yet unlocated will exist.		
Ecology Comment:	The eastern-most part of the site appears to be a private garden with the remainder of the site being grass fields. Meon Valley Meadows & Woodland SINC is located within the site and forms the western & north-western boundaries. The woodland to the north, hedge to the south and SINC should be protected by large buffers. Mitigation and enhancement for protected species will be required. Site is connected to the Natura 2000 sites via the SINC on site and therefore a HRA will be required.		
Accessible Facility Types:	7/10	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	
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.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>No</b>



**SITE DETAILS** **Discounted Housing Site** **Hill Head**

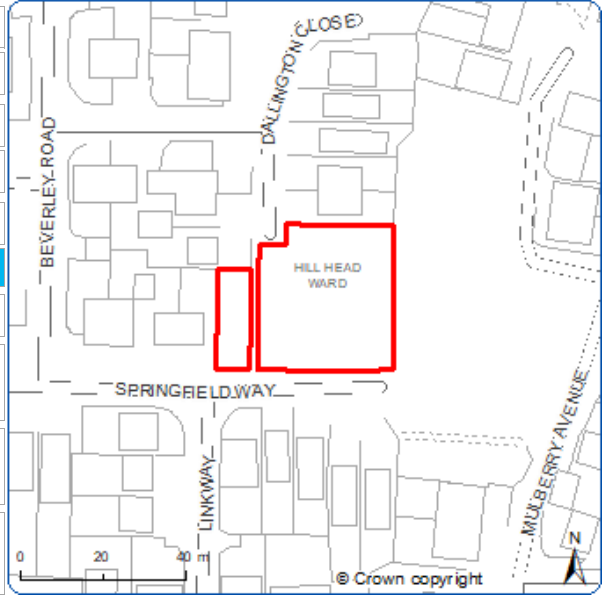
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**



**SITE DETAILS** **Discounted Housing Site** **Titchfield**

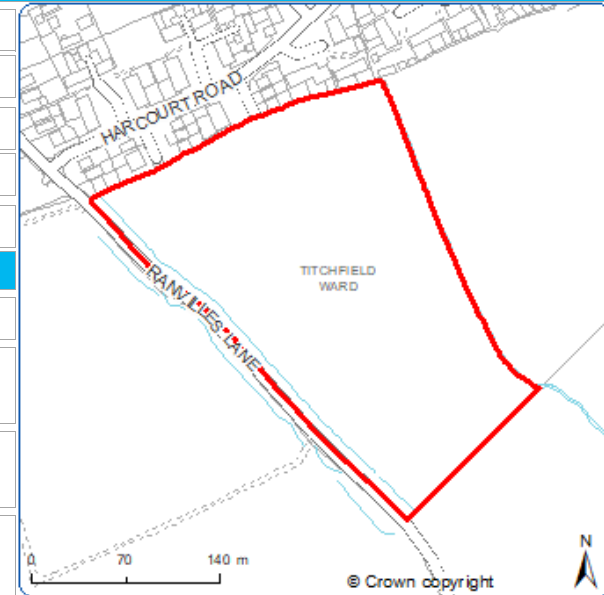
ID:  Site Name:

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:

Reason for  
Discounting:

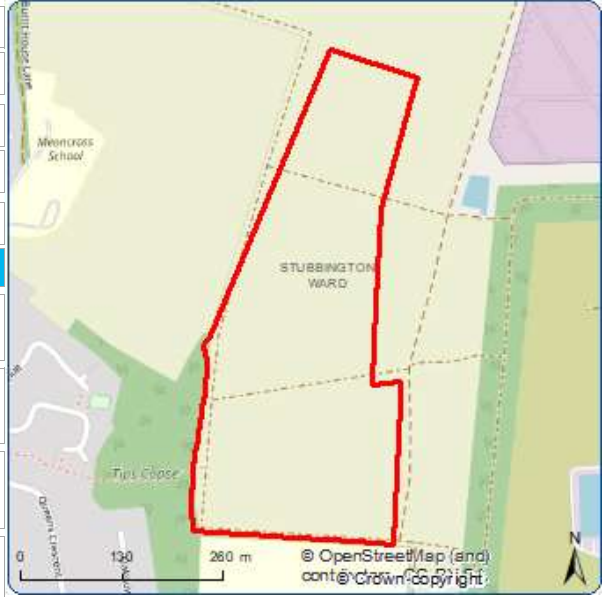
Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

SITE DETAILS	Discounted Housing Site		Stubbington
ID:	3199	Site Name:	Newlands Plus - Area B1
Current Land Use:	Agriculture, playing pitches		
Surrounding Land Use:	Residential properties border the western edge, with agriculture surrounding the rest of the site.		
Gross Site Area (ha):	23.60	Housing Yield (estimate):	395
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low use, Public ROW		
Highways/ Pedestrian Access:	Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Secondary highway access via Stroud Green Lane would be unsuitable for a development of this scale.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No issues		
Archaeology:	No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will		
Ecology Comment:	The entire site is a Solent Waders & Brent Goose "Low Use" site. All 'Low Use' sites have the potential to be used by waders and Brent geese and the unmitigated loss of these sites would in combination negatively affect the long-term resilience of the network. Therefore, appropriate mitigation will be required. Natural England should be consulted. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated.		
Accessible Facility Types:	5 / 10	Within 1200m of a GP Surgery, 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	
Reason for Discounting:	This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>No</b>



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3200	Site Name:	Newlands Plus - Area B2
Current Land Use:	Agriculture		
Surrounding Land Use:	The site is bordered by open countryside, agriculture and woodland to the south west.		
Gross Site Area (ha):	11.96	Housing Yield (estimate):	275
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use, Public ROW				
Highways/ Pedestrian Access:	Effect of the proposed primary highway access on Stubbington bypass would require further assessment.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No issues				
Archaeology:	No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will				
Ecology Comment:	The entire site is a Solent Waders & Brent Goose 'Low Use' site. Tips Copse SINC and Ancient Woodland forms the western boundary of the site. Therefore, a minimum of a 15m buffer will be required in the west. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated and a 15m buffer in the west is implemented.				
Accessible Facility Types:        3/10	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				
Reason for Discounting:	This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>

**SITE DETAILS** **Discounted 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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site** **Park Gate**

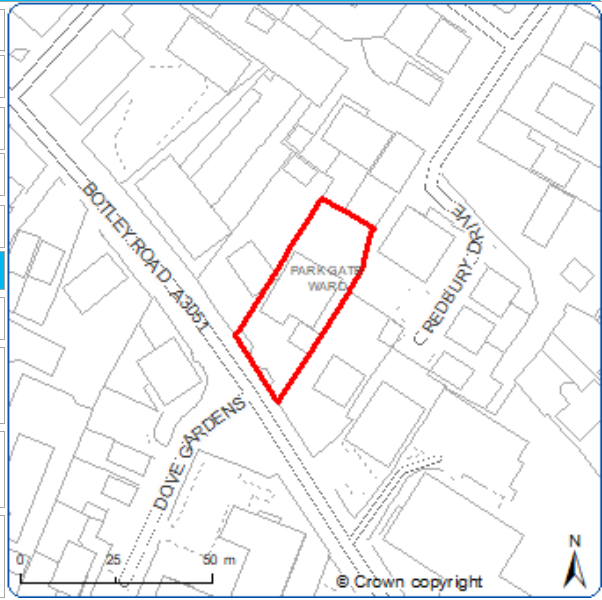
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

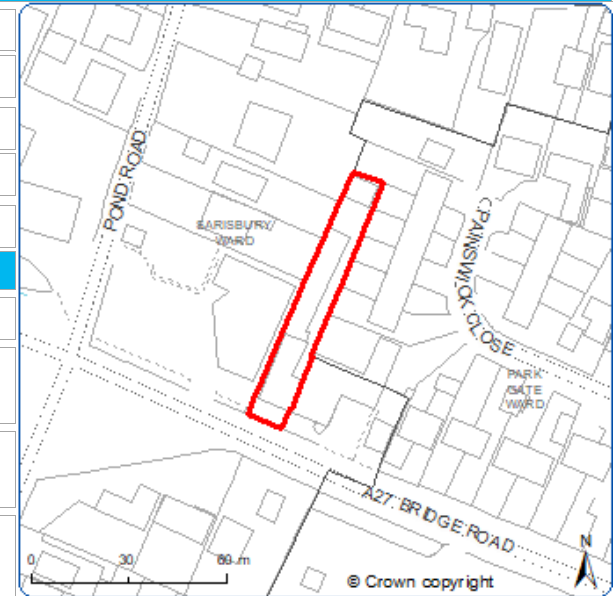
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Salisbury**

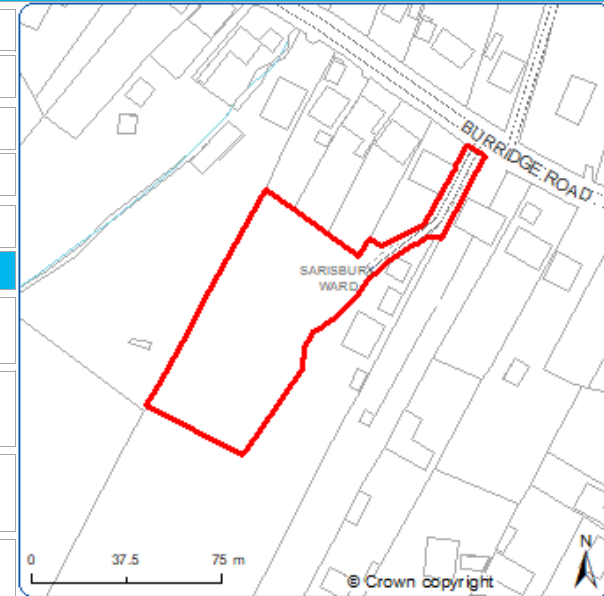
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Fareham East**

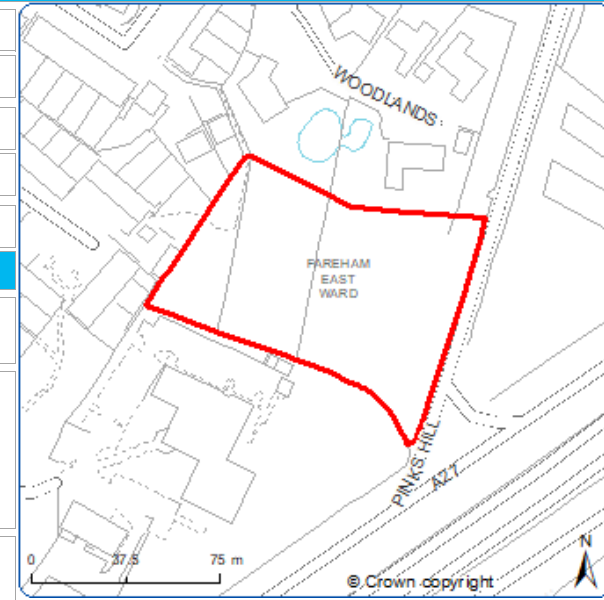
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**



**SITE DETAILS** **Discounted Housing Site** **Titchfield**

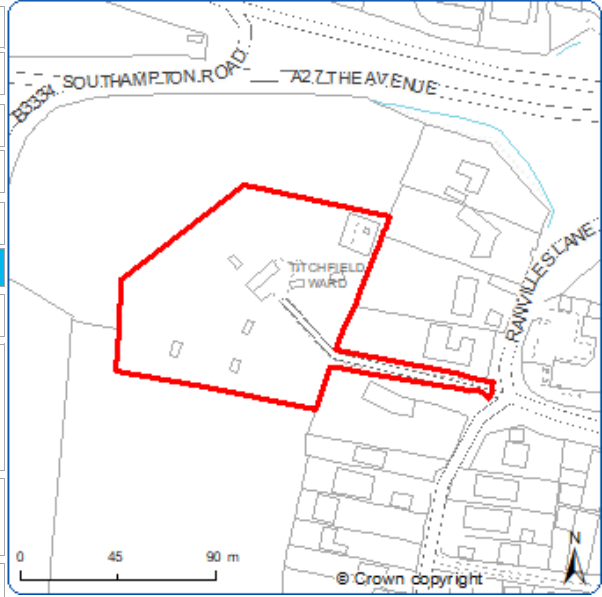
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **No** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Housing Site, Discounted Employment Site** **Fareham East**

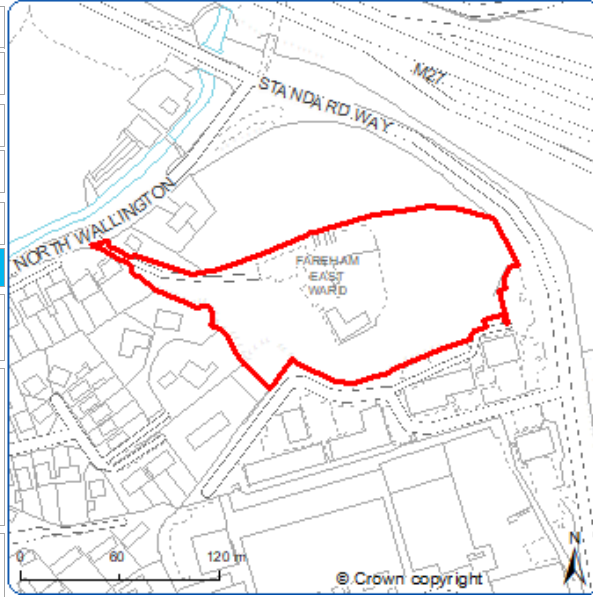
ID:  Site Name:

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:

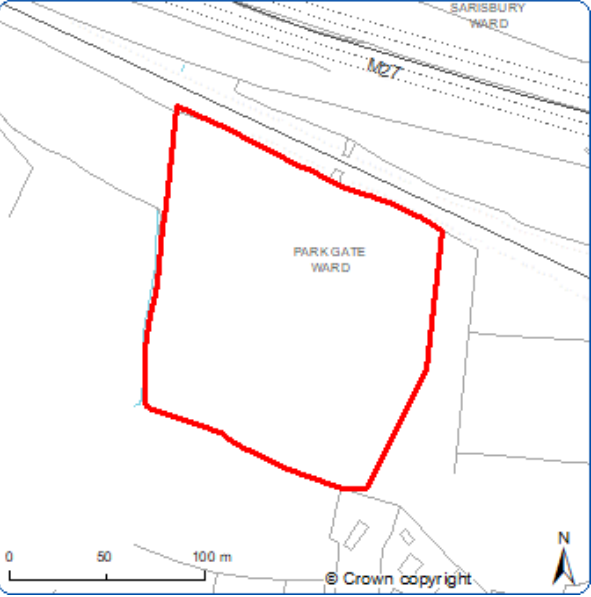
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3214	Site Name:	Land at Beacon Bottom II
Current Land Use:	Grassland, Woodland, Scrub		
Surrounding Land Use:	Railway line & motorway to north, open space to west, HA15 draft allocation to south, residential to east		
Gross Site Area (ha):	2.07	Housing Yield (estimate):	38
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
--------------------

Constraints:	Agricultural Land Grade 2, Minerals Safeguarded Site, Countryside, TPO
Highways/ Pedestrian Access:	Access is proposed to be taken from Beacon Bottom via site 1360. Beacon Bottom is currently unsuitable in width and parking terms but can be improved. The junction of Beacon Bottom with Botley Road and the road network in Park Gate would need improvement. Submissions indicate that access would be via the adjacent draft housing allocation.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	The site is bounded by the M27 motorway and railway line to the north. 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:	There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low.
Ecology Comment:	Ecological network opportunity area. The majority of the site appears to be covered by woodland. Woodland is a 'Priority Habitat' and should be retained and protected. Likely impacts on the nearby SINC would need to be addressed.
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
Reason for Discounting:	Site consists of valuable woodland priority habitat, including TPOs. The site is therefore unsuitable for residential development.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** Warsash

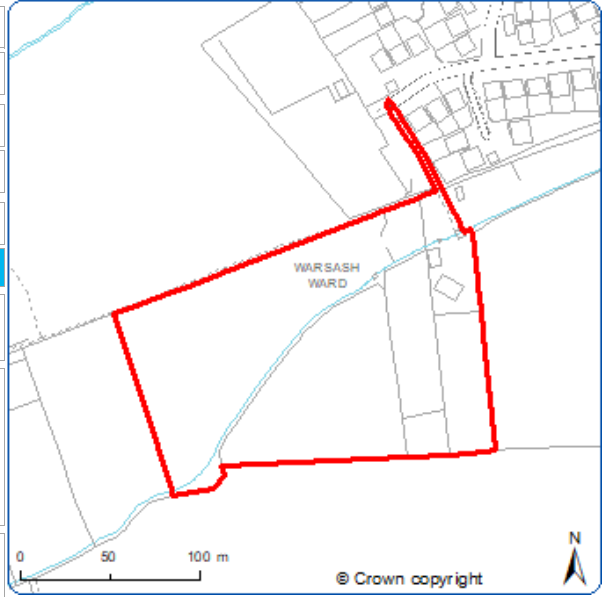
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Warsash

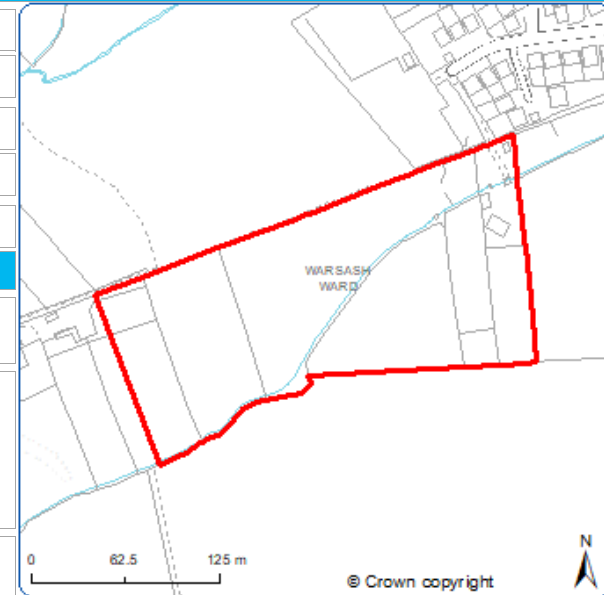
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** Warsash

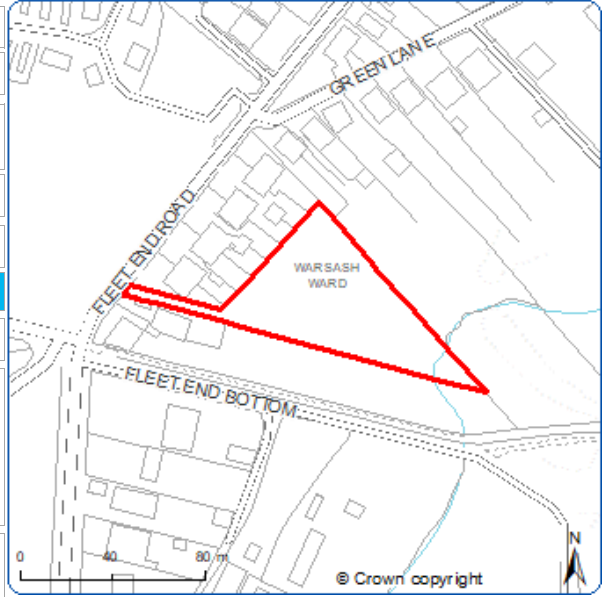
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

SITE DETAILS		Discounted Housing Site		Titchfield	
ID:	3219	Site Name:	Crofton Equestrian Centre		
Current Land Use:	Equestrian arenas, grazing, stabling				
Surrounding Land Use:	River Meon to west, glass houses to north, agriculture to south, residential and agriculture to east				
Gross Site Area (ha):	21.53	Housing Yield (estimate):	452		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, SPA, Within 500m of SPA, Ramsar, Within 500m of Ramsar, SSSI, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use, Public ROW				
Highways/ Pedestrian Access:	A single, priority junction onto Titchfield Road, central to that frontage, is feasible, subject to the closure of the existing equestrian centre access. The site is somewhat isolated and pedestrian and cyclist links to Stubbington would need to be improved.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues				
Archaeology:	Mill site on the stream edge, for which the foundation may still be visible, an archaeological survey suggests that likely yet unrecorded sites will be encountered during development. An archaeological survey would be required.				
Ecology Comment:	The entire site is a Brent Geese & Solent Waders "Low Use" site. There are records of protected species on and adjacent to the site, such as badgers, reptiles and dormice. Solent & Southampton Water SPA and Ramsar is located immediately west and south of the site. Therefore, adverse impacts are likely. An Appropriate Assessment would therefore be required. Titchfield Haven SSSI is also located immediately outside the southern and western boundaries and if unmitigated, will have an adverse impact on this nationally designated site. Due to the location of the site to the north and east of the Solent & Southampton Water SPA and Ramsar and Titchfield Haven SSSI, the site is not considered to be suitable for residential development, unless large fields are used as buffers between the developed areas and the internationally and nationally designated sites. Consultation with Natural England will be required. The wooded areas along the northern boundary should also be protected.				
Accessible Facility Types:	3 / 10	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			
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.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS** **Discounted Housing Site** **Titchfield**

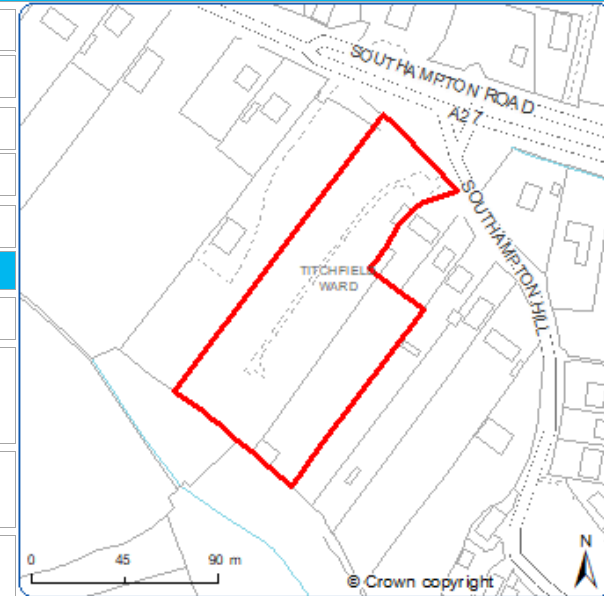
ID:  Site Name:

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:

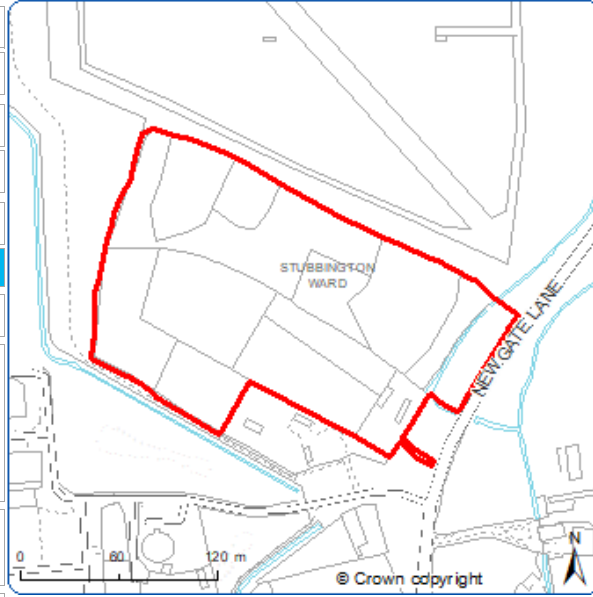
Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **No** Is the site considered achievable? **Yes**



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
---------------------	--------------------------------	--------------------

ID:	3221	Site Name:	Land south of Solar Farm	
Current Land Use:	Grazing			
Surrounding Land Use:	The site is bordered by a sewage treatment works, a solar farm and agriculture.			
Gross Site Area (ha):	3.01	Housing Yield (estimate):	54	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	

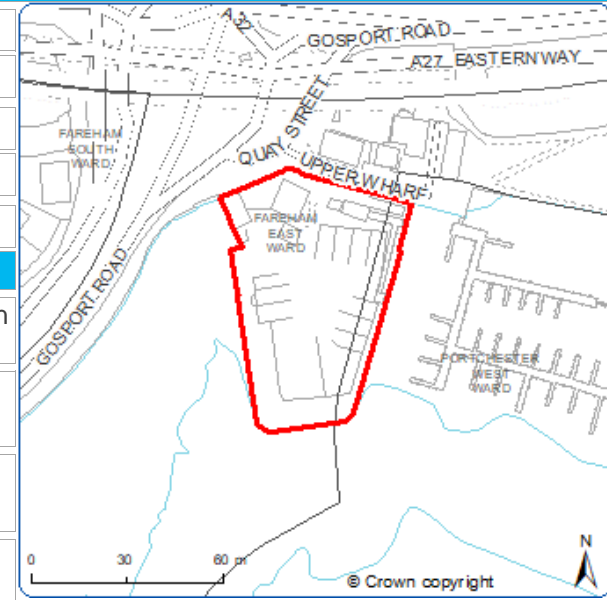


<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside
Highways/ Pedestrian Access:	A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Retail Centre and Fareham. It would be necessary to provide crossing controls over Newgate Lane East, for access to primary schools and facilities to the east. It would need to be demonstrated that the junction of Newgate Lane with the Relief Road has capacity to accommodate the additional development traffic.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Odour assessment required
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	A colony of Chamomile ( <i>Chamaemelum nobile</i> ) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries.
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility
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. Potential for ecological impacts. The site is therefore considered unsuitable for residential development.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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SITE DETAILS		Discounted Housing Site	Fareham East, Portchester West
ID:	3222	Site Name:	Tarmac Trading Ltd, Upper Wharf
Current Land Use:	Vacant aggregates supplier		
Surrounding Land Use:	Creek/marina, recreation ground, railway line, A32		
Gross Site Area (ha):	0.34	Housing Yield (estimate):	12
Employment Yield (estimate):	1,500sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Flood Zone 2, Flood Zone 3, Minerals Safeguarded Site, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Statutory Listed Buildings, Aggregates wharf.		
Highways/ Pedestrian Access:	Site is accessed via Gosport Road and Upper Wharf		
Conservation Comments:	Within Conservation Area and adjacent to Listed Building.		
Noise/Air Quality Assessment:	Site lies partly within an AQMA and adjacent to the A32 therefore air quality and noise impact assessments would be required.		
Archaeology:	Site is in one of the town's historic quays and will embed within its fabric the history of the evolution of the quays of Fareham (a critical part of the town's origins and history) from earliest time. Any development at this site is likely to encounter a		
Ecology Comment:	The site itself is covered by hardstanding and therefore is of no ecological value. However, immediately to the south, east and west is Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA. Therefore, an Appropriate Assessment will be required to assess the impacts of pollution, lighting and disturbance on overwintering birds. Consultation with Natural England is required. Due to the location of the site next to the Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA, the site could only be considered for a very small scale residential development.		
Accessible Facility Types:	10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	Safeguarding of Aggregates Wharf within Minerals and Waste Plan and site is located within flood zones 2 and 3		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>No</b>



**SITE DETAILS** **Discounted Housing Site** Sarisbury

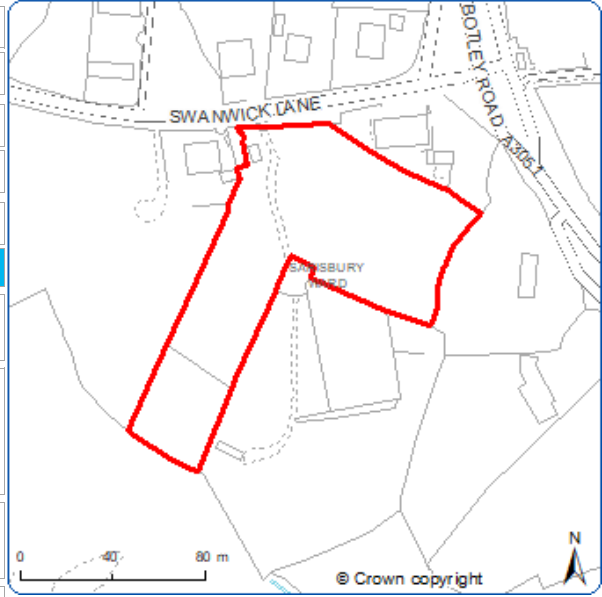
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment required
Highways/ Pedestrian Access:	A suitable single, priority junction can be achieved onto Swanwick Lane within the limits of the highway. Provision would need to be made within the layout for access to the existing commercial site to the south. Improved facilities for crossing Botley Road would be required. Provision for refuse vehicle access and turning would be required.
Conservation Comments:	The setting of the adjacent listed buildings would require careful consideration to maintain their rural setting.
Noise/Air Quality Assessment:	Proximity to public house, noise assessment required.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Woodland in the east and south should be retained and enhanced, along with a suitable planted buffer for their protection. Appropriate mitigation in relation to protected species, if present, will also be required.
Accessible Facility Types: <input type="text" value="6"/> / <input type="text" value="10"/>	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
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.

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

**SITE DETAILS** **Discounted Housing Site** **Locks Heath**

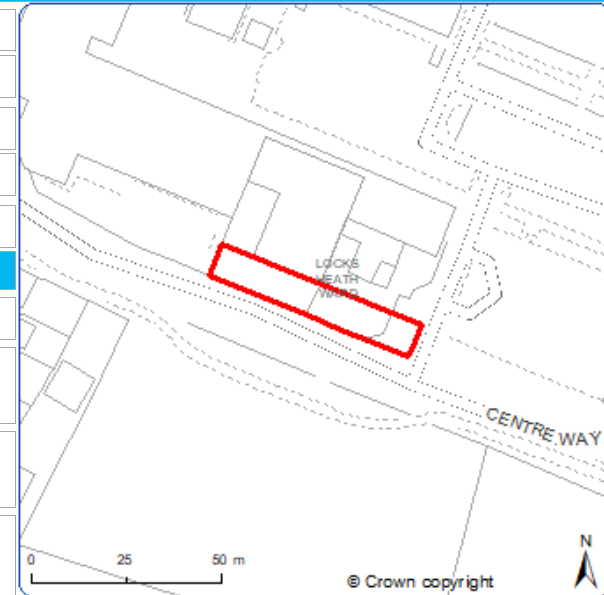
ID:  Site Name:

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:

Reason for  
Discounting:

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

**SITE DETAILS** **Discounted Housing Site** **Locks Heath**

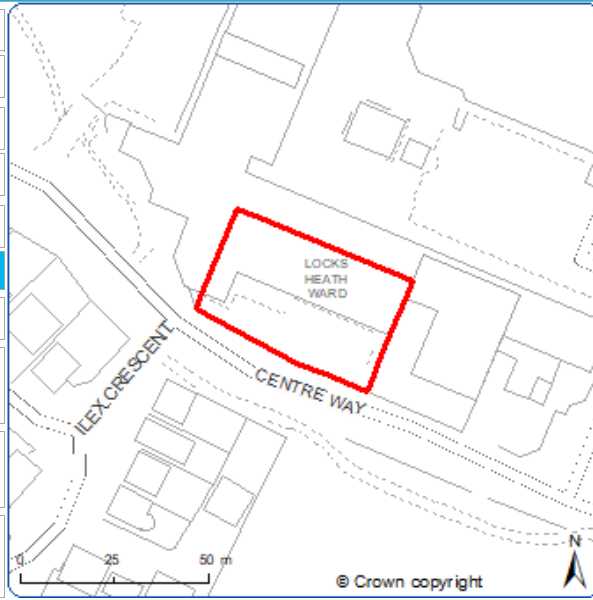
ID:  Site Name:

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:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Locks Heath

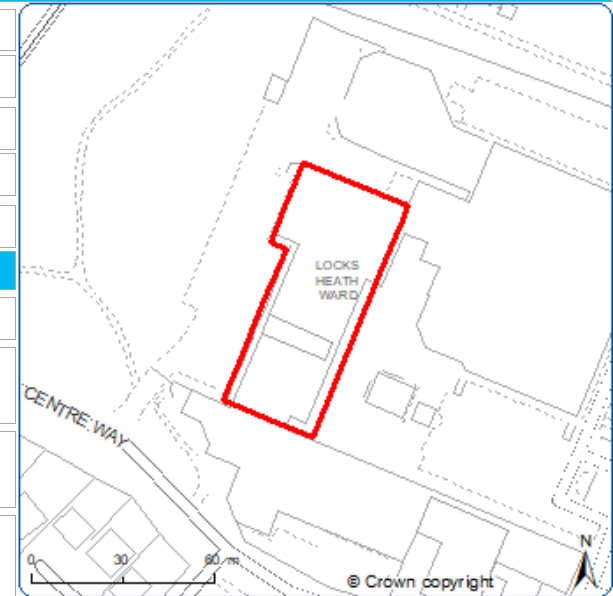
ID:  Site Name:

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:

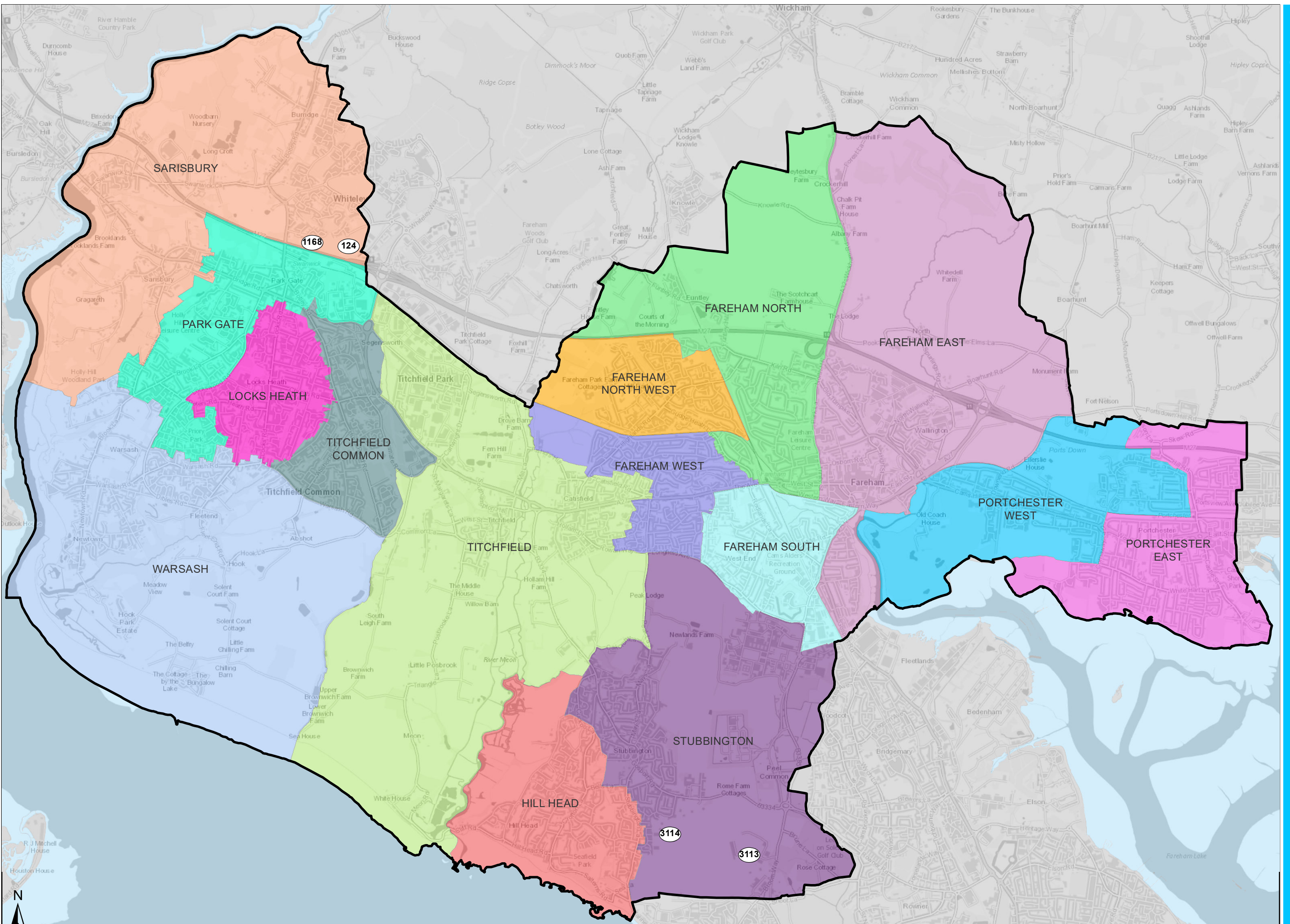
Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **Uncertain**

Is the site considered achievable? **Uncertain**



# 7. Developable Employment Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	238
1168	Land at Rookery Avenue	2.29	Sarisbury	239
3113	Faraday Business Park, Daedalus East	37.91	Stubbington	240
3114	Swordfish Business Park, Daedalus West	20.00	Stubbington	241



# 7. Developable Employment Site Assessments

## SITE DETAILS Developable Employment Site Sarisbury

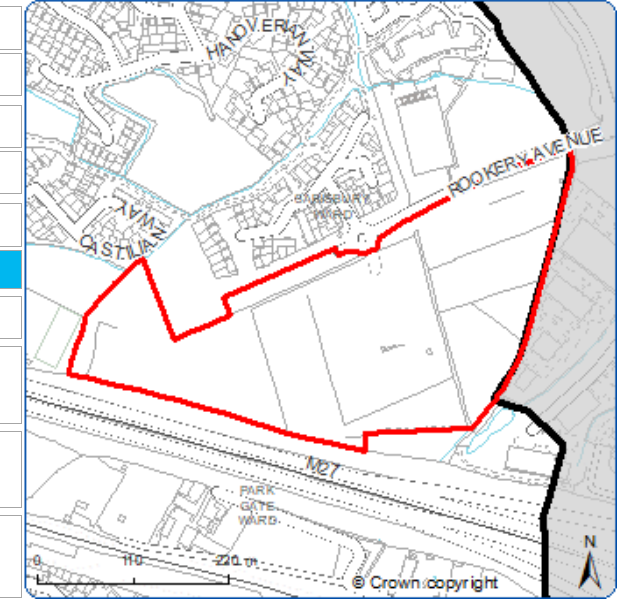
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



## SUITABILITY

Constraints:	Ancient Woodland, SINC, Countryside, TPO
Highways/ Pedestrian Access:	This site is readily accessible from the eastern stub of Rookery Avenue. Improved pedestrian facilities (including crossing) on Rookery Avenue would need to be considered.
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 ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for common toads, great crested newt, bats, dormice, reptiles and badgers.
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is an existing employment allocation. Development needs to be restricted to the non-wooded areas of the site.

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

**SITE DETAILS**

**Developable Housing Site, Developable Employment Site**

Salisbury

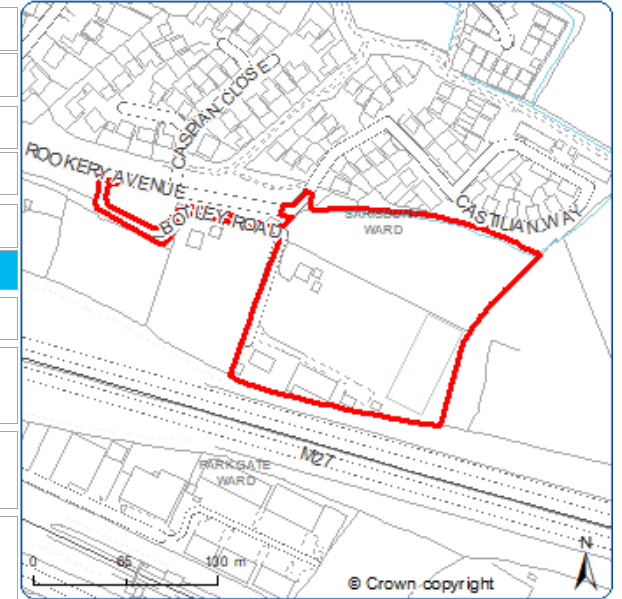
ID:  Site Name:

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 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:

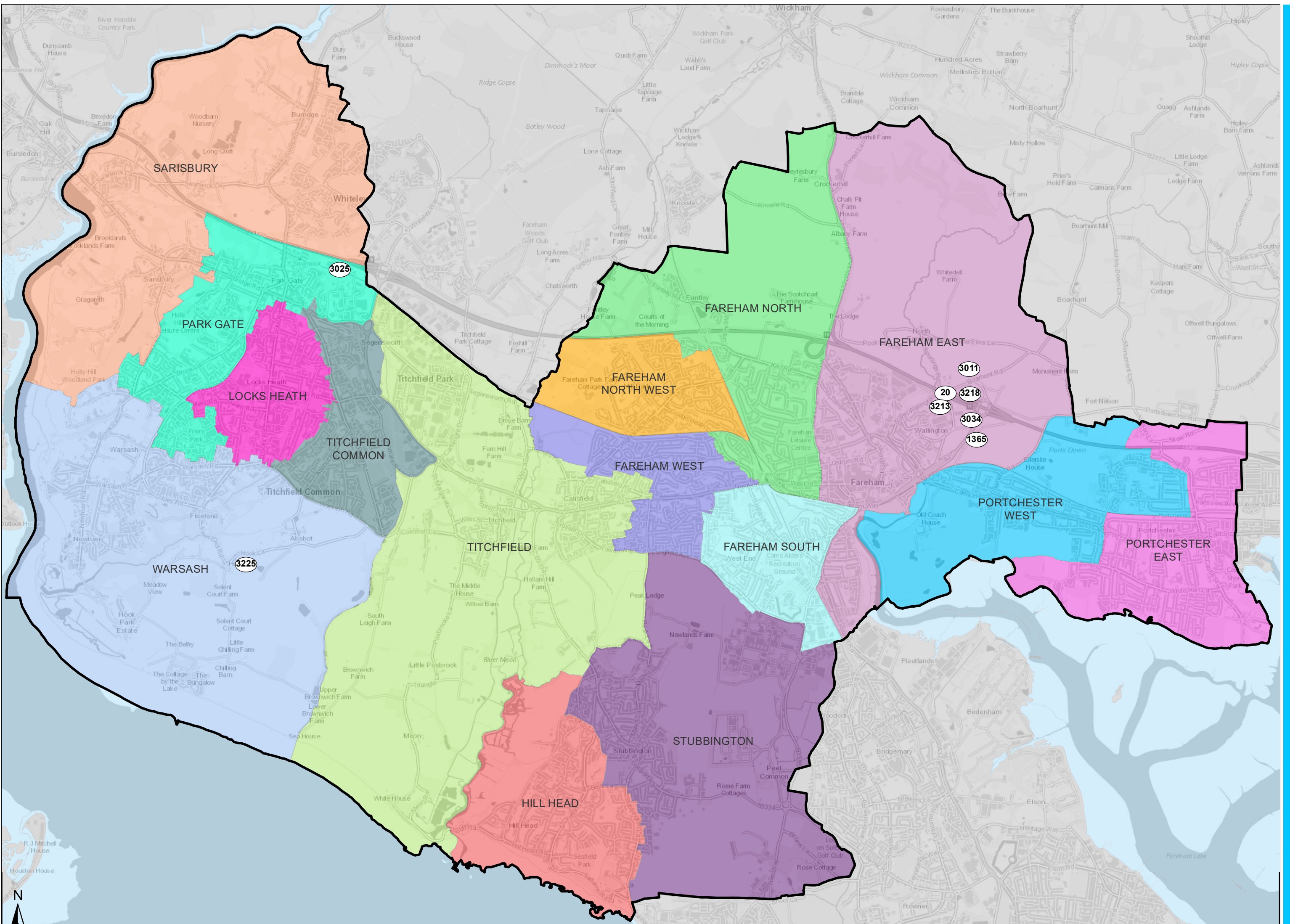
Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:



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



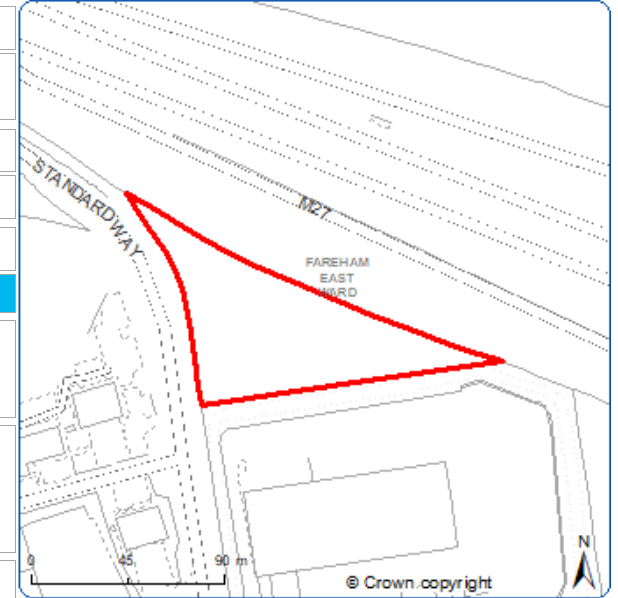
# 8. Discounted Employment Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
20	Standard Way, Wallington	0.59	Fareham East	244
1365	Land adjoining Fort Wallington Industrial Estate	1.05	Fareham East	245
3011	Land at Down Barn Farm	32.85	Fareham East	246
3025	Little Park Farm, Park Gate	5.73	Park Gate	247
3034	Land rear of WTS, Wallington	1.23	Fareham East	248
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	249
3218	Monument Farm	4.69	Fareham East	250
3225	Lowater Nursery Employment Site, Hook Lane	6.85	Warsash	251

# 8. Discounted Employment Site Assessments

SITE DETAILS		Discounted 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:	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals 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	
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to allocated additional land to meet employment need.		
Is the site suitable?	No	Is the site available?	Yes
		Is the site considered achievable?	Yes



**SITE DETAILS** **Discounted Employment Site** **Fareham East**

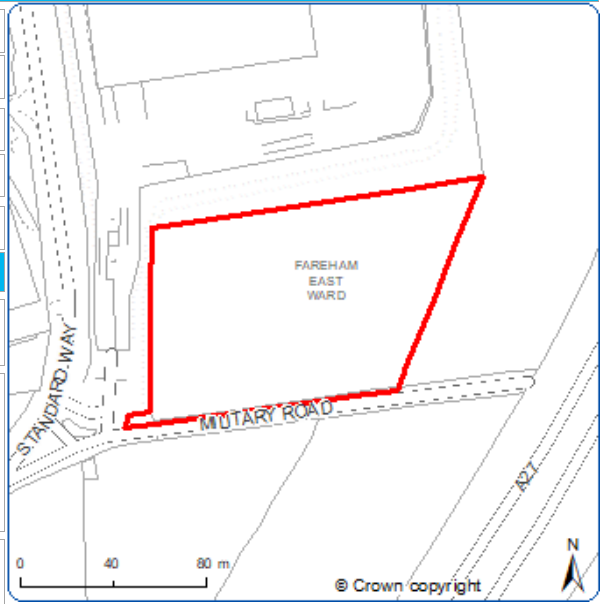
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**



SITE DETAILS		Discounted Employment Site	Fareham East
ID:	3011	Site Name:	Land at Down Barn Farm
Current Land Use:	The majority of the site is agriculture.		
Surrounding Land Use:	Down Barn Farm is located at the south-eastern corner of the site and comprise a farmhouse, a barn and a modern barn. Spurlings Industrial Estate and Riverside Yard are located to the south-west of the site. Spurlings Industrial Estate includes several B2		
Gross Site Area (ha):	32.85	Housing Yield (estimate):	0
Employment Yield (estimate):	30,000sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & Superficial sand/gravel, Ground Water Protection Zone, Countryside, Statutory Listed Buildings, Public ROW, Farm on site, adjacent to clay pit, works and gas valve compound.		
Highways/ Pedestrian Access:	The principle of employment development at this location is accepted with regards to highways access, however the precise location of the site access and its relationship to the existing haul road and the link to M27 J11 needs to be explored in further detail through highways modelling. The prospect of accessing the Spurlings Industrial Estate through the site should be explored. Significant highway improvement works are likely to be required.		
Conservation Comments:	Within the red line of this proposal Down Barn Farmhouse is listed grade II and its barn is listed as a curtilage structure. Close to the site are two other listed buildings Downbarn Cottage and Greenhill Cottage, the setting of these buildings would need to be preserved. Hampshire Archaeology should be consulted concerning archaeology.		
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Bats, badger and reptiles and dormouse are likely to use the sites boundary vegetation. There is also potential for dormouse and farmland birds to be present within the hedgerows, despite no records being found. No water bodies are present on the site. There are also potential roosting opportunities in the farm buildings on site.		
Accessible Facility Types:	3/10	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	
Reason for Discounting:	The site is located in a highly sensitive landscape setting.		
Is the site suitable?	No	Is the site available?	Yes
		Is the site considered achievable?	No



**SITE DETAILS** **Discounted Employment Site** **Park Gate**

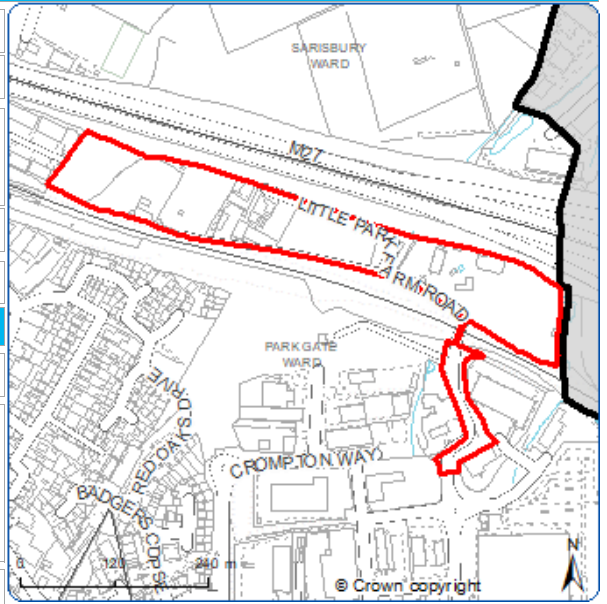
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**                      Is the site available? **Yes**                      Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Employment Site**

**Fareham East**

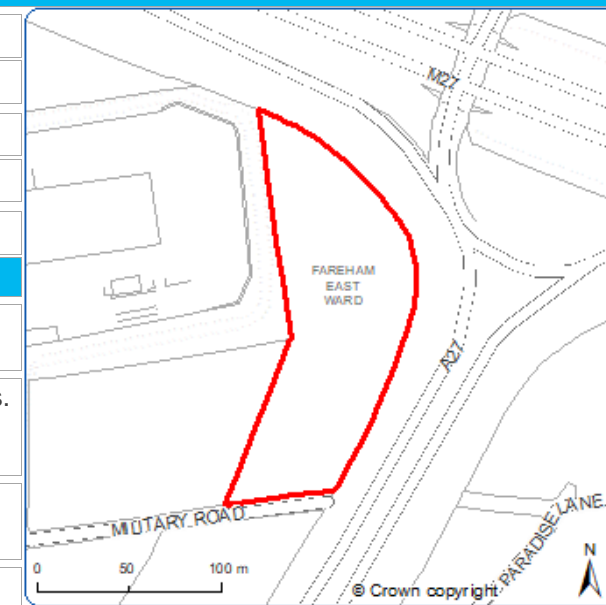
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Discounted Employment Site** **Fareham East**

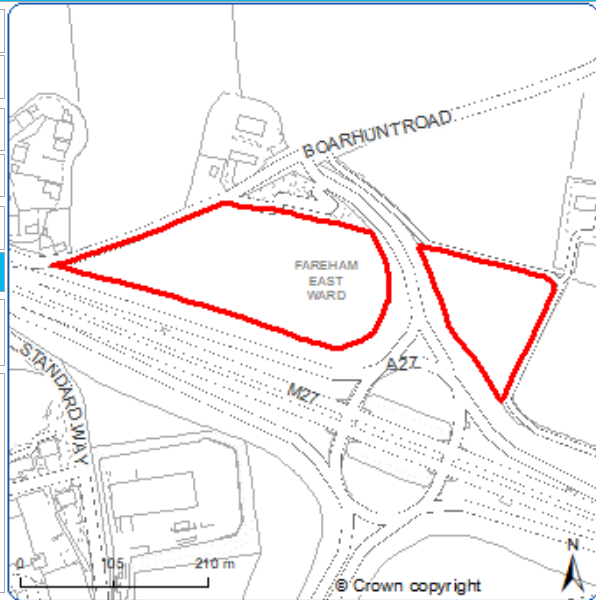
ID:  Site Name:

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:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **No**

**SITE DETAILS** **Discounted Employment 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:

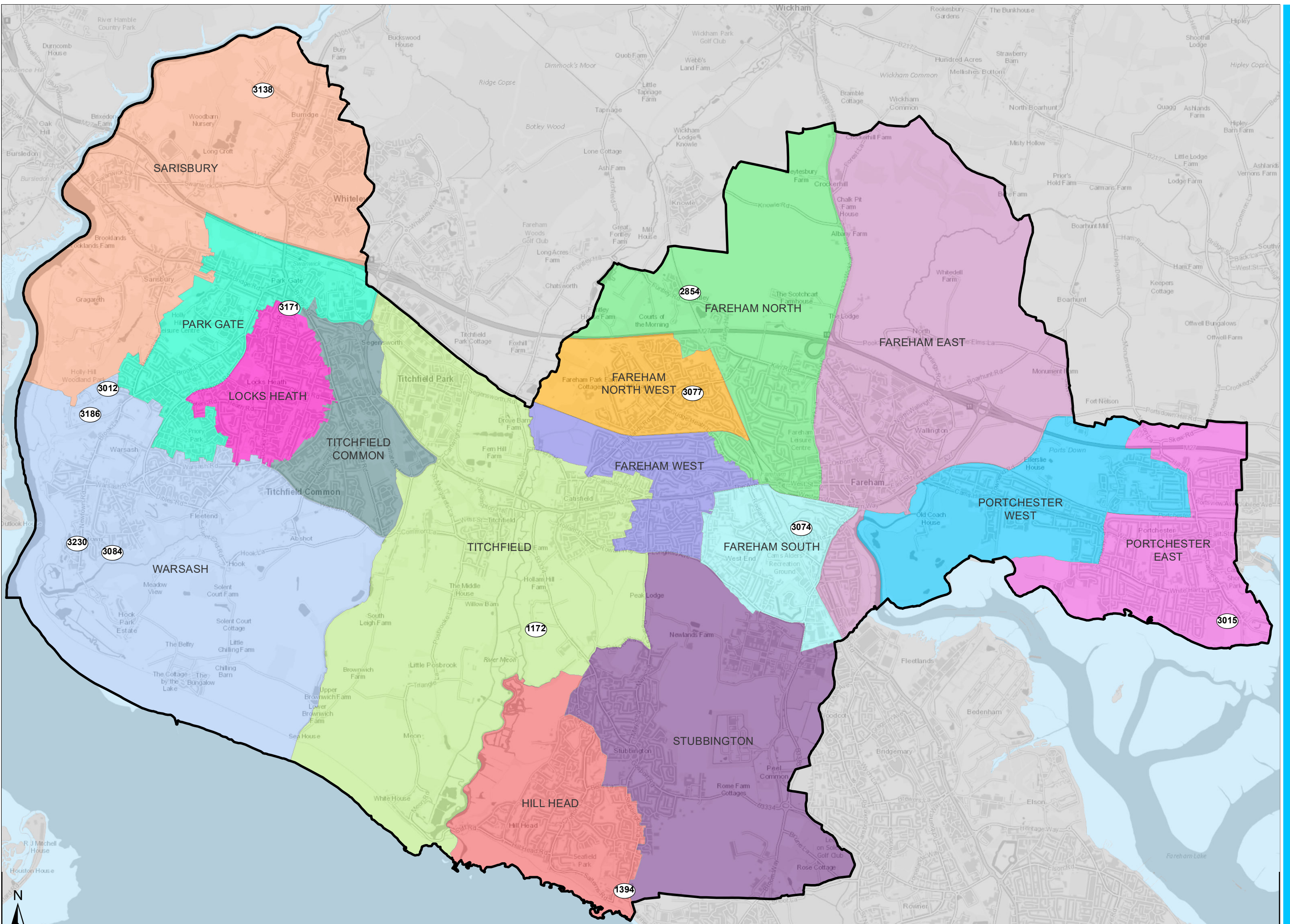
Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**

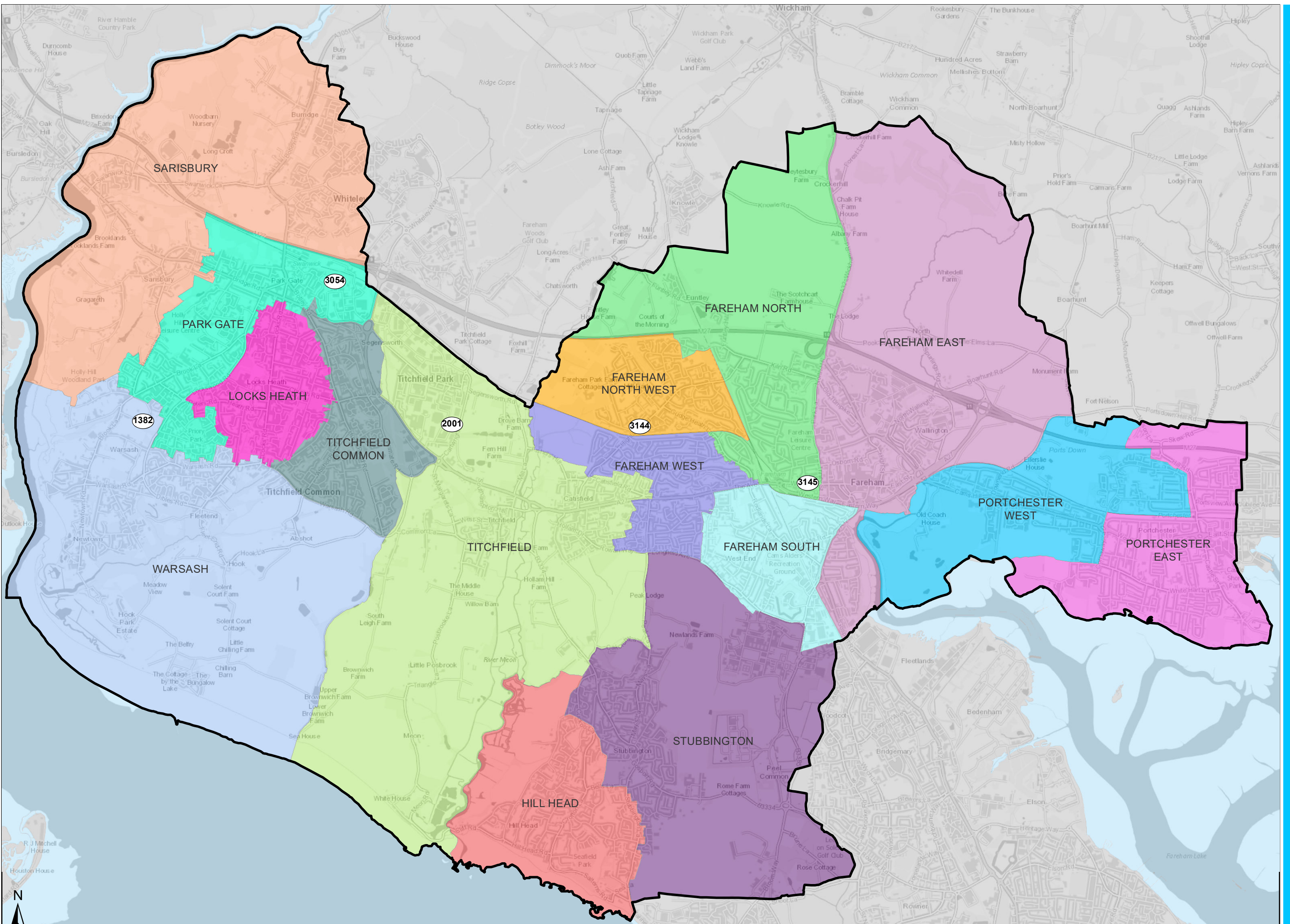


# 9. Sites Below Study Threshold

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:
1172	Crofton House Site, Titchfield	1.18	Titchfield
1394	Sea Lane, Hill Head	0.25	Hill Head
2854	Rear of 9-11 Funtley Road, Fareham	0.11	Fareham North
3012	Cawtes Reach, Brook Avenue, Warsash	0.34	Warsash
3015	Land West of Anchor House, Wicor Path, Portchester	0.13	Portchester East
3074	Land at Alexander Grove, Fareham	0.65	Fareham South
3077	Land at Frosthole Close (west) , Fareham	0.28	Fareham North West
3084	Land at Rossan Ave, Warsash	0.11	Warsash
3138	Rear of 77 Burr ridge Road	0.17	Sarisbury
3171	23 Bridge Road	0.14	Park Gate
3186	Land to rear of September Cottage, Brook Ave	0.85	Warsash
3230	86 Newtown Road	0.56	Warsash





# 10. Sites removed from SHELAA

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:
1382	Land at Brook Lane, Warsash	11.52	Warsash, Park Gate
2001	Midpoint 27, Cartwright Drive, Segensworth South	1.84	Titchfield
3054	Land at Segensworth West, Fareham	2.75	Park Gate
3144	132 Highlands Road, Fareham	0.14	Fareham North West
3145	189-199 West Street, Fareham	0.11	Fareham North

# 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.