

Fareham Local Plan 2037

Strategic Housing and Employment Land Availability Assessment (SHELAA)

September 2020



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Maps and Plans

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1. How to use this document

- 1.1 The Strategic Housing and Employment Land Availability Assessment (SHELAA) considers both housing and employment sites across the whole Borough. Each site considered in the assessment is referenced with an ID number. Sites are categorised as either developable, discounted or below the study threshold.
- 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.
- 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

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

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



- 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 Scheme² which is available on the Council's website.

 Housing Need
- 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 system³. 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.
- 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.

 $https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf$



²Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

³ Available at

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 <u>Sites not currently in the Planning Process</u>

- 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.⁴
- 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.



⁴ Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

Constraints and Potential Impacts

Access

Land-locked sites where no access can be gained are likely to be discounted unless a feasible and achievable access solution can be demonstrated. On sites where access is physically possible, but the relevant access solution will give rise to a highway safety implication that cannot be mitigated, it is also likely to be discounted.

Other sites constrained by limited or difficult access point(s) have been considered on their merits. This has included looking at potential solutions to overcome the constraint.

Acoustic/Air Quality Impacts

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

Flood Risk

Potential sites almost entirely affected by Flood Zones 2 or 3 will be discounted. This in accordance with national guidance on residential development in areas at risk of flooding. Where only a small proportion of the site is affected by flood risk the site will be considered on its merits and the developable area of the site may be adjusted to ensure the assessment of the site (and potential site yield) takes account of areas to be avoided due to flood risk.

Ground Conditions/Contamination

Some sites, particularly some brownfield sites, can have contamination issues or potential contamination concerns. In most cases this can be addressed although it can add cost to the development. This type of constraint with be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.

Heritage Conservation

Sites that are within Conservation Areas will need to consider the impact to the Conservation Area and this may decrease the potential number of homes that can be provided or add cost to the development. Where appropriate this will be considered on a site by site basis, but the presence of a Conservation Area is unlikely to make a site unsuitable.

Sites that have the potential to impact on a listed building (the listed building itself or its setting) will be considered on merit. Opportunities for enabling development (i.e. development that can allow much needed investment into the fabric/structure of a listed building to secure it for the future) will be considered on merit.



Infrastructure

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

Landscape

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

Mineral Safeguarding

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

Nature Conservation

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

Tree Preservation Orders (TPOs)

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



Urban Area Boundaries

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

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

- 4.19 In assessing site suitability, the Council have considered the emerging plan, in particular the 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 Assessment⁵ 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

⁵ 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 Report⁶. 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.

⁶ http://www.fareham.gov.uk/planning/local_plan/amp.aspx



5. Developable Housing Sites

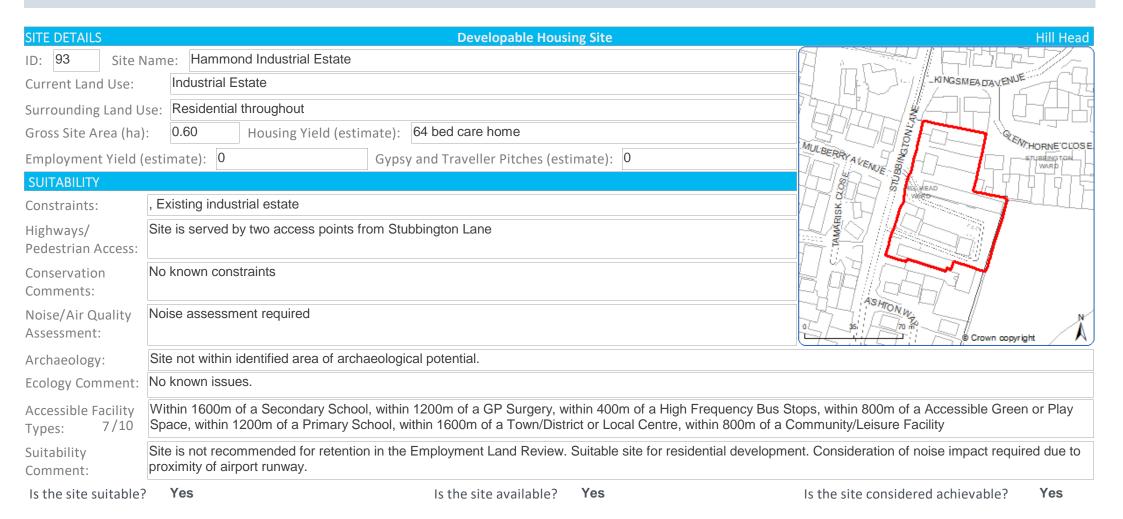
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93	Hammond Industrial Estate	0.60	Hill Head	20
203	3 - 33 West Street, Portchester	0.25	Portchester East	21
211	Fareham Station East	1.58	Fareham North	22
212	Fareham Station West	1.05	Fareham North	23
1002	Land at corner of Station Road and A27, Portchester	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

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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

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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, Burridge	0.92	Sarisbury	68
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 Lockswood 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 Lockswood Road, Warsash	0.31	Warsash	88

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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

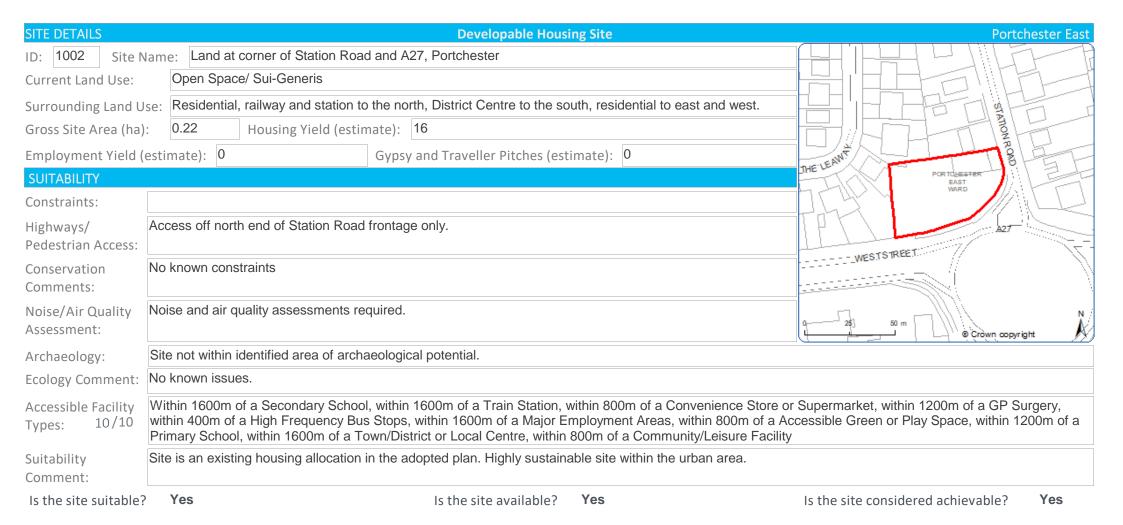
5. Developable Housing Site Assessments



SITE DETAILS	Developable Housing Site	Portchester East
ID: 203 Site N	ame: 3 - 33 West Street, Portchester	THE LEAWAY.
Current Land Use:	Mix of A-Class	
Surrounding Land U	Purpose-built district shopping centre - shops, supermarket, library, residential units above shops are community facilities	
Gross Site Area (ha)	: 0.25 Housing Yield (estimate): 26	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORMANIESTER
SUITABILITY		
Constraints:	Flood Zone 2, Flood Zone 3, Multiple potentially contaminative uses on site.	
Highways/	No access from A27. Retain existing access adjacent to Library.	-WESTSTREET
Pedestrian Access:		
Conservation Comments:	No known constraints	
Noise/Air Quality	Noise and air quality assessments required.	10 Crown copyright
Assessment:		
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 S within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure I	of a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard to noise and air quality, flood zones.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

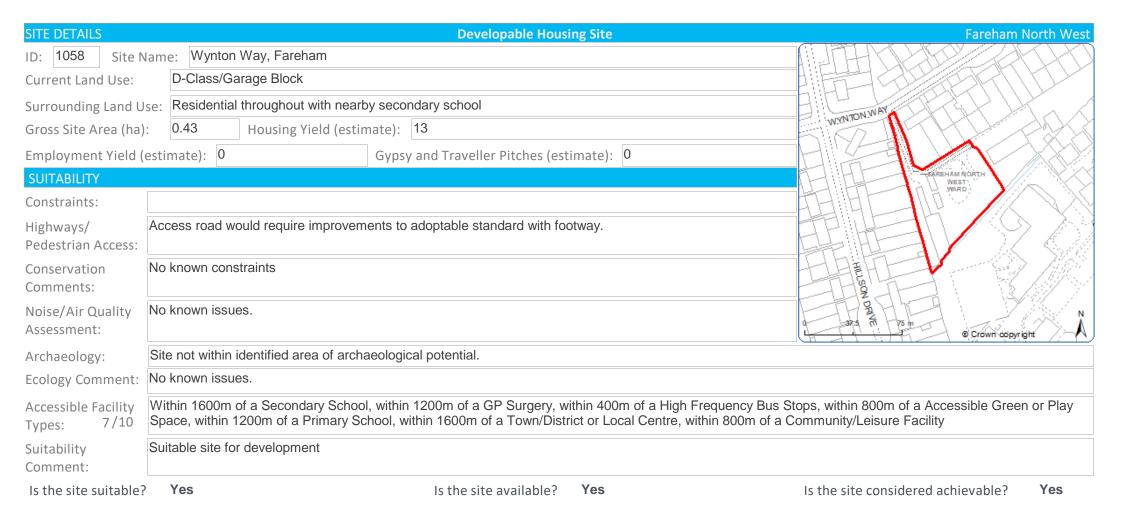
SITE DETAILS	Developable Housing Site	Fareham North	
ID: 211 Site Na	me: Fareham Station East		
Current Land Use:	Mixed Use	N'CLOSE THE DIVE	
Surrounding Land Us	Public transport hub and interchange, low-key industrial and service industries, fire station, some residential		
Gross Site Area (ha):	1.58 Housing Yield (estimate): 120		
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM NORTH	
SUITABILITY		PAREH ANA NORTH WINAD	
Constraints:	Ainerals Safeguarded Site, Multiple commercial and industrial uses on site including railways		
Highways/ Pedestrian Access:	Create new north arm to roundabout to serve station and development.		
Conservation Comments:	No known constraints	ASSESSMENT AND THE AVENUE	
Noise/Air Quality Assessment:	loise and air quality assessments required.	0 50 MARP 100 m	
Archaeology:	Site not within identified area of archaeological potential.		
Ecology Comment:	and is of low ecological value. Buildings to be assessed for bats. Biodiversity enhancement opportunities	exist.	
Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Relocation of existing fire station or incorporation into a redevelopment required. Impact of noise and air qu	uality to be considered	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	

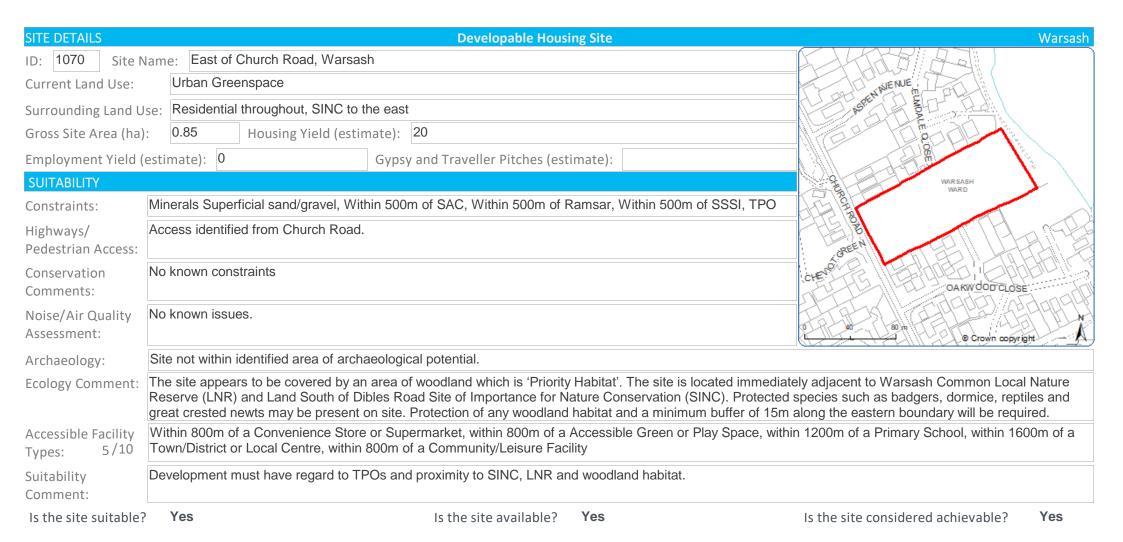
SITE DETAILS		Developable Housing Site	Fareham North
ID: 212 Site N	Name: Fareham Station West		
Current Land Use:	B8 Use Class		
Surrounding Land U	Jse: Industrial and service indu	ustries, car garage and residential to the west, train station to the east.	
Gross Site Area (ha)): 1.05 Housing Yiel	d (estimate): 94	
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	Appen Market
SUITABILITY			
Constraints:	Flood Zone 2, Minerals Safeg railways	uarded Site, TPO, Multiple commercial and industrial uses on site including	
Highways/ Pedestrian Access:	Station access road considered to be unsuitable for scale of development. Upgrade works required.		
Conservation Comments:	No known constraints		DET THEAVENUE.
Noise/Air Quality Assessment:	Noise and air quality assessm	nents required.	0 19 m yukin © Crown copyright
Archaeology:	Site not within identified area	of archaeological potential.	
Ecology Comment:	Land is of low ecological value	e. The wooded strip outside the boundary to be retained and protected through	the inclusion of a green buffer.
Accessible Facility Types: 9/10	Bus Stops, within 1600m of a	School, within 1600m of a Train Station, within 800m of a Convenience Store Major Employment Areas, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility	
Suitability Comment:		will have to be investigated further. Development would need to have regard to ure safe access can be secured taking account of FZ2 on access point. Existi	
Is the site suitable?	? Yes	Is the site available? Yes	Is the site considered achievable? Yes

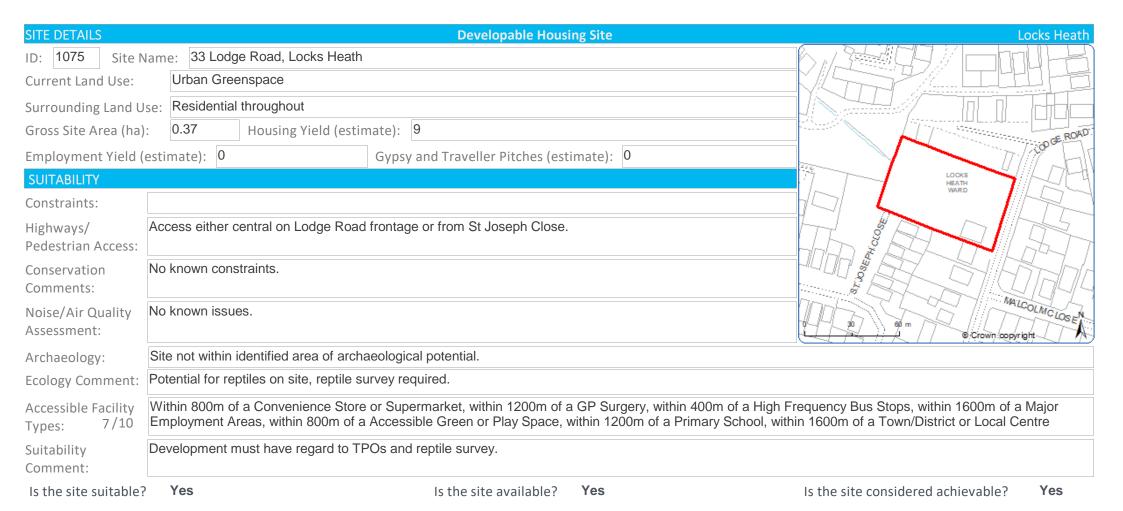


SITE DETAILS **Developable Housing Site** Locks Heat Site Name: Heath Road, Locks Heath 1007 Woodland Current Land Use: Surrounding Land Use: Residential throughout with Locks Heath District Centre to the north. CENTRE WAY 2.43 Gross Site Area (ha): Housing Yield (estimate): 70 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY TPO Constraints: Primary access off Heath Road. Possible secondary access from Centre Way. Only pedestrian/cyclist Highways/ connectivity across site. Pedestrian Access: No known constraints. Conservation Comments: Noise assessment required as potential for disturbance from deliveries to the Locks Heath Centre. Noise/Air Quality Assessment: Crown copyright Site not within identified area of archaeological potential. Archaeology: Site comprises secondary broadleaved woodland with scattered mature trees, dense scrub and open grassland. Significant vegetation clearance of the **Ecology Comment:** understorey within much of the northern and western parts of the site has previously taken place. Loss of woodland should be compensated through the provision of funds, used for woodland improvement in the locality (e.g. Lock's Wood SINC). A small population of slow worms present on site - on-site receptor area should be provided. Presence of foraging bats on site - sensitive lighting strategy and tree/shrub planting required. 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility Planning Committee have resolved to grant permission (P/17/1366/OA). Development would need to have regard to TPOs on site. Potential of noise from Locks Suitability Heath Centre should be considered. Comment: Yes Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?

SITE DETAILS		Developable Housing Site	Fareham North West			
ID: 1056 Site N	lame: Hampshire Ros	e, Fareham				
Current Land Use:	Vacant					
Surrounding Land U	ounding Land Use: Residential north and north-west and mixed shopping area with doctors and dentists east and south.					
Gross Site Area (ha)	: 0.23 Housi	ng Yield (estimate): 17				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY			FARSHAM NORTH			
Constraints:						
Highways/ Pedestrian Access:	Access from Fareham Park Road only, located clear of Highlands road junction, bus stops and on-street parking.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No known issues.		0 30 80 m © Crown copyright			
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Slow Worm populations	s present on site. Foraging and commuting Bats recorded on site				
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 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:		Slow Worm populations required. Possible enhancements for bat populations could application- P/17/0956/FP.	be explored on this site, such as bat boxes. Site is			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes			

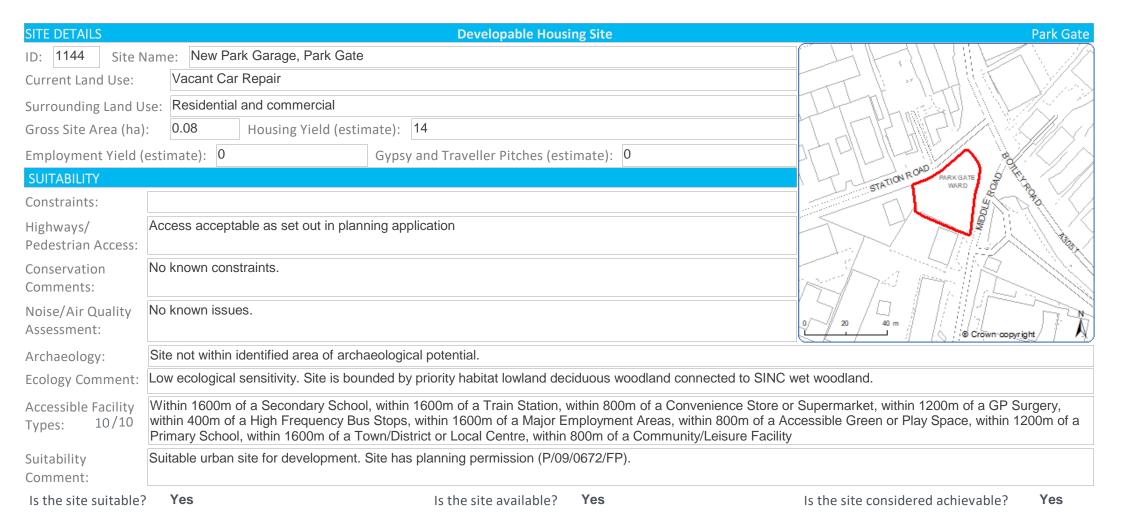






SITE DETAILS		Developable Housing Site	Fareham East
ID: 1076 Site N	Name: 335-357 Gosport Road	, Fareham	
Current Land Use:	Vacant		
Surrounding Land U	se: Retail and industrial park,	public house and residential	
Gross Site Area (ha)	: 0.22 Housing Yiel	d (estimate): 8	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	FAREMAM
SUITABILITY			MARD NORD
Constraints:	Within 500m of SPA, Within 5	00m of Ramsar, Within 500m of SSSI	FAREHAM SOUTH
Highways/ Pedestrian Access:	WARD \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		FAREH INN SOUTH WARD
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise and air quality assessm	ents required.	0 25 50 m
Archaeology:	Site not within identified area	of archaeological potential.	
Ecology Comment:	residential and industrial units	d by bare ground, grassland and scrub. Whilst the site is quite of recreational pressure is likely to be the only impact on the desitate mitigation and enhancement strategy.	close to the Solent SPAs, due to its location surrounded by ignated sites. Any future application to be supported by Phase I & II
Accessible Facility Types: 7/10			Stops, within 1600m of a Major Employment Areas, within 800m of /n/District or Local Centre, within 800m of a Community/Leisure
Suitability Comment:	Development must have rega	rd to noise and air quality impact.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Hill Head	
ID: 1078 Site N	ame: Stubbington Lane, Hill Head	SEAMEAD_	
Current Land Use:	Paddock		
Surrounding Land U	Residential to north and south, woodland to west and Daedalus to the east		
Gross Site Area (ha)	0.39 Housing Yield (estimate): 11		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	78	
SUITABILITY		HILL HEAD WARD	
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI		
Highways/ Pedestrian Access:	Access to Stubbington Lane at northern point of site, would require relocation of bus stop.	STUBBINGTO	
Conservation Comments:	No known constraints	SERIANE	
	This site is near the end of the main runway at Solent Airport meaning there is potential for noise impacts noise assessment should be carried out.	. A 30 60 m © Crown oppyright	
Archaeology:	Site not within identified area of archaeological potential.		
	There are records of slow worms and common lizards to the north of the site, with badgers known to be in the area. A number of ponds are present within 500m of the site and therefore the presence of Great Crested Newts is likely. The site appears to be an improved grass field with a hedgerow/line of trees along the southern boundary. An appropriate mitigation and enhancement strategy would be required with the southern hedgerow/treeline should be retained and enhanced where possible.		
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Suitable site for development provided mitigation of protected species is provided and consideration of noise impact due to proximity of airport runway.		
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	



SITE DETAILS	Developable Housing Site, Developable Employment Site	Sarisbury	
ID: 1168 Site N	lame: Land at Rookery Avenue		
Current Land Use:	Vacant Nursery/Residential		
Surrounding Land U	Se: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development		
Gross Site Area (ha)	: 2.29 Housing Yield (estimate): 32	ROOKER AVENUE STEEN POARS THE NINE WARD	
Employment Yield (estimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0	SOUTH THE WARD WARD	
SUITABILITY			
Constraints:	Agricultural Land Grade 3c, SINC, Countryside		
Highways/ Pedestrian Access:	Suitable access achievable from Rookery Avenue.		
Conservation Comments:	No known constraints.	PRENCATE NOT	
Noise/Air Quality Assessment:	Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include measures to prevent the worsening of air quality in the area. Commercial development may be preferential.	© Crown copyright	
Archaeology:	Site not within identified area of archaeological potential.		
Ecology Comment:	Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC.		
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Development must have regard to SINC; The site is subject to noise issues, an impact assessment and mitigate small-scale employment development in accordance with emerging development strategy (DS1).	ation measures would be required. Suitable for new	

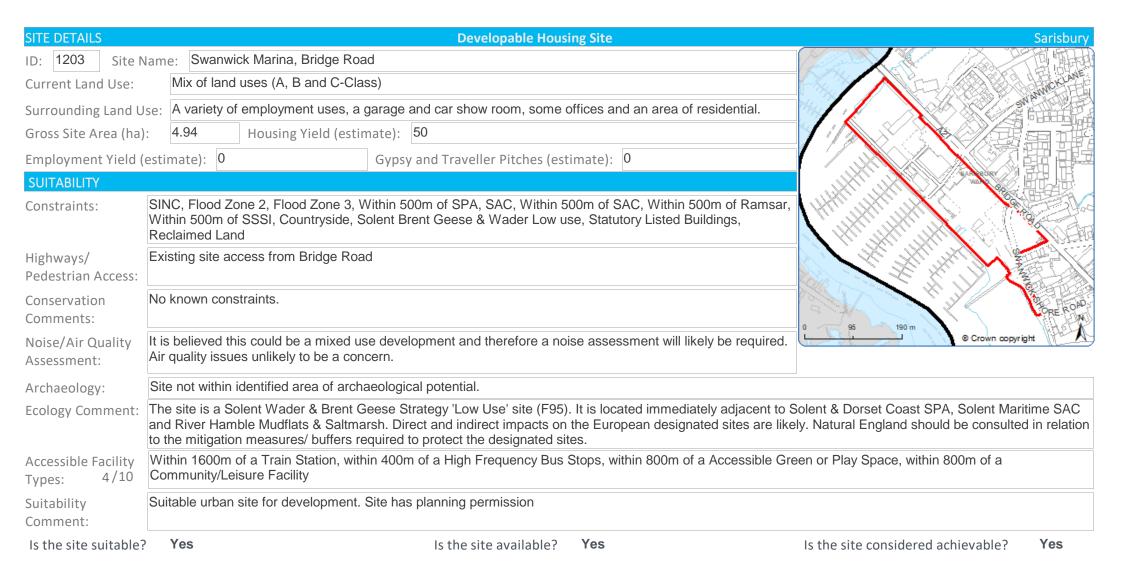
Yes

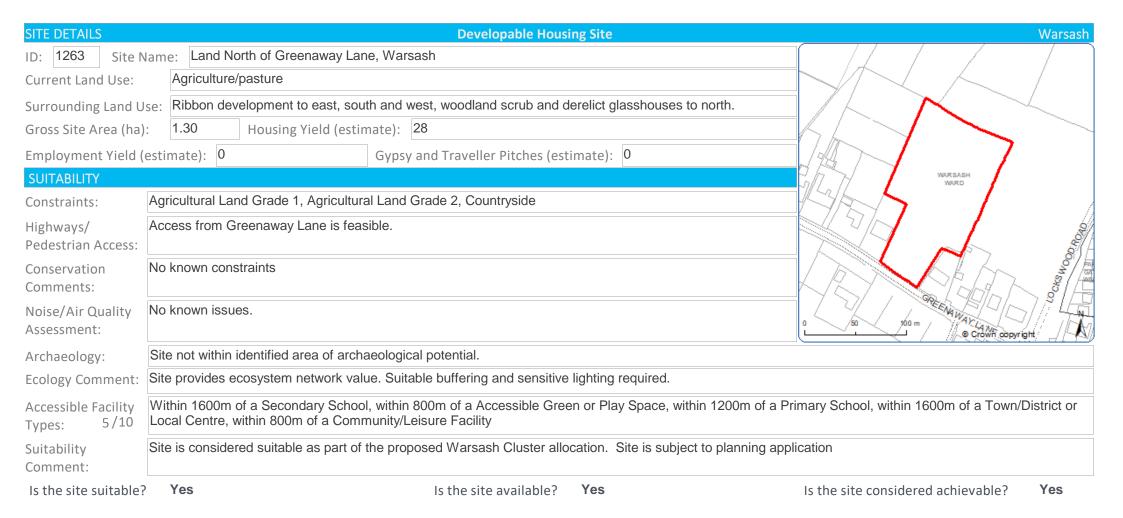
Is the site considered achievable?

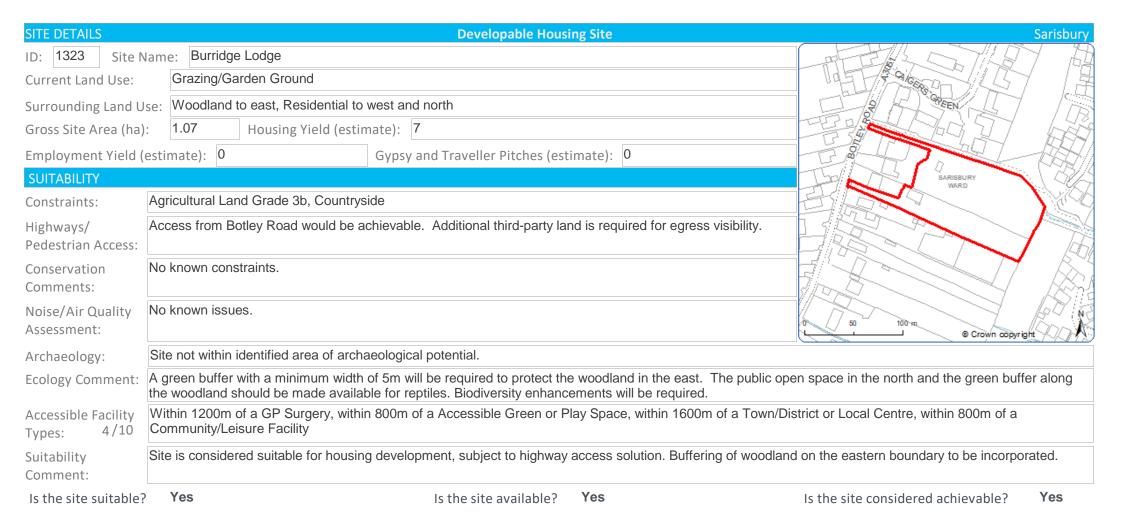
Yes

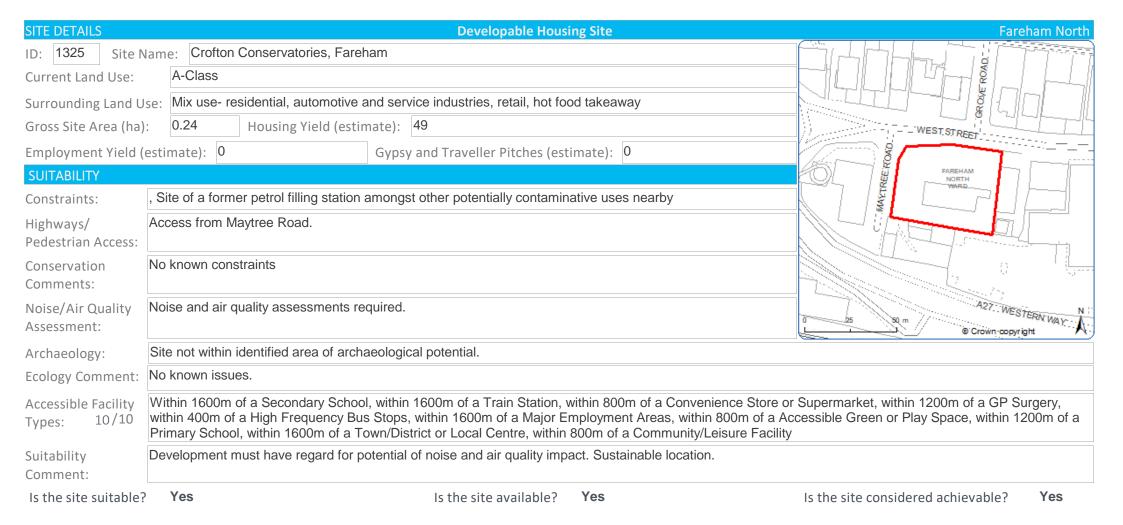
Is the site available?

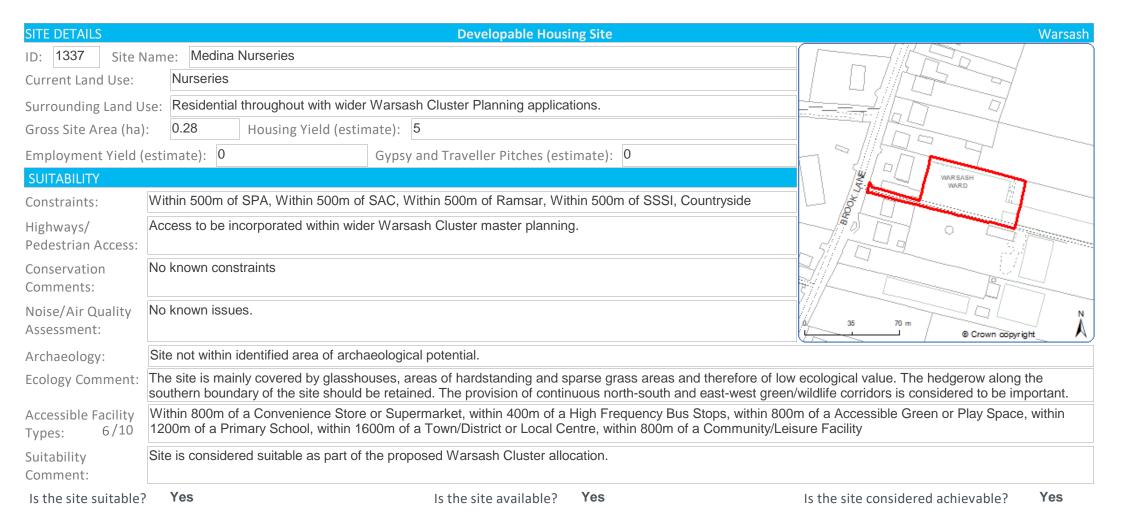
Is the site suitable? Yes







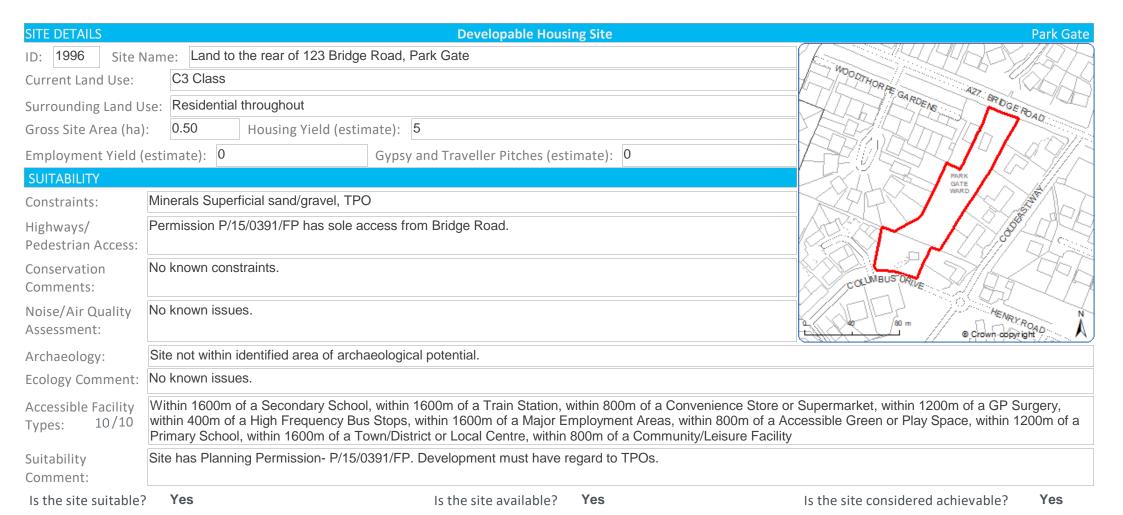


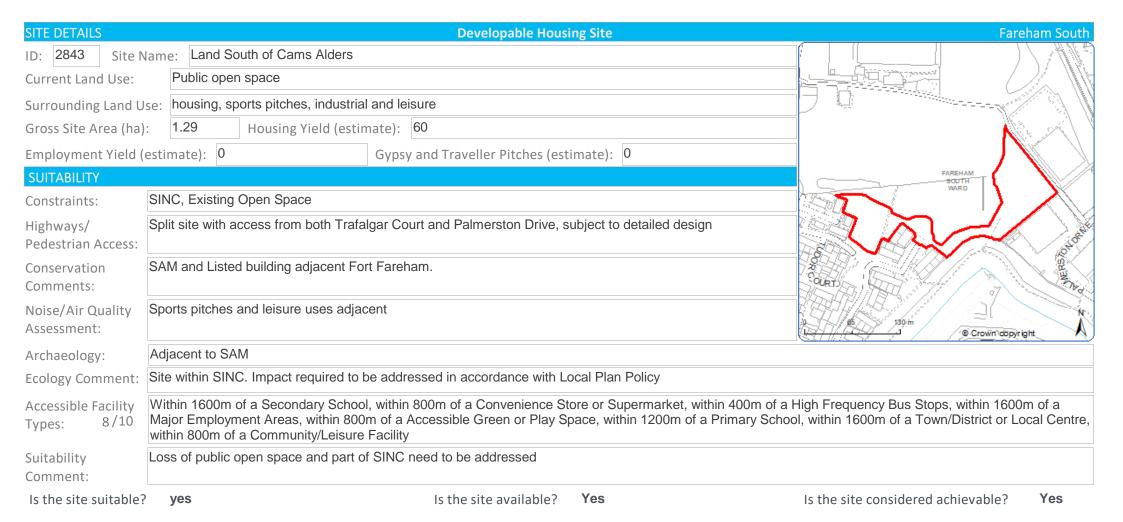


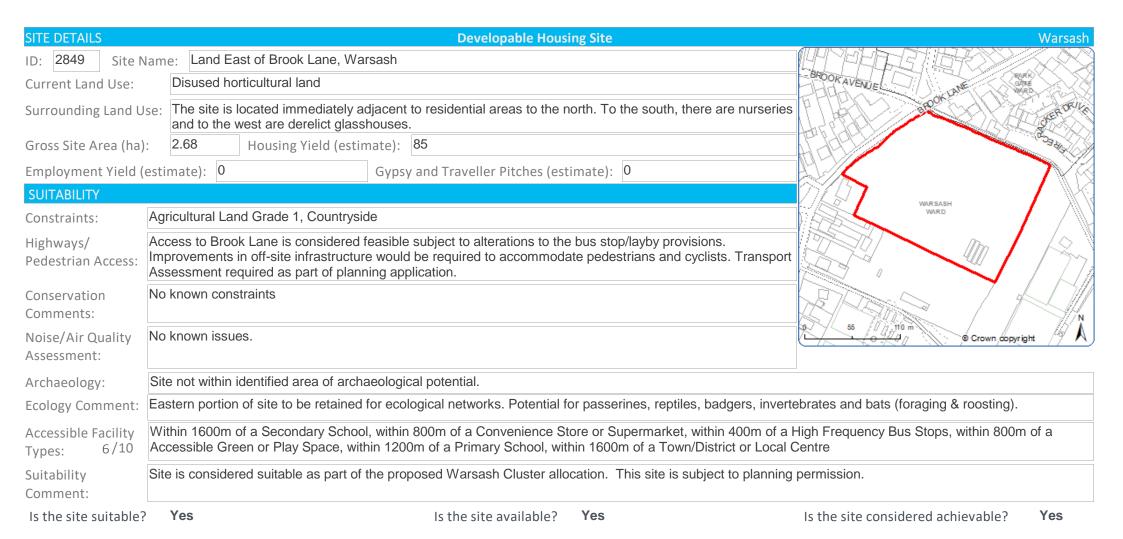
SITE DETAILS **Developable Housing Site** Stubbington ID: 1342 The Grange, Oakcroft Lane, Stubbington Site Name: Scrub Current Land Use: Residential to the south, Crofton cemetery to east, agricultural land to west and north. Surrounding Land Use: -OAKOROF TEANS TITCHFIELD 1.72 Housing Yield (estimate): 16 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of Constraints: SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside STUBBINGTO WARD Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Highways/ Oakcroft Lane should be considered. Pedestrian Access: No known constraints Conservation Comments: No issues Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with **Ecology Comment:** rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites. Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: 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 Suitability 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 Comment: character of the listed building. Yes Yes Yes Is the site available? Is the site considered achievable? Is the site suitable?

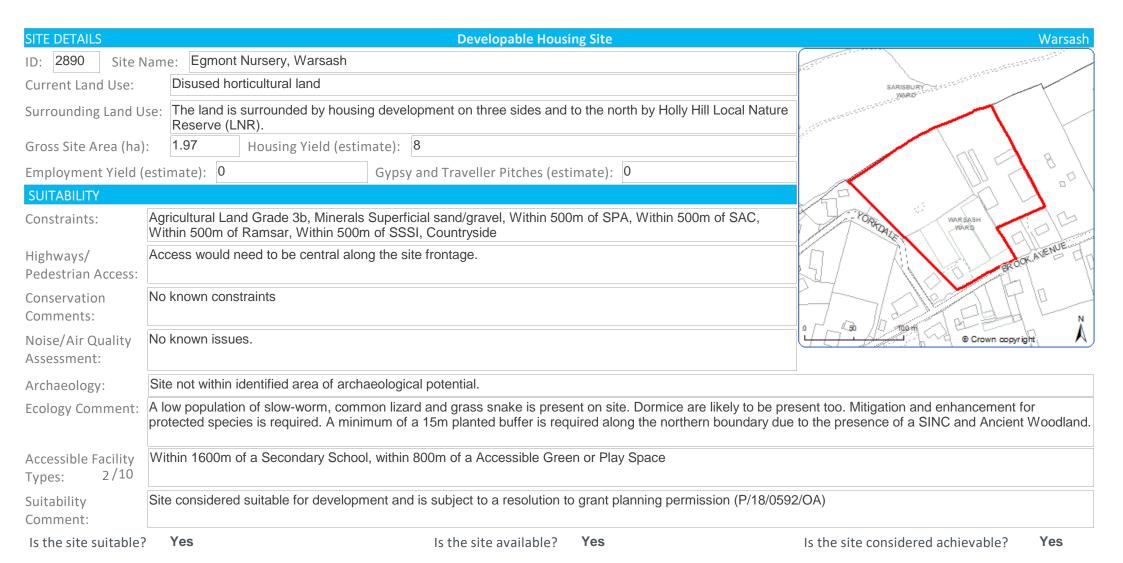
SITE DETAILS **Developable Housing Site** Park Gate Site Name: Beacon Bottom West, Park Gate 1360 Grassland Current Land Use: Residential to the east and south along Beacon Bottom and woodland to the north and west. Surrounding Land Use: 1.24 Housing Yield (estimate): 29 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** PARKIGATE Countryside, TPO Constraints: It is considered that development of this site would be acceptable subject to adequate visibility splays being Highways/ achieved at the site access. Several trees may need to be accommodated clear of these splays. Capacity of Pedestrian Access: Beacon Bottom junction with Botley Road would need to be investigated. BEACON BOTTON Conservation No known constraints. Comments: No known issues. Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential. Archaeology: The site appears to be a private garden, mainly laid to lawn with woodland forming the northern, eastern and western boundaries of the site. The western, **Ecology Comment:** northern and eastern boundary features to be retained and protected by a suitable green buffer. There are records of reptiles nearby, with any scrub/hedgerow/woodland on site potentially suitable for dormice as they are connected to larger areas of woodland. 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 Accessible Facility 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 8/10 Types: Community/Leisure Facility Buffering of northern and eastern margins. Access to avoid sensitive areas adjacent to site. Development must have regard to TPOs and junction with Botley Suitability Road. Comment: Yes Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?

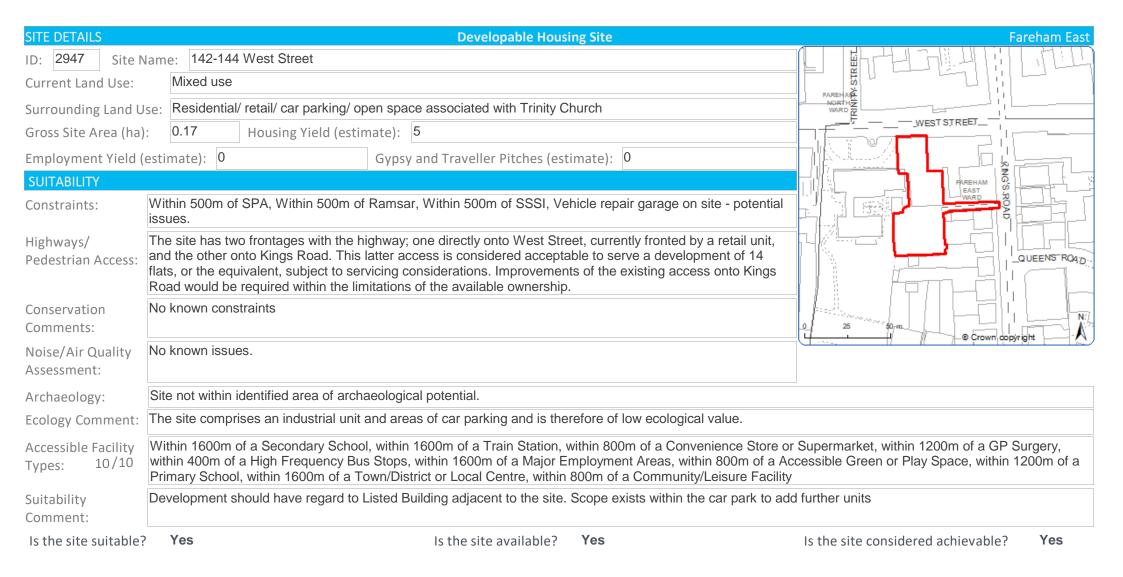
SITE DETAILS		Developable Housi	ng Site	Fareham East	
ID: 1425 Site Na	ame: Market Quay, Fareham				
Current Land Use:	Car Park and Police Station			WEST.STRET	
Surrounding Land Us	Se: Commercial shopping and retail core forming the town centre. Road network to south.				
Gross Site Area (ha):	: 1.48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

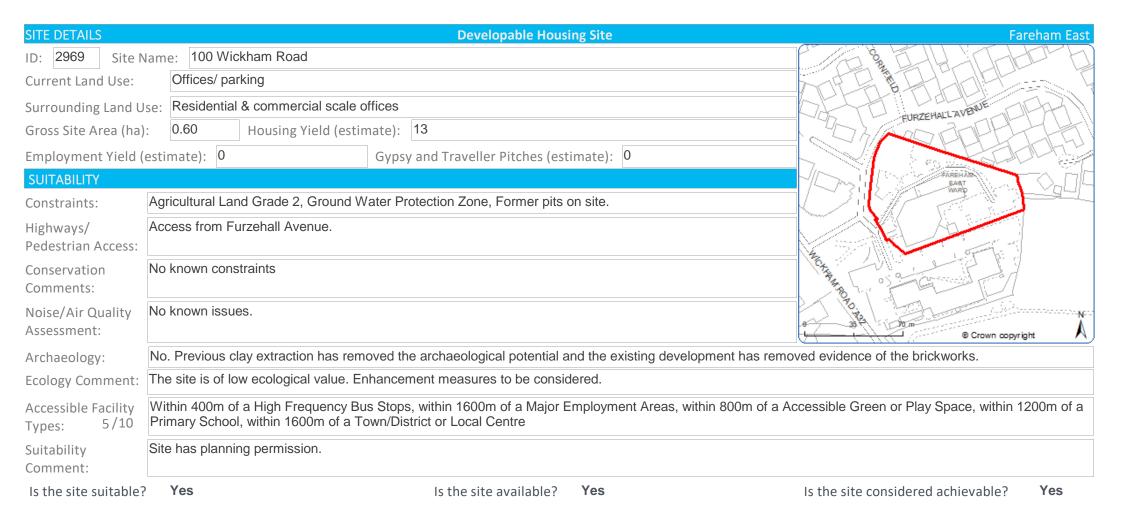


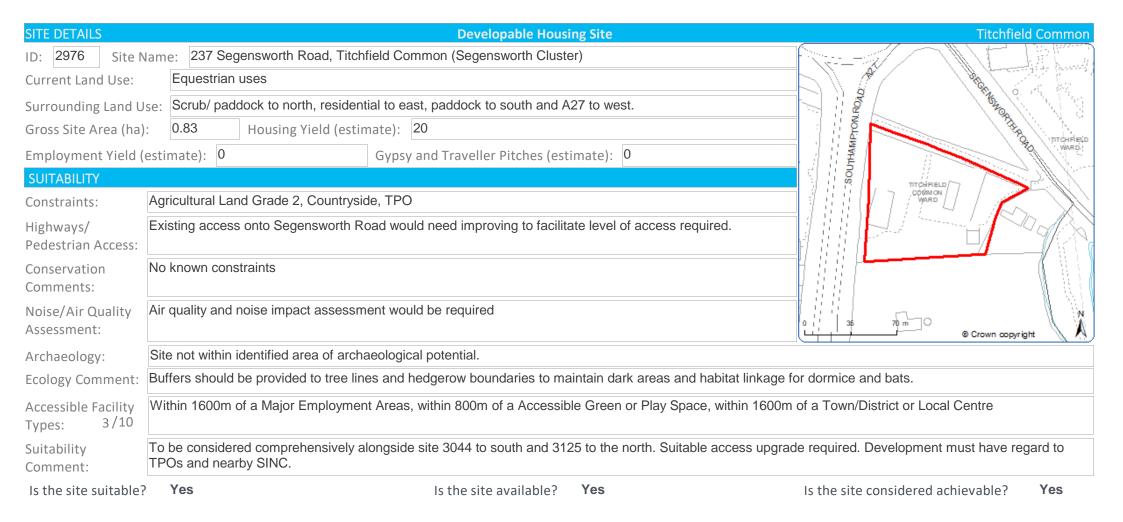


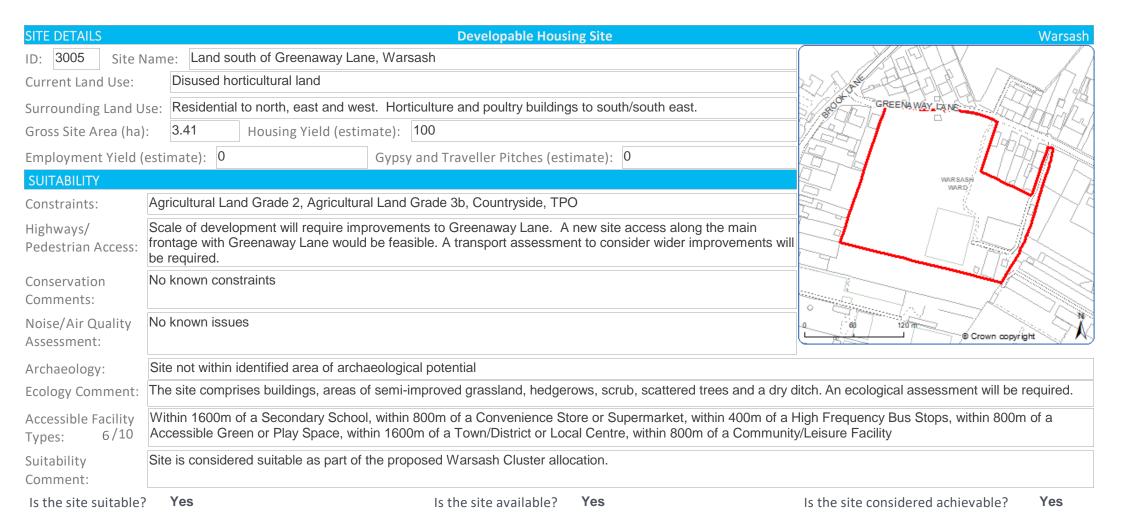












SITE DETAILS **Developable Housing Site** Portchester West, Portchester Eas 3014 Cranleigh Road, Portchester Site Name: QUINTRECLAVENUE Grassland with mature hedgerows Current Land Use: Residential properties and the A27 to the north. Residential properties and Wicor Primary School Surrounding Land Use: immediately adjacent to the site in the east. Open fields and coastal plain to the west and south-west 5.56 Housing Yield (estimate): 120 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): **SUITABILITY** Agricultural Land Grade 1, Agricultural Land Grade 2, Within 500m of SPA, Within 500m of Ramsar, Within Constraints: 500m of SSSI, Countryside Access to the site can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes Highways/ and refuse vehicle turning facilities. See planning application P/15/0260/OA. Pedestrian Access: No known constraints Conservation Comments: No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site comprises semi-improved grassland with dense hedgerow forming western boundary. **Ecology Comment:** 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility Provision of buffers to boundaries to align with provision of onsite green space. Retention of central hedgerow within masterplan. Site will need to create a Suitability distinctive character and high quality setting that reflects the local landscape context. Comment:

Yes

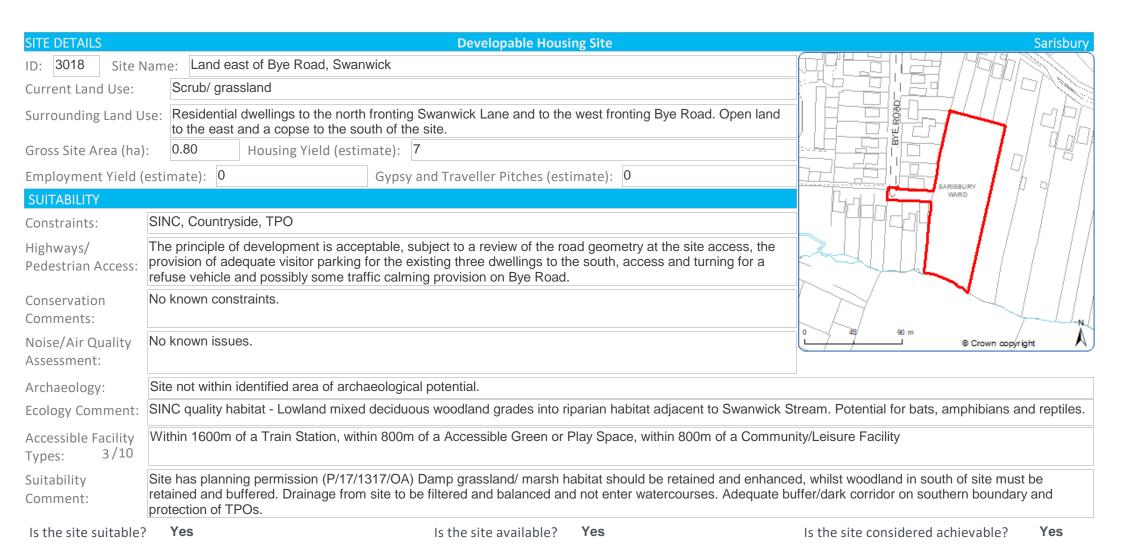
Is the site available?

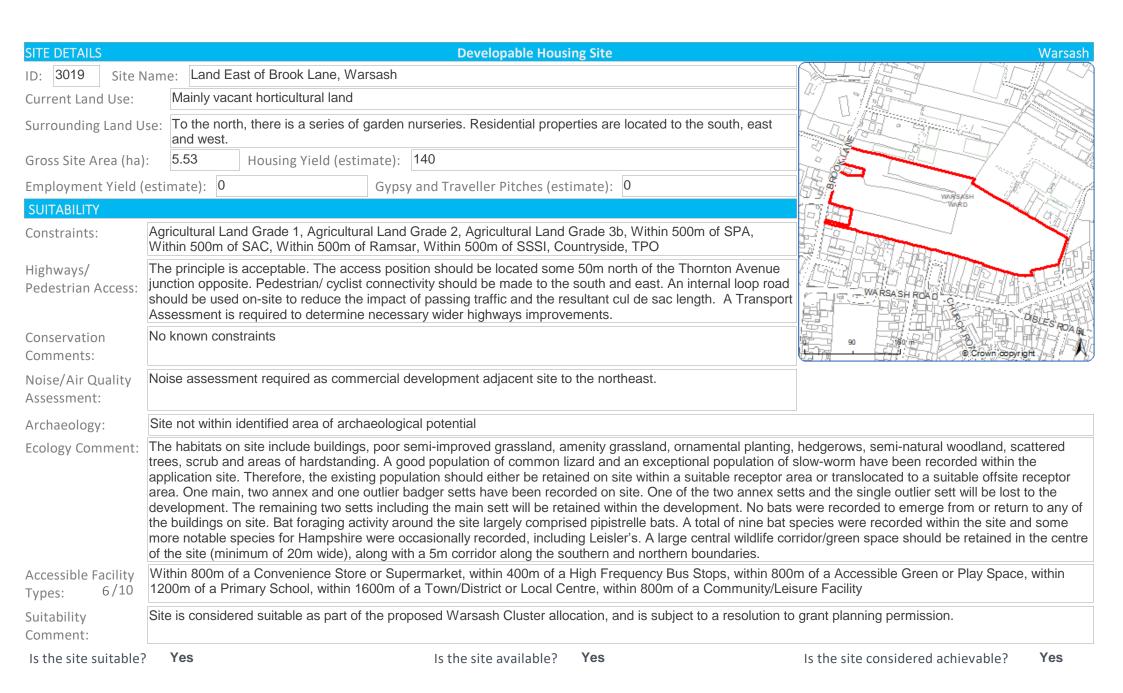
Is the site suitable?

Yes

Yes

Is the site considered achievable?





SITE DETAILS	Developable Housing Site	Titchfield Commor		
ID: 3020 Site Nar				
Current Land Use:	Part residential, part caravan park, part grassland.	South Marine Tourist Control of the		
Surrounding Land Use:	Retail to west, residential south and east, garden centre to the north.			
Gross Site Area (ha):	1.06 Housing Yield (estimate): 49			
Employment Yield (est	timate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		TO HRIELD TITCHRIELD WARD		
Constraints: Ag	gricultural Land Grade 2, Countryside, TPO			
Pedestrian Access: acc	he principle of development is acceptable although it will be necessary to carefully locate a left-in, left-out coess clear of the Hambrooks access to the north. A Transport Assessment will be required, particularly overing the distribution and impact of traffic leaving the site on the road network leading back to Junction 9 of the M27. Good pedestrian and cyclist linkages are required.			
Conservation No Comments:	o known constraints			
	ite is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality ssessments would be required.	© Crown copyright		
Archaeology: S	ite not within identified area of archaeological potential			
ar al re	The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hardstanding, managed hedgerows, scattered trees, and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern boundary of the site. A minimum of 15m green buffer along the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and enhancement of hedgerows/treelines on site is required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the area. There is potential for bats, amphibians, dormice and reptiles. The residential brick buildings on site have potential to support roosting bats.			
	Vithin 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m. Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local (
	ufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and enhormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. More			
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 U	Se: 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		PARMSATE			
Constraints:	Countryside				
Highways/ Pedestrian Access:	Satisfactory access junction with Botley Road can be achieved. Refuse vehicle access and turning would be required.	CEV ROAD			
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.	0 40 80 m ® Crown copyright			
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 conshould be carried out given the proximity of the railway line and public house.	nsider ecological potential. A noise assessment			

Is the site considered achievable?

Yes

Is the site available? Yes

Is the site suitable? Yes

SITE DETAILS **Developable Housing Site Portchester West** Site Name: Land East of Downend Road, Portchester 3030 FAREHAM EAST Current Land Use: Agricultural Railway line with residential on south side of railway, south-east - Portchester Crematorium, east -Surrounding Land Use: residential, north - M27, north west - former composting facility, west - hotel (C1) and gym (D2). 20.80 Housing Yield (estimate): 350 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 PORTCHESTER WEST **SUITABILITY** Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3b, Constraints: Minerals Safeguarded Site, Within 500m of SSSI, Countryside, Farm buildings and pits on site. It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist Highways/ improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. Pedestrian Access: No known constraints Conservation Comments: Noise assessment required. cont@:Crown.copvright Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The habitats on site include scrub, trees, grassland, arable fields, hedgerow and buildings. Higher levels of bat activity was recorded along the southern boundary **Ecology Comment:** and the north-westerns corner of the site. A number of rare bat species have been recorded on site, including Nathusius' Pipistrelle, Barbastelle and Greater Horseshoe. The site supports a low population of Common Lizard and a good population of Slow Worm. Chalk Pit SSSI is located immediately to the north-west of the site. Implementation of a sensitive lighting strategy and an Enhancement/Management Plan will be required. Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: Buffering of SSSI and Downend waste site required. Provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. Extent Suitability and location of the archaeology potential needs assessment. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

SITE DETAILS **Developable Housing Site** Portchester Ea Site Name: Moraunt Drive, Portchester 3032 Current Land Use: Open Space Surrounding Land Use: Residential north and east, open space south and west. Portsmouth Harbour SPA further south. 1.62 Housing Yield (estimate): 48 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): PORTCHESTER SUITABILITY EAST Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside Constraints: It is considered that the access route via Moraunt Drive would be satisfactory, subject to the resolution of Highways/ possible on-street parking issues. A secondary pedestrian/cyclist/emergency access could be created to Pedestrian Access: Seafield Road. Adequate refuse vehicle turning on site would be essential. No known constraints Conservation Comments: No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Mature scrub and woodland on-site may support a good population of protected species, including dormice. Potential for reptiles, especially slow worms and **Ecology Comment:** possibly grass snake and bats. The site is very close to a European site and therefore measures to protect the site from air quality impacts should be addressed. Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 800m of a Accessible Green Accessible Facility 7/10 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 Types: Mature scrub and woodland areas on site boundaries should be retained and buffered. Development must be sensitively located and integrated within existing Suitability small scale plots that are closely associated with existing development and are of low visual sensitivity. Development must have regard for any impacts on SPA. Comment: Site has resolution to grant planning permission.

Yes

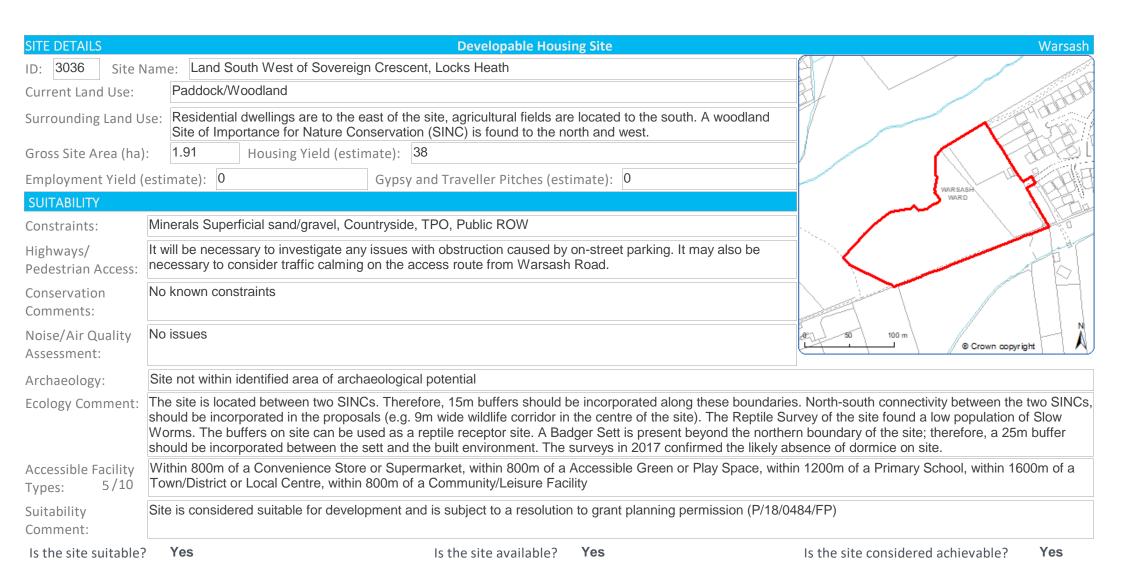
Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

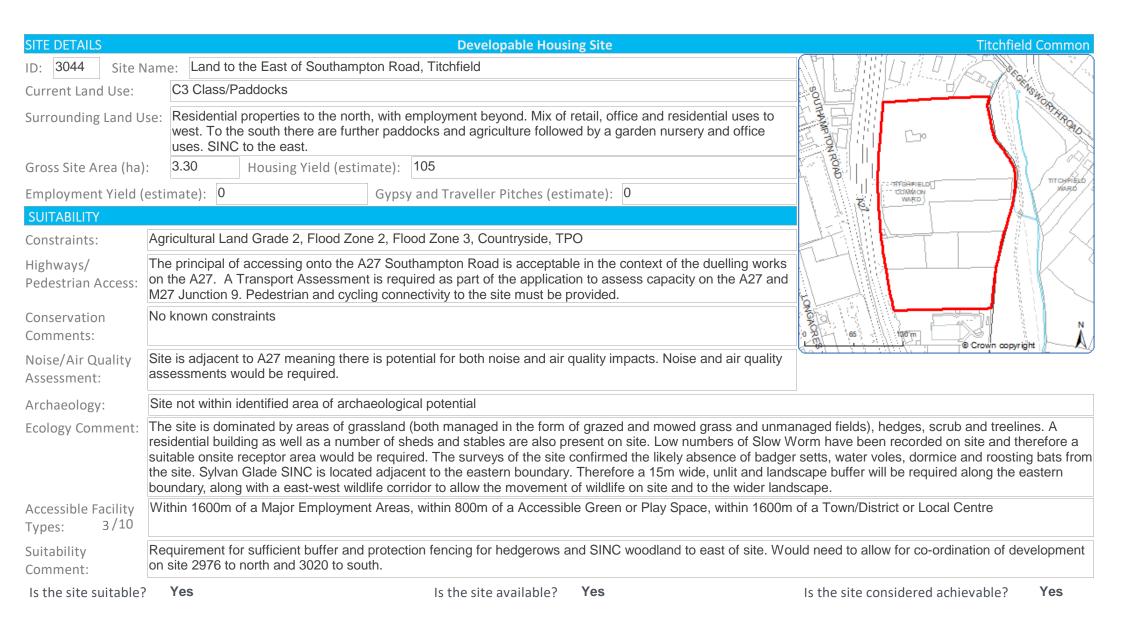


Yes

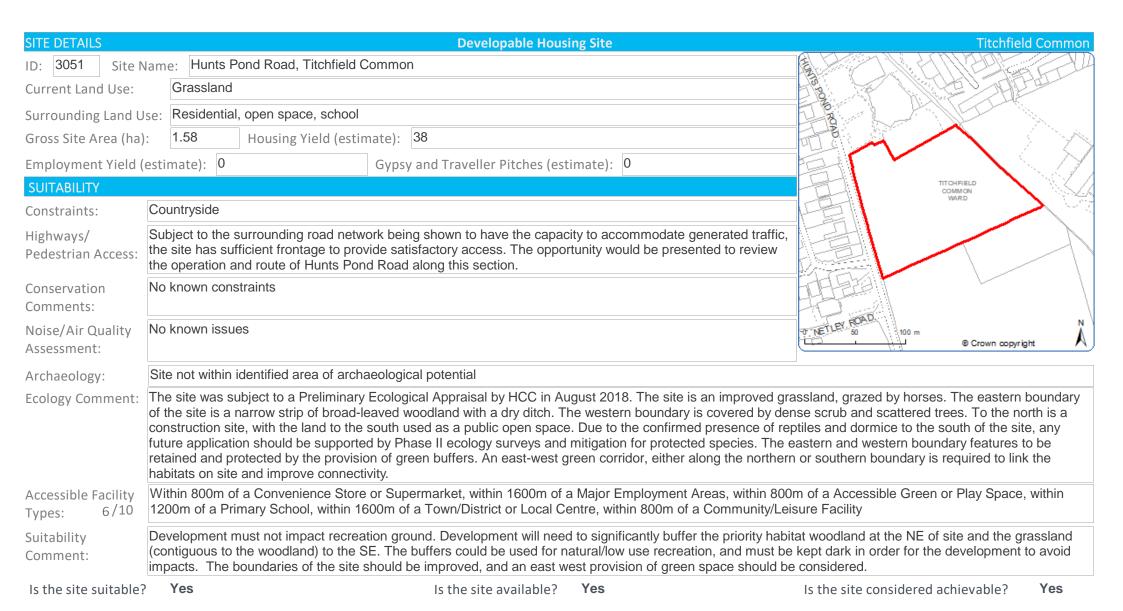
Is the site considered achievable?

Is the site available?

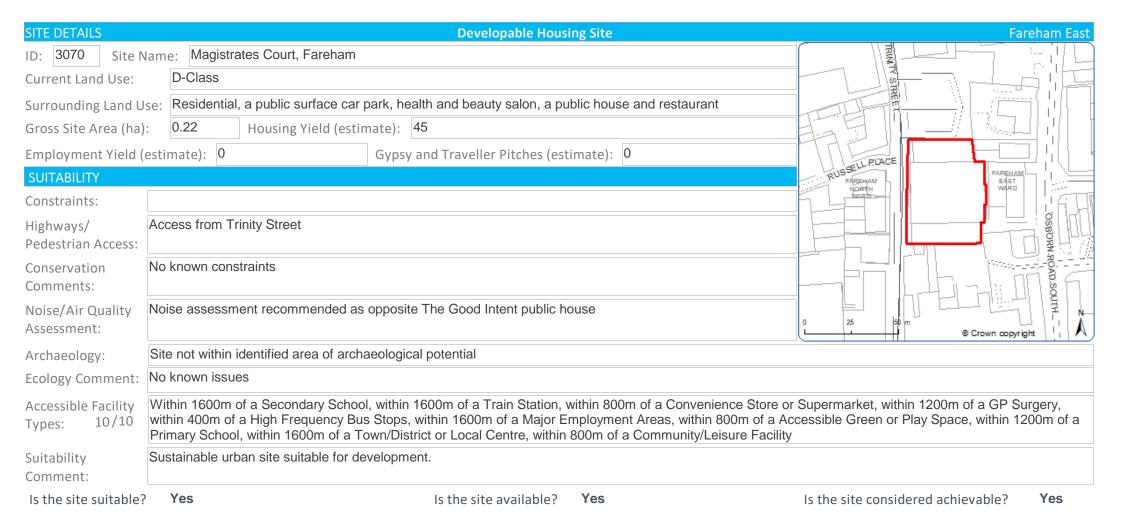
Is the site suitable?



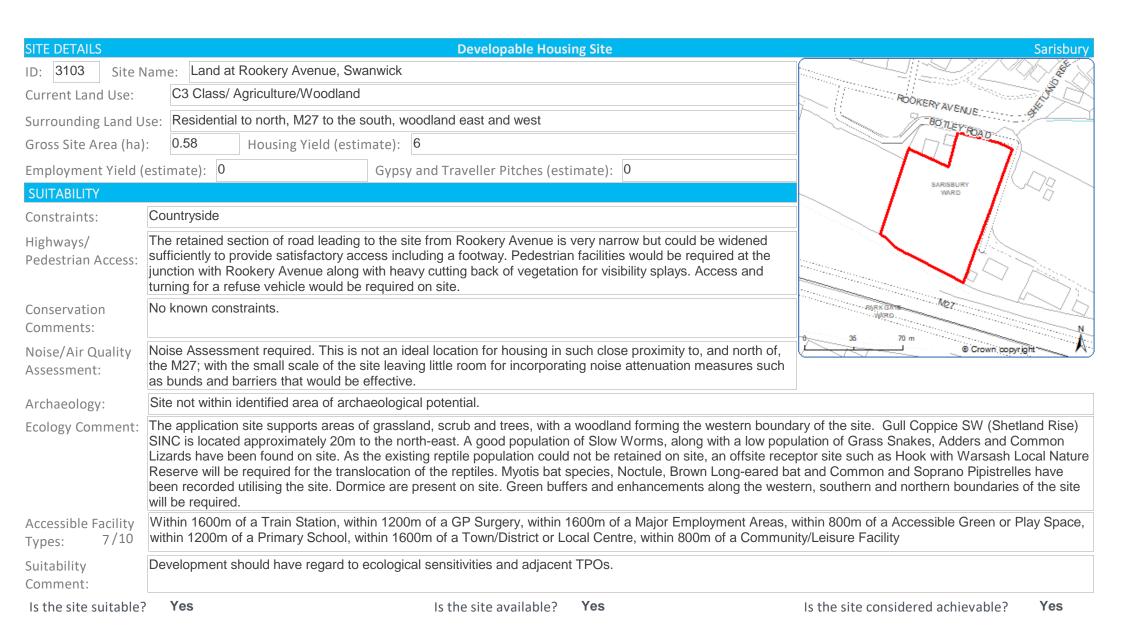
SITE DETAILS	Developable Housing Site	Warsash		
ID: 3046 Site N	ame: Land adjacent to 79 Greenaway Lane, Warsash	GREENAWAY LANGE		
Current Land Use:	Paddock			
Surrounding Land Us	e: Small scale housing development is located to the north, east and west. Industrial development is to the south.			
Gross Site Area (ha):	2.11 Housing Yield (estimate): 30			
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	WARSASH		
SUITABILITY		WARD		
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, TPO			
Highways/ Pedestrian Access:	Access to Greenaway Lane is feasible. A transport assessment to consider wider highways improvements will be required.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues	0 140 m © Crown copyright		
Archaeology:	Site not within identified area of archaeological potential			
	The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered trees. Along the northern and western boundaries is a hedgerow consisting of mature trees with good shrub and ground flora layers. An ecological assessment will be required.			
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to grant planning permission.			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		

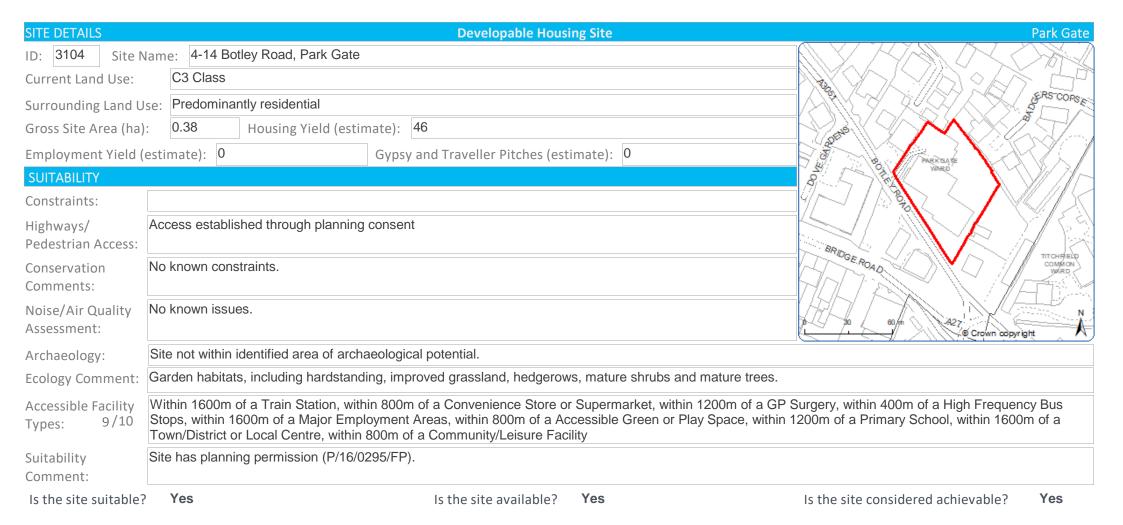


SITE DETAILS **Developable Housing Site** Warsash Site Name: Land South of Greenaway Lane, Warsash 3056 Predominantly horticultural uses, including derelict glasshouses Current Land Use: Vacant horticultural land and residential dwellings are to the north and south. Residential properties on Surrounding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



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





SITE DETAILS **Developable Housing Site Fareham North** ID: 3105 Funtley Road North, Funtley Site Name: Paddock Current Land Use: Surrounding Land Use: 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. 0.96 Housing Yield (estimate): 27 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 3, Minerals Brick Clay, Countryside Constraints: It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely Highways/ accommodate the likely impact of development traffic would need assessing further. Opportunity to provide Pedestrian Access: pedestrian and cyclist routes No known constraints Conservation Comments: 80 m No known issues Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** incorporating a sensitive lighting scheme. Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: 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 Suitability 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 Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

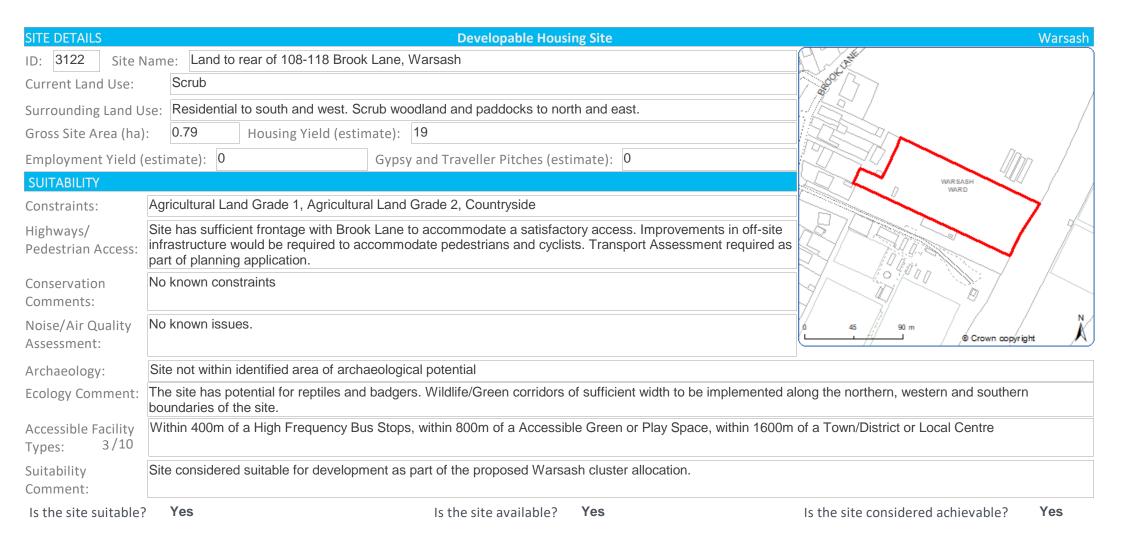
Yes

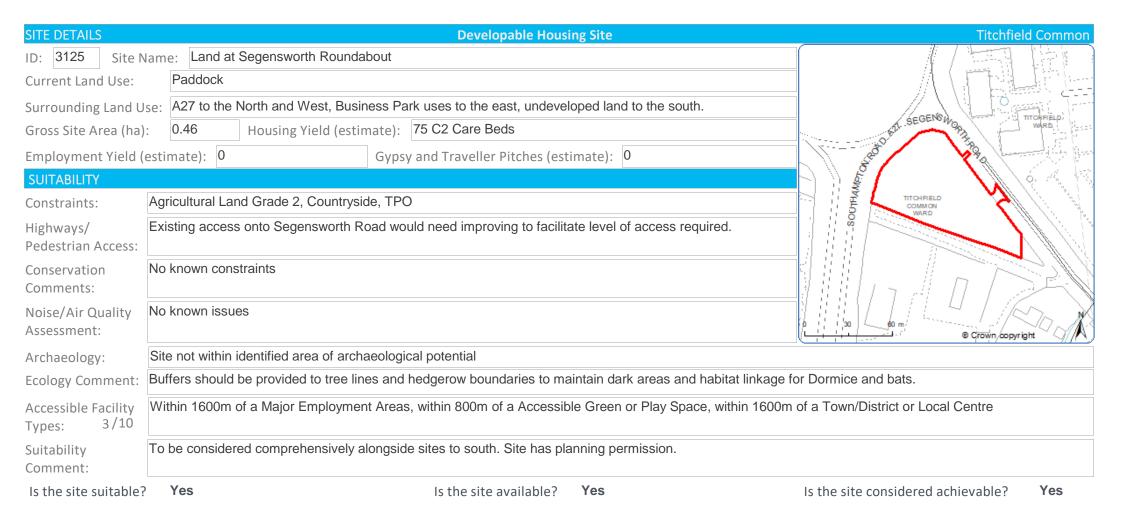
Is the site suitable?

SITE DETAILS **Developable Housing Site** Sarisbury ID: 3116 Cherry Tree Industrial Park, Burridge Site Name: B1-8 Class Current Land Use: Surrounding Land Use: Residential development to south and north, recreation ground to west, woodland to east with SINC to south-east 0.92 Housing Yield (estimate): 15 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Ancient Woodland, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Constraints: Countryside, TPO, Former Land Use Assessment required The site can be satisfactorily accessed from Botley Road with amendments. The site is fairly remote and thus Highways/ unsustainable in transport terms. The proposed layout must be consistent with the North Whiteley Pedestrian Access: development in sustainable transport terms. If a mix of residential and commercial uses were retained this would be a safety concern. No known constraints. Conservation @ Crown copyright Comments: Subject to entire industrial park being included for development (not just the portion within Fareham Borough). Noise/Air Quality Noise impact assessment required. Assessment: Site not within identified area of archaeological potential. Archaeology: No known issues. **Ecology Comment:** Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility Accessible Facility 2/10 Types: Area is of relatively low landscape sensitivity due to 'urban fringe' character. The main sensitivity lies in the need to protect the character and identity of Burridge Suitability and prevent its coalescence with Whiteley. As such, development must be of a scale and character appropriate to the locality and the distinctive character of the Comment: local settlement. Site therefore assessed at lower yield than promoted. Land contamination issues due to existing uses would need to be subject to a land and groundwater contamination assessment. Development must have regard to TPOs. Yes Is the site suitable? Is the site available? Is the site considered achievable?

SITE DETAILS **Developable Housing Site** Stubbington ID: 3120 The Grange, Oakcroft Lane, Stubbington Site Name: Scrub Current Land Use: TITCHFIELD Surrounding Land Use: Residential to the south, Crofton cemetery to east, agricultural land to west and north. OAKOROFTLANE 0.72 Housing Yield (estimate): 9 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of Constraints: SPA. Within 500m of Ramsar, Within 500m of SSSI, Countryside Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Highways/ Oakcroft Lane should be considered. Pedestrian Access: No known constraints Conservation Comments: No issues Noise/Air Quality © Crown coovright Assessment: Site not within identified area of archaeological potential Archaeology: The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries, common species associated with **Ecology Comment:** rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites. Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth Suitability in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Comment: Stubbington Bypass, and seeking opportunities in terms of community benefits. Yes Yes Is the site available? Yes Is the site considered achievable? Is the site suitable?

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





SITE DETAILS **Developable Housing Site** Warsas ID: 3126 North and South of Greenaway Lane, Warsash Site Name: Area mix of vegetation, scrub, woodland, agriculture and horticultural uses. Current Land Use: Surrounding Land Use: Residential and nurseries border the site. 33.42 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, Constraints: Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside, TPO, Public ROW, Large pit to the East of site, possibly infilled - potentia A highways solution is feasible through a master planning approach Highways/ Pedestrian Access: No known constraints Conservation Comments: Air quality (travel) assessment required. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: See individual sites but most of the sites support reptiles and badgers. Wildlife corridors of sufficient width are required along the boundaries of the individual **Ecology Comment:** sites to ensure sufficient foraging/commuting habitat is available to wildlife and connectivity in the local area is maintained. Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Accessible Facility Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: Site considered suitable for development as the proposed Warsash cluster. Comprises individual sites 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, Suitability 3162, 3164, 3189, 3191 Comment:

Yes

Is the site considered achievable?

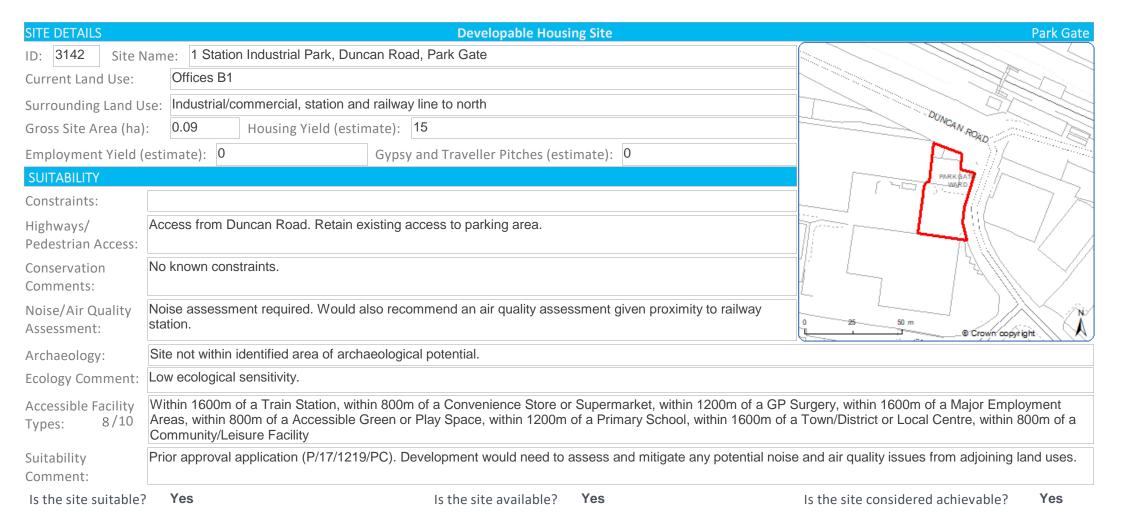
Yes

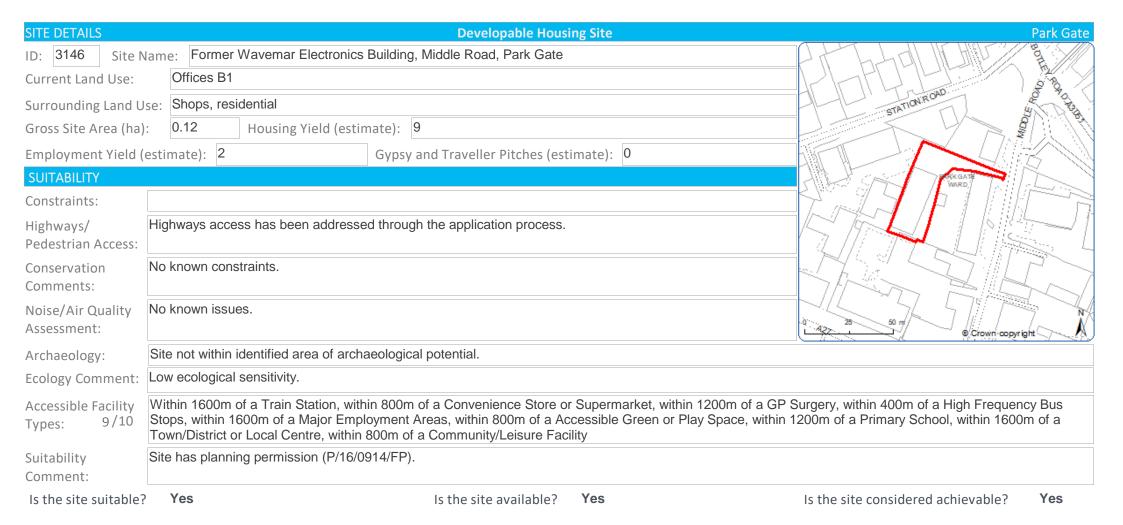
Is the site available?

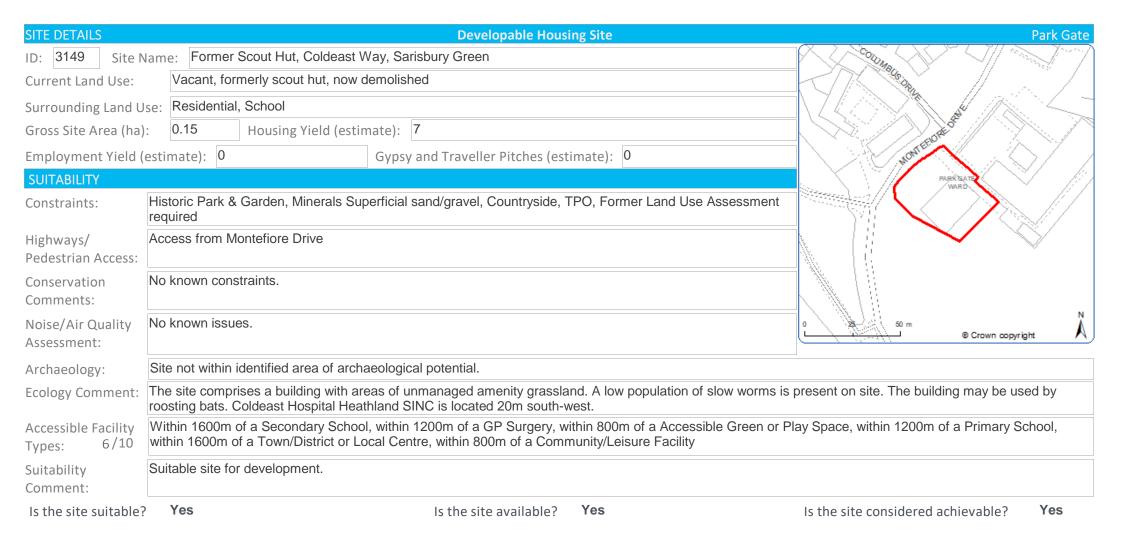
Is the site suitable?

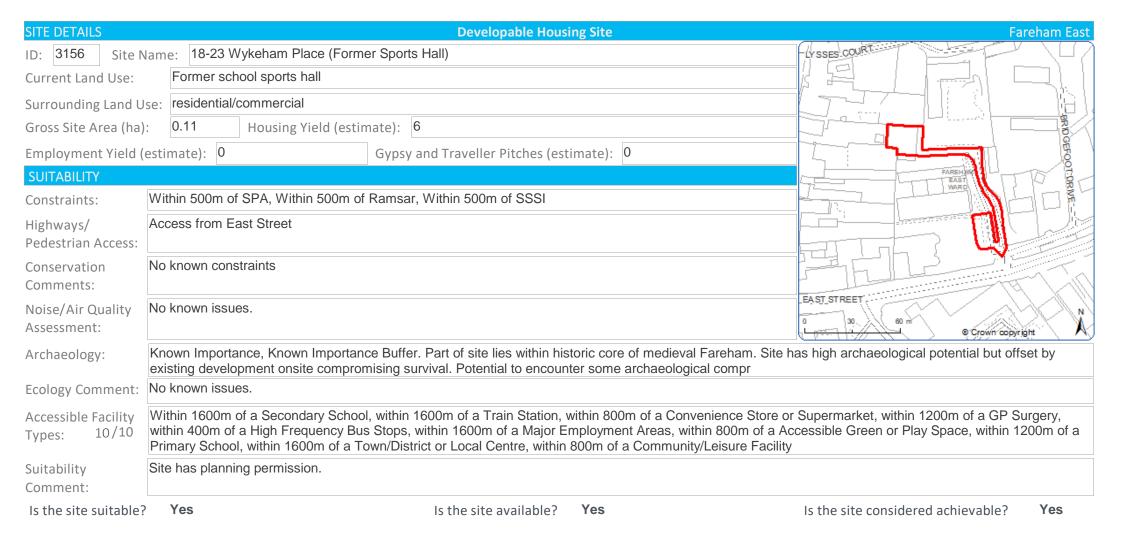
Yes

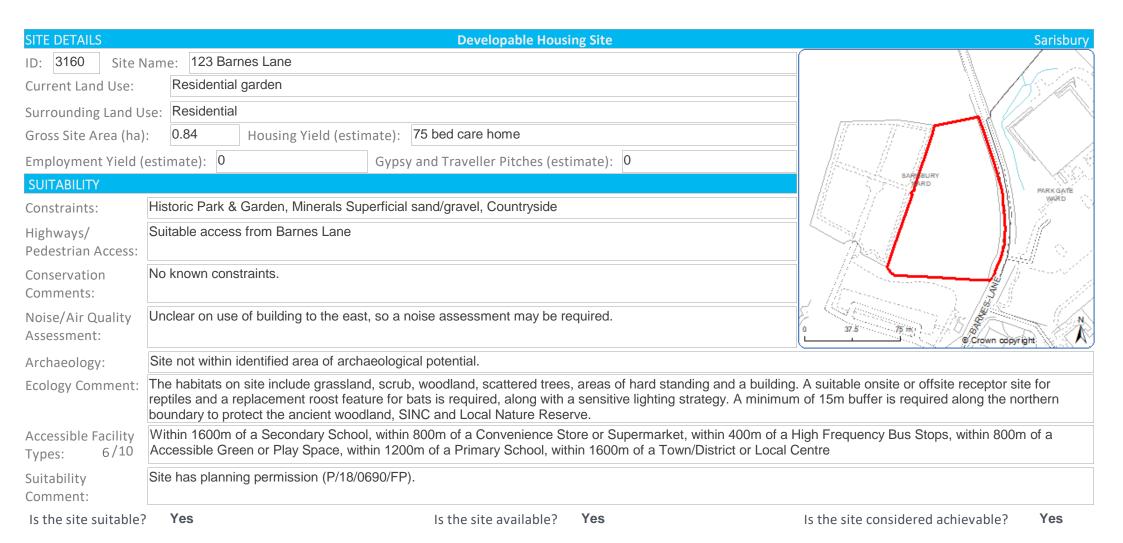
SITE DETAILS		Developable Housing Site	Titchfield Common
ID: 3128 Site N	Name: Southampton Roa	ad, Titchfield Common	
Current Land Use:	C3 Class/ paddocks/	agriculture/nursery	
Surrounding Land U	Ise: A27 to the North and	West, Business Park uses, SINC and residential properties to the east	
Gross Site Area (ha)	7.55 Housing	yield (estimate): 348	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			LONGACO TITO-HIELD TO TOTO-HIELD TO TO
Constraints:	Agricultural Land Grade 2	2, Flood Zone 2, Flood Zone 3, Countryside, TPO	Marks Indian
Highways/ Pedestrian Access:	on the A27. A Transport	g onto the A27 Southampton Road is acceptable in the context of the dualling works Assessment is required as part of the application to assess capacity on the A27 and an and cycling connectivity to the site must be provided.	
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Site is adjacent to A27 m assessments would be re	eaning there is potential for both noise and air quality impacts. Noise and air quality equired.	0 120 240 m 3 S Crown copyright
Archaeology:	Site not within identified a	area of archaeological potential	_
Ecology Comment:		Ancient Woodland form the eastern boundary of the sites. Therefore, up to 15m buffe commuting bats and dormice.	ers are required in the east. The sites have potential
Accessible Facility Types: 3/10	Within 1600m of a Major	Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m	n of a Town/District or Local Centre
Suitability Comment:	Site formed of individual assessments will be requ	sites 2976, 3020, 3044 and 3125. Considered suitable for development if considered iired.	comprehensively. Noise and air pollution
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes



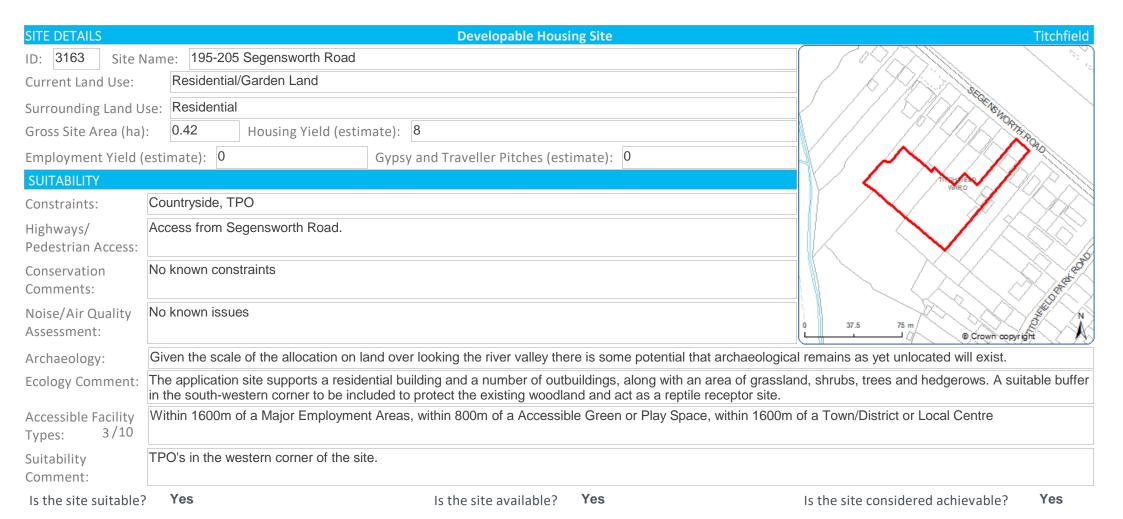








SITE DETAILS		Developable Housi	ing Site	Warsash, Park Gate
ID: 3162 Site N	lame: Land West of Lockswood	Road		
Current Land Use:	Scrub, woodland			
Surrounding Land U	se: Residential, glasshouses, agr	iculture border the site.		
Gross Site Area (ha)	: 3.44 Housing Yield (e	stimate): 62		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				MARSASH ATTE TOTAL
Constraints:	Agricultural Land Grade 1, Agricu ROW	Itural Land Grade 2, Agricultural Land	Grade 3b, Countryside, TPO, Publ	lic Petr Brook brive
Highways/ Pedestrian Access:	A highways solution is feasible the	ough a master planning approach		
Conservation Comments:	No known constraints			The state of the s
Noise/Air Quality Assessment:	No known issues			10 75 Carpy m
Archaeology:		n this allocation during gravel extraction this unlikely to constrain development		emetery was found to the north. The site has a high
Ecology Comment:	common lizards and a low popula been recorded along the site bour	tion of grass snakes has been confirm	ed on site. Common and Soprano ction of the stream on site and pro-	es. An exceptional population of slow worms and Pipistrelle, Noctule, Serotine and Myotis bats have vision of wide buffers along the boundaries is required.
Accessible Facility Types: 5/10	Within 1600m of a Secondary Sc Local Centre, within 800m of a Co		en or Play Space, within 1200m of	a Primary School, within 1600m of a Town/District or
Suitability Comment:	Site is considered suitable as par	of the proposed Warsash cluster alloc	cation.	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes



SITE DETAILS		Developable Housir	ng Site	Warsash
ID: 3164 Site N	lame: Land East of Brook Lane			THE THE SERVE
Current Land Use:	Agricultural			groot 30 Miles
Surrounding Land U	Residential properties are found north and east.	d to the south and west. Scrub woodla	and and paddocks are found to the	
Gross Site Area (ha)	: 6.78 Housing Yield (est	imate): 180		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	WARRAN WARRAN
SUITABILITY				
Constraints:	Agricultural Land Grade 1, Agricultural on site, site investigation report ava	ıral Land Grade 2, Agricultural Land G ilable for site	Grade 3b, Countryside, Large nursery	
Highways/ Pedestrian Access:	infrastructure would be required to	ok Lane to accommodate a satisfactor accommodate pedestrians and cyclist required as part of planning application	s. Bus stop improvements would also	GREENIN
Conservation Comments:	No known constraints			O ROS TYPE
Noise/Air Quality Assessment:	No issues			© Crown copyright 7
Archaeology:		east during gravel extraction, Bronze emains will present a constraint to dev		north. The site has a high archaeological potential,
Ecology Comment:	Low ecological value due to existing	g glasshouses. Potential for bats, amp	phibians (common toad); badgers and	reptiles.
Accessible Facility Types: 6/10			ore or Supermarket, within 400m of a lin 1600m of a Town/District or Local (High Frequency Bus Stops, within 800m of a Centre
Suitability Comment:	Site is considered suitable for deve application P/16/0959/OA.	opment as part of the proposed Wars	eash cluster allocation. Site and adjoin	ing land to north east subject to planning
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS Fareham North **Developable Housing Site** Site Name: Land at 86 Funtley Road ID: 3173 Part field / part builders yard Current Land Use: Surrounding Land Use: Residential Housing Yield (estimate): 21 0.95 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 FAREHAM SUITABILITY NORTH Minerals Brick Clay, Countryside, Piggery/builders yard on Eastern side of site, small pit to south west Constraints: This site has a limited frontage and is poorly sited adjacent to Funtley Social Club and opposite The Waters Highways/ junction. Subject to suitable visibility splays, a smaller scale of development may be acceptable. There is a Pedestrian Access: proposal to demolish 86 Funtley Road to widen existing access. No known constraints Conservation Comments: No known issues Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: The site is grass/arable field with outbuildings, areas of hardstanding and hedge lined boundaries in the north and west. The boundary features to be retained **Ecology Comment:** and enhanced. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within Accessible Facility 1200m of a Primary School, within 800m of a Community/Leisure Facility 5/10 Types: Suitability Development subject to appropriate access being attained and at a scale which is in keeping with the surrounding area rather than at the scale promoted. 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: 3174 Site N	Name: 399-403 Hunts Pond Ro	pad	
Current Land Use:	Paddock		
Surrounding Land U	se: Residential		
Gross Site Area (ha)	: 0.49 Housing Yield	(estimate): 16	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	To the
SUITABILITY			TIME BEDFORD DRIVE TICKERELD
Constraints:	Flood Zone 2, Flood Zone 3		
Highways/ Pedestrian Access:	Satisfactory access from Noble	Road	TITCHPIELD.
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues		© Crown copyright
Archaeology:	Site not within identified area or	f archaeological potential	
Ecology Comment:	The Wilderness Site of Importa	improved grassland with a hedge along the northern and souther nce for Nature Conservation is located immediately to the east of as and dormice. Enhancement and management of the buffer in the	f the site. Therefore, a large green buffer is required in the east.
Accessible Facility Types: 3/10	Within 800m of a Accessible G	reen or Play Space, within 1200m of a Primary School, within 800	Om of a Community/Leisure Facility
Suitability Comment:	Suitable site in existing residen	tial area subject to flood risk assessment.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site** Park Gate ID: 3180 Site Name: Land at 14 Beacon Bottom Current Land Use: Residential garden Surrounding Land Use: The site is residential in context. It is framed by existing residential properties to the south, east and west. To the north, woodland. 0.41 Housing Yield (estimate): 9 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Countryside, TPO Constraints: Highways/ It is considered that development of this scale would be acceptable subject to the cutting back of the tall hedgerow for adequate visibility splays to be achieved at the site access. Several trees may need to be Pedestrian Access: BEACON BOTTOM accommodated clear of these splays. No known constraints. Conservation Comments: 60 No known issues. Noise/Air Quality Crown copyright Assessment: .Site not within identified area of archaeological potential. Archaeology: The site comprises hardstanding, with several buildings, and associated neglected garden habitats on site. Boundary vegetation consists of trees and **Ecology Comment:** hedgerows connecting to the surrounding landscape. Site likely to have low biodiversity interest. 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 Accessible Facility 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 8/10 Types: Community/Leisure Facility Proposals for development should retain sufficient respect to setting of timber framed rural cottage. Consider buffering boundaries to prevent impacts to adjacent Suitability woodland habitat and associated species. Development should also have regard to TPOs and junction with Botley Road. Comment:

Yes

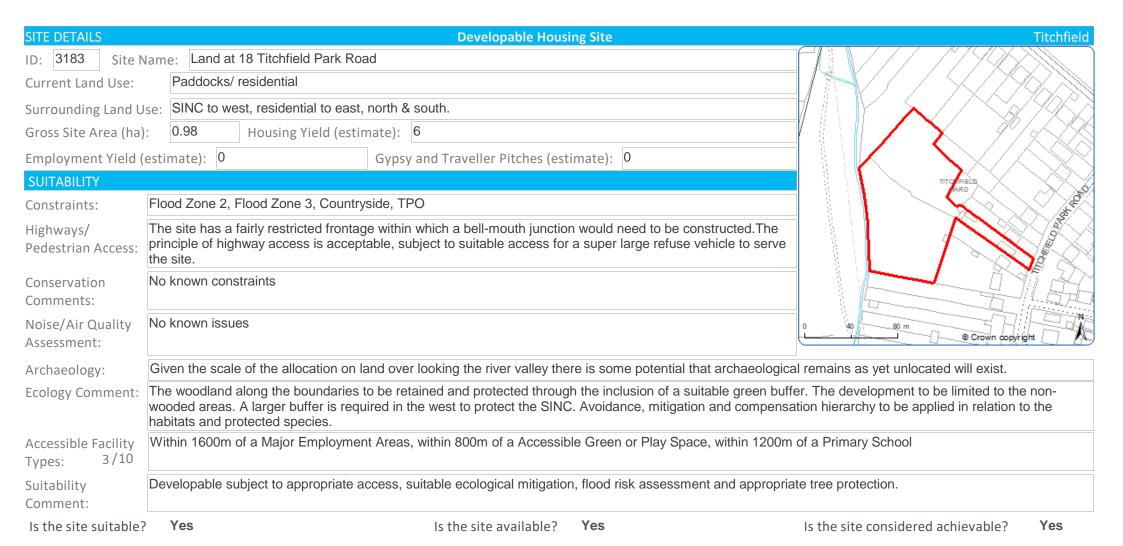
Is the site considered achievable?

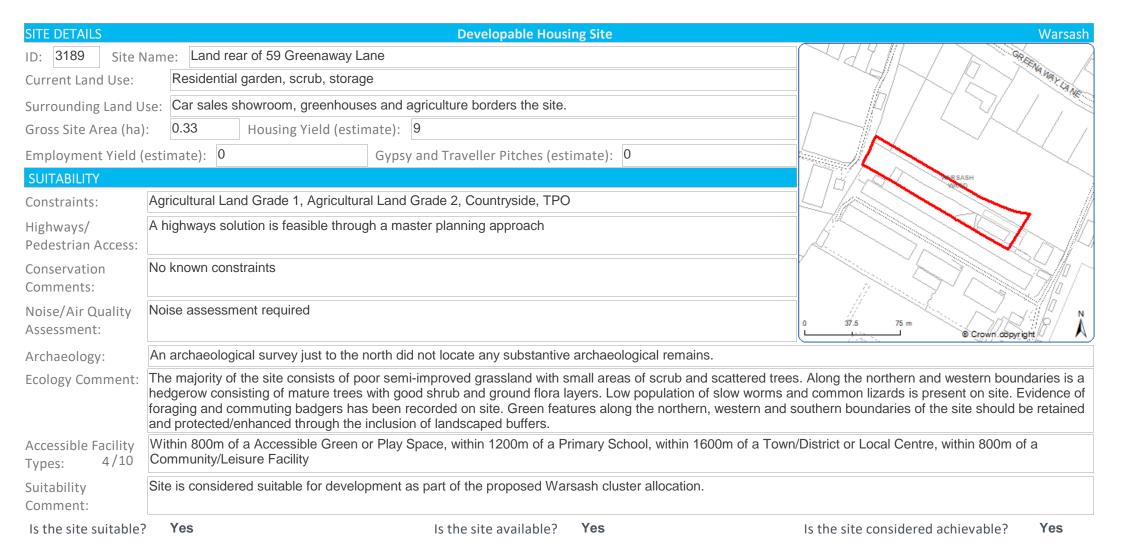
Yes

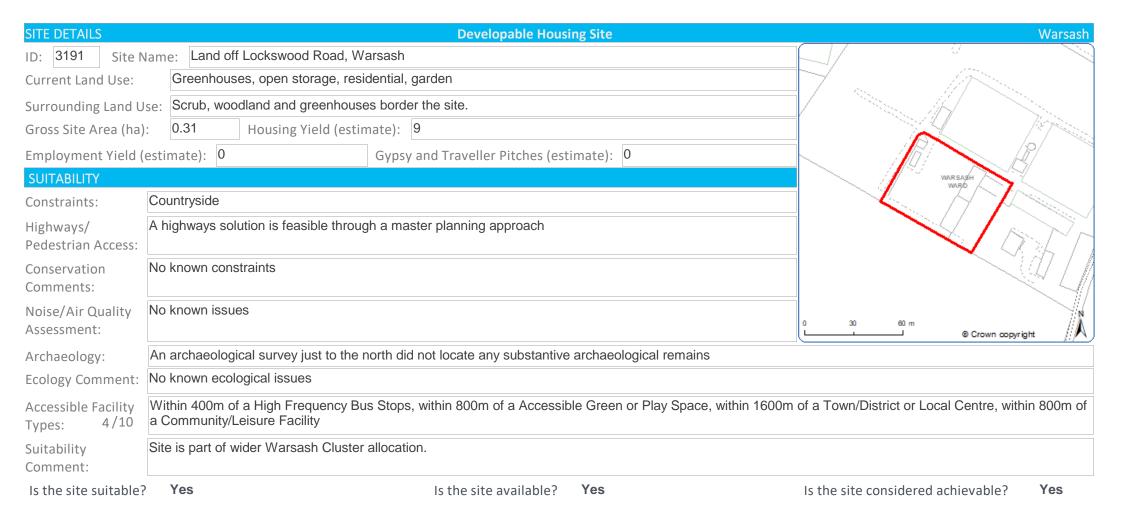
Is the site available?

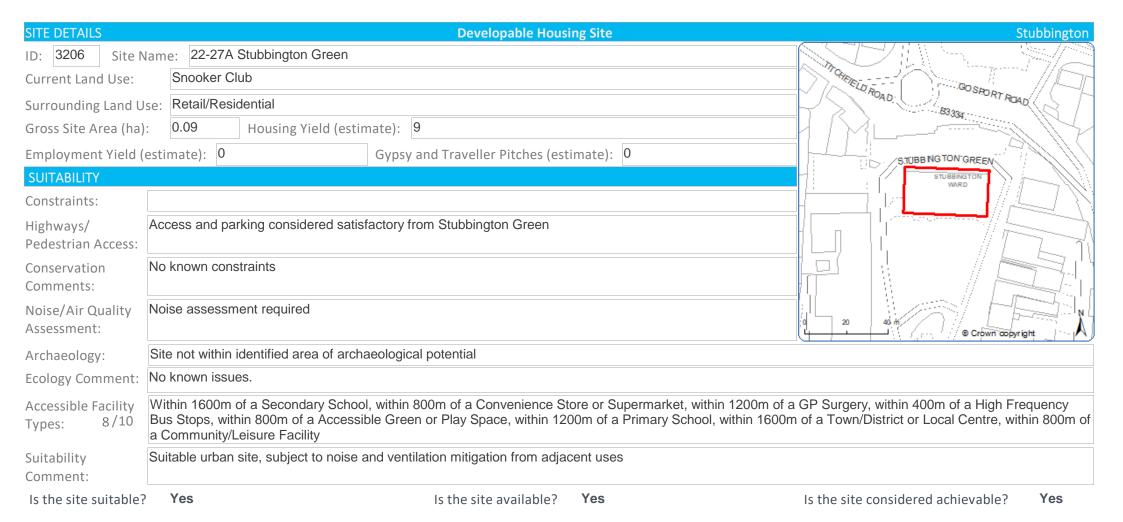
Yes

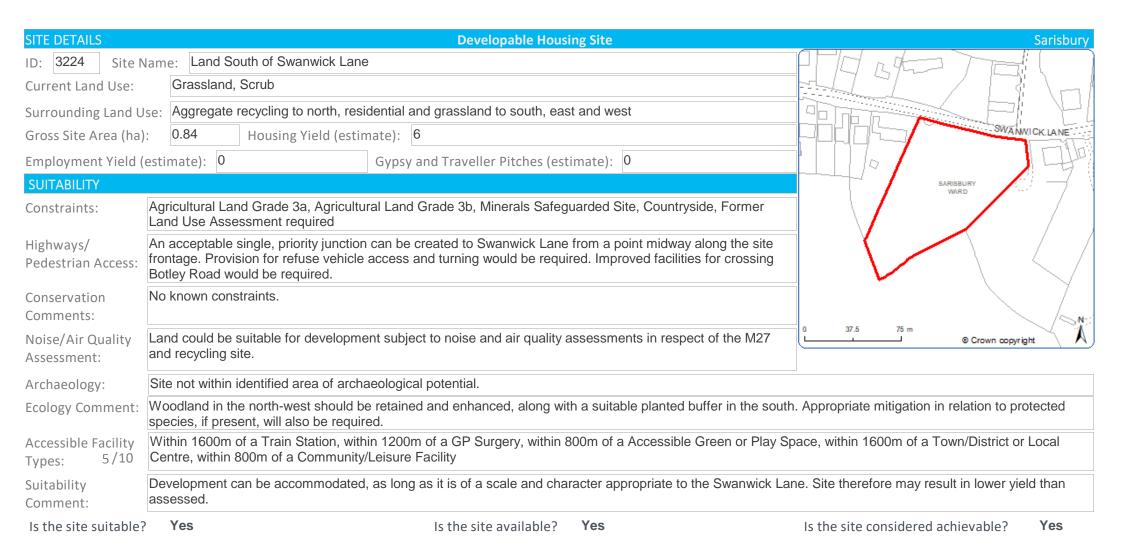
Is the site suitable?

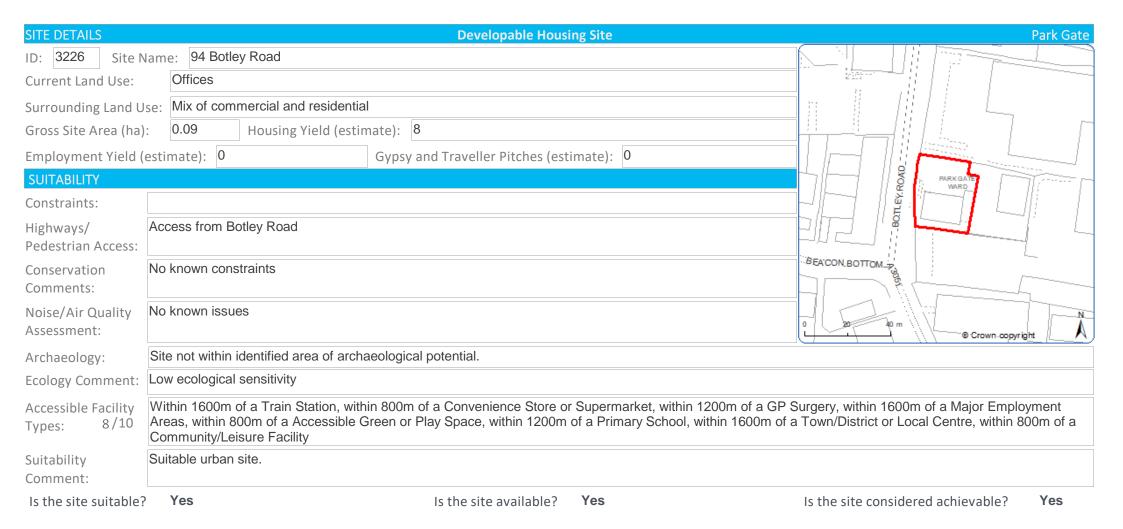


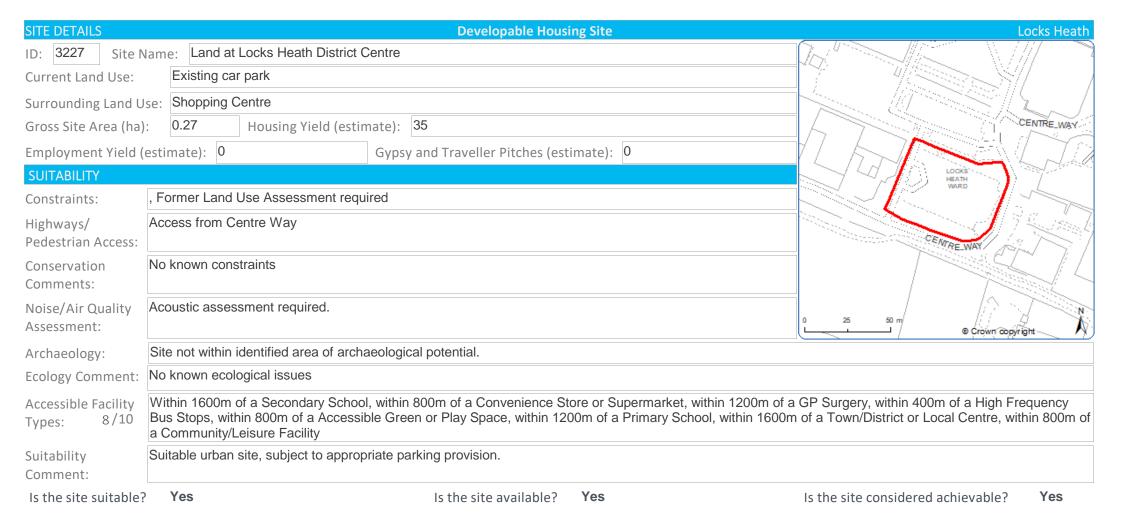




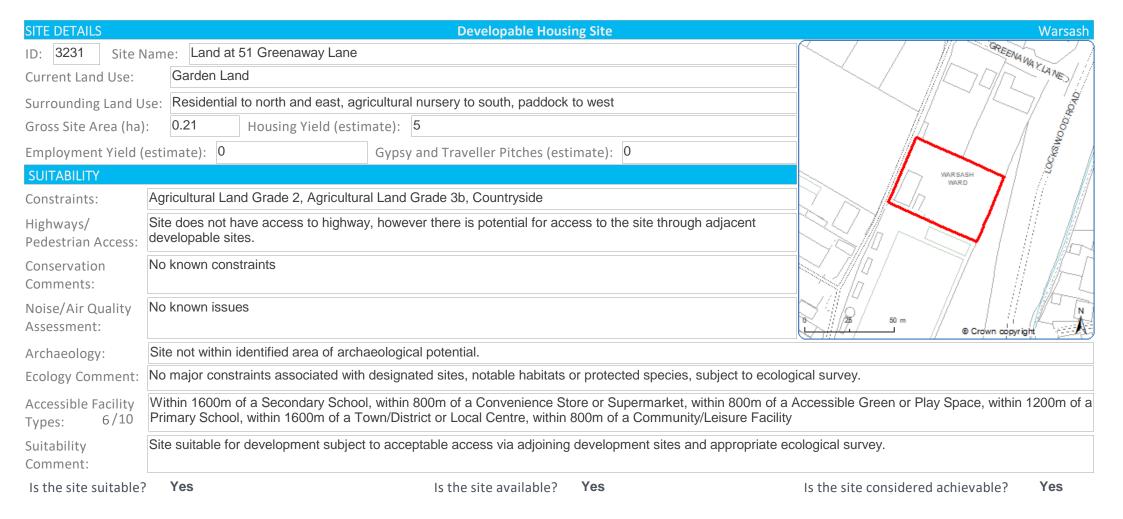


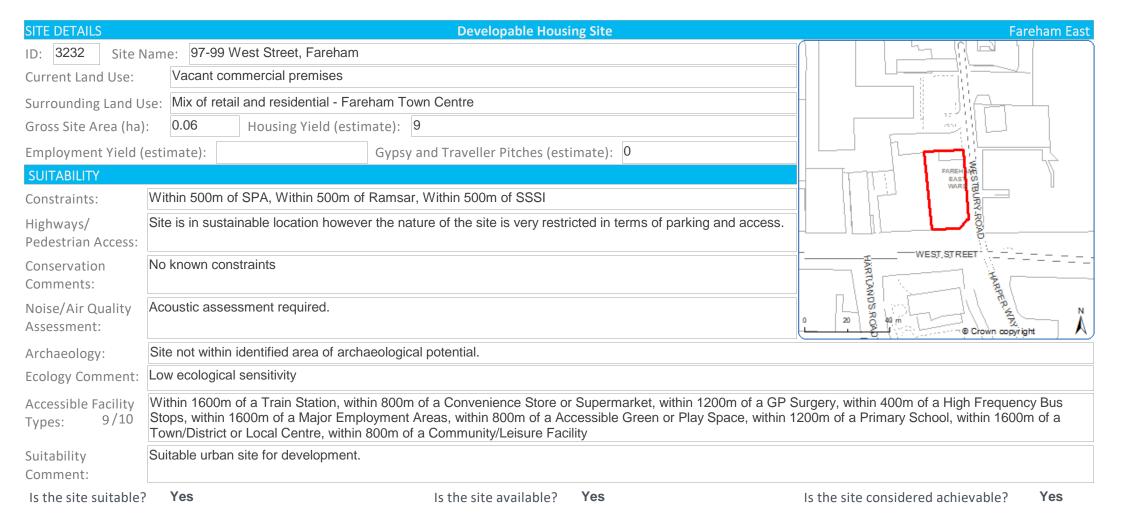


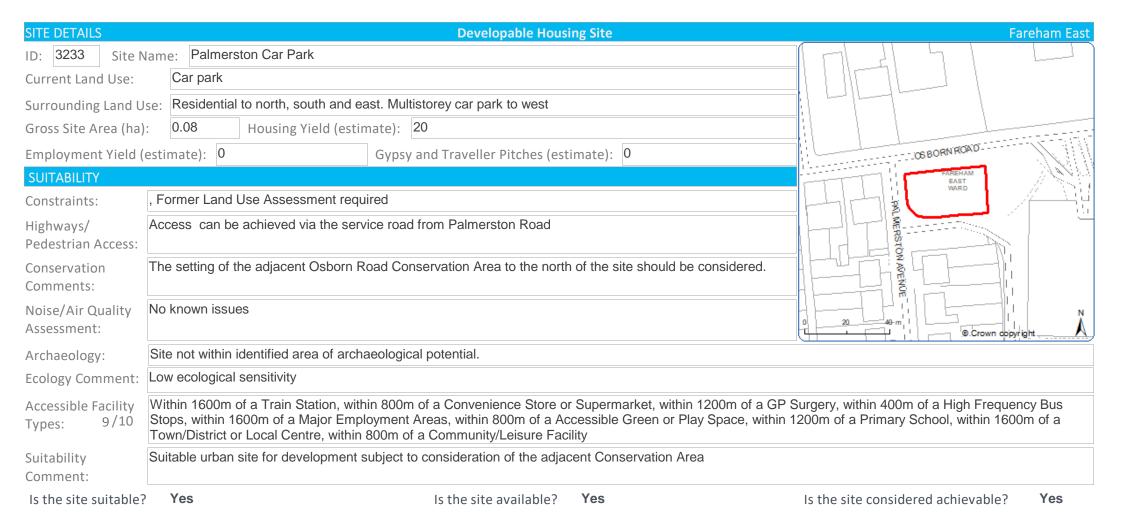


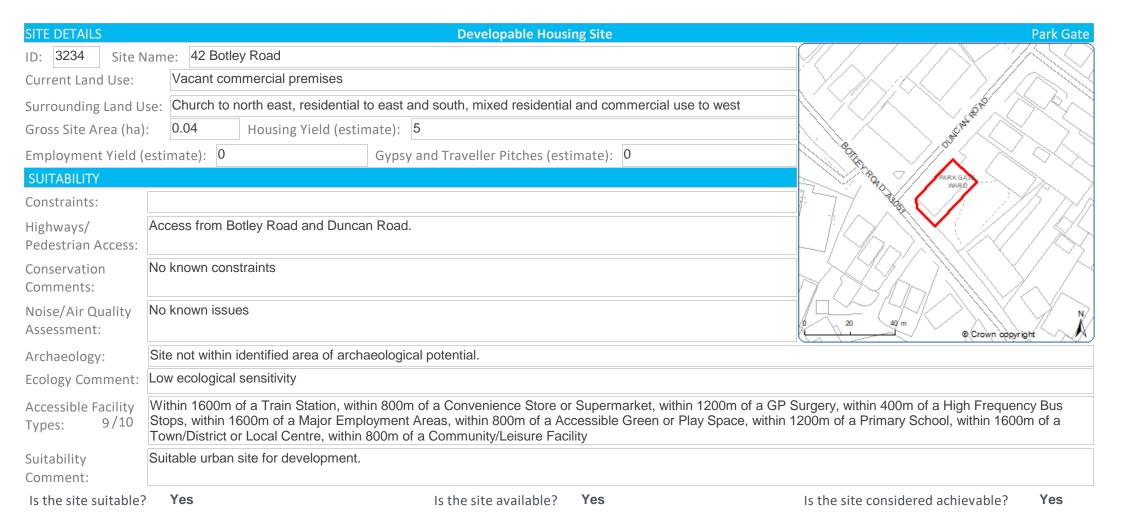


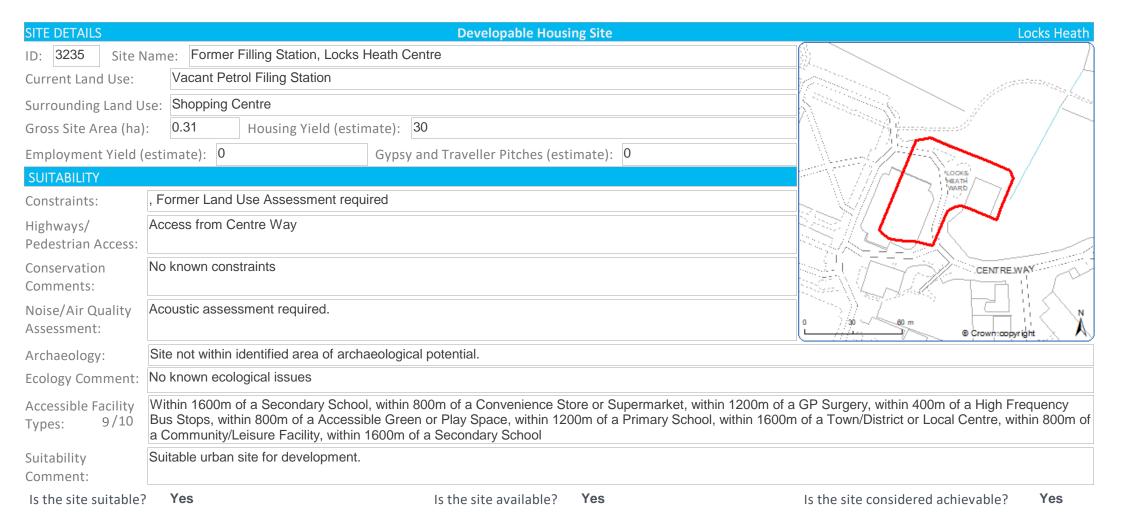












SITE DETAILS **Developable Housing Site Titchfield Common** ID: 3243 Site Name: Land off Southampton Road, Titchfield C3 Class/Paddocks Current Land Use: Surrounding Land Use: Mix of retail, office and residential uses to west. To the north there are further paddocks and agriculture, to the south a garden nursery and office uses. SINC to the east. 0.84 Housing Yield (estimate): 30 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Countryside, TPO Constraints: The principal of accessing onto the A27 Southampton Road is acceptable in the context of the wider site Highways/ development (see site 3128). A Transport Assessment is required as part of the application to assess Pedestrian Access: capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. LONGACRES No known constraints Conservation Comments: Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality Noise/Air Quality Crown copyright assessments would be required. Assessment: Site not within identified area of archaeological potential Archaeology: The site is dominated by areas of grassland, hedges, scrub and treelines. Low numbers of Slow Worm have been recorded on site and therefore a suitable **Ecology Comment:** onsite receptor area would be required. The surveys of the site confirmed the likely absence of badger setts, water voles, dormice and roosting bats from the site. Sylvan Glade SINC is located adjacent to the eastern boundary. Therefore a 15m wide, unlit and landscape buffer will be required along the eastern boundary, along with a east-west wildlife corridor to allow the movement of wildlife on site and to the wider landscape. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Accessible Facility Town/District or Local Centre 4/10 Types: Requirement for sufficient buffer and protection fencing for hedgerows and SINC woodland to east of site. Would need to allow for co-ordination of development Suitability with sites 3044 and 2976 to north and 3020 to south. 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	f Posbrook and South of Bellfield	3.39	Titchfield	107
25 7 Spring Roa	ad, Sarisbury Green	0.42	Sarisbury	108
27 Military Roa	ad, Wallington	2.17	Fareham East	109
31 Land West of	of Old Street, Hill Head	10.65	Hill Head	110
46 Rookery Far	m	20.05	Sarisbury	111
58 Raley Road,	Locks Heath	2.03	Warsash, Locks Heath	112
86 1-2 The Ave	nue, Fareham	0.18	Fareham North, Fareham West	113
87 280-282 (U	TP) West Street, Fareham	0.17	Fareham North	114
124 Solent Busir	ness Park - Solent 2, Sarisbury	9.84	Sarisbury	115
158 Norgar Hou	se, 10 East Street, Fareham	0.08	Fareham East	116
198 Civic Quarte	er, Fareham	3.35	Fareham East	117
207 Romsey Ave	enue, Portchester	12.71	Portchester West, Portchester East	118
324 North Walli	ngton Rd and Standard Way, Wallington	0.87	Fareham East	119
1005 Land adjace	nt to 75 Holly Hill Lane, Sarisbury	2.64	Sarisbury	120
1040 Land East of	f Burnt House Lane, Stubbington	13.70	Stubbington	121
1170 Land at 171	Ranvilles Lane, Titchfield	0.90	Titchfield	122
1173 Land at Con	nmon Lane	1.28	Titchfield	123
1180 Holly Cottag	ge	2.36	Titchfield	124
1286 Russell Plac	e, Fareham	0.48	Fareham North	125
1324 Land by Dur	rants Lodge	3.38	Sarisbury	126
1332 Fareham Pa	rk Farm Site, Fareham	7.15	Fareham North West	127
1335 Land at Add	lison 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	bington, 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

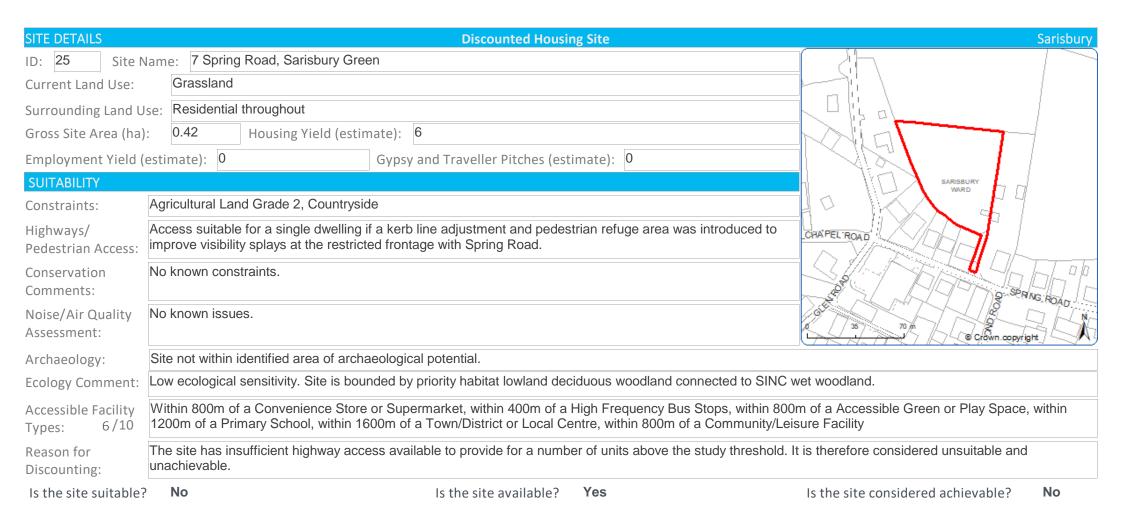
LIST OF CONTENTS			
ID: Site Name:	Gross Site Area (ha):	Ward:	Page:
3097 Catisfield Lane, Fareham	14.09	Titchfield, Fareham West	179
3098 Land West of Cuckoo Lane, Stubbington	22.05	Titchfield, Hill Head, Stubbington	180
3100 East of Botley Road, Burridge	2.12	Sarisbury	181
3102 Land East of Posbrook 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 Burridge Road, Burridge	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			
ID: Site Name:	Gross Site Area (ha):	Ward:	Page:
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 House	sing Site	Titchfield
ID: 11 Site N	me: Land East of Posbrook and South of Bellfield		
Current Land Use:	Agricultural	BELLE	
Surrounding Land Us	Open space and residential to north, agricultural to east and south		
Gross Site Area (ha):	3.39 Housing Yield (estimate): 60		The West Property of the
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (e	estimate): 0	
SUITABILITY			TITOHAND HIS
	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sa Geese & Wader Primary Support Area, Public ROW	und/gravel, Countryside, Solent Brent	
	Access is readily available to Posbrook Lane although the preferred lo avoiding the trees. Pedestrian facilities would be required at the acces		7
Conservation Comments:	No known constraints	BARN	- 4
Noise/Air Quality Assessment:	No known issues	130	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Semi-improved grassland with potential for reptiles, barn owls, bats, ba	adgers. 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	е
	The site is in a highly sensitive landscape (based on the Fareham Lan and Solent Waders.	dscape Assessment (character area 06.1b)) and is a primar	ry support area for Brent Geese
Is the site suitable?	No Is the site available?	Yes Is the site consider	ered achievable? Yes



SITE DETAILS	Discounted Housing Site	Fareham East
ID: 27 Site Na	me: Military Road, Wallington	
Current Land Use:	Paddock	
Surrounding Land Us	Residential to north and along south boundary. Employment (Fort Wallington) to northeast (Grade II Listed Building)	
Gross Site Area (ha):	2.17 Housing Yield (estimate): 22	OF IFT. ROAD
Employment Yield (e	timate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY		EAST WARD
	gricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Within 500m of SPA, Within 00m of Ramsar, Within 500m of SSSI, Ground Water Protection Zone, Countryside, TPO	
Pedestrian Access:	access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be equired 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.	MATTA RY PROMO
Comments:	Site adjacent to Grade II listed Fort Wallington. Development of the eastern area of the site would harm the etting of the listed building. The existing northern boundary marks the line of the fort perimeter, retaining a reak to define the outline of the former fort would be preferable.	14 Mos. Copyright
	noise assessment would be required given the sites proximity to Fort Wallington Industrial Estate but therwise unlikely to be any issues in this regard.	
Archaeology:	Site not within identified area of archaeological potential.	
	lite provides good habitat for notable invertebrate and supports dormice and reptiles. Bat flight line connectivity ne/grazing/roosting habitat for intertidal grazing birds. Woodland should be maintained and any introduced gap trategy should leave edges dark.	
Types: 7/10	Vithin 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Loca Facility	
	site has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes con heritage at this site, in relation to the proximity of development and the setting of Fort Wallington.	an be provided. There are also concerns relating

Is the site available?

Is the site suitable?

Is the site considered achievable?

No

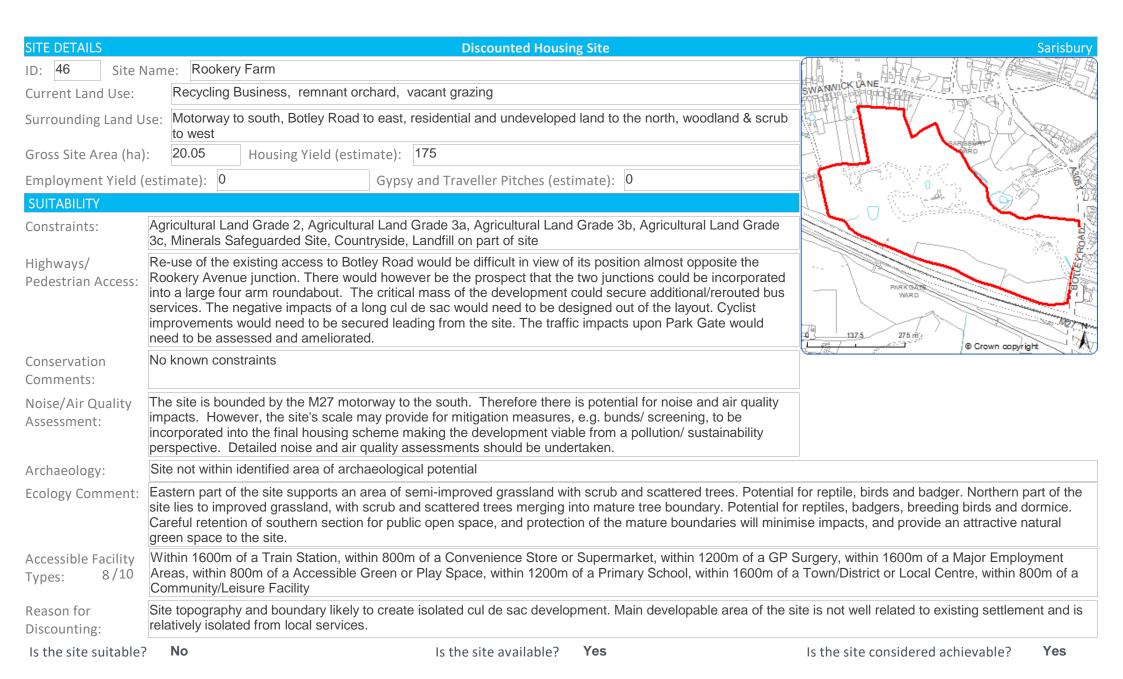
SITE DETAILS	Discounted Housing Site	Hill Head
ID: 31 Site I	Name: Land West of Old Street, Hill Head	
Current Land Use:	Agricultural/Paddocks	
Surrounding Land U	Fields and paddocks to the north, residential to the east and south (predominately detached), Titchfield Haven NNR, SPA and SSSI to west	
Gross Site Area (ha): 10.65 Housing Yield (estimate): 192	
Employment Yield	(estimate): 0 Gypsy and Traveller Pitches (estimate): 0	I MILANIA MARIANA
SUITABILITY		WAR TO THE REAL PROPERTY OF THE PARTY OF THE
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.	PANIK PO S S SHORT IN
Conservation Comments:	No known constraints	is Crown opyright of
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 Town/District or Local Centre, within 800m of a Community/Leisure Facility	of a Primary School, within 1600m of a
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c) It has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI.) and within an Area of Special Landscape Quality.

Is the site considered achievable?

No

Is the site available? Yes

Is the site suitable? No



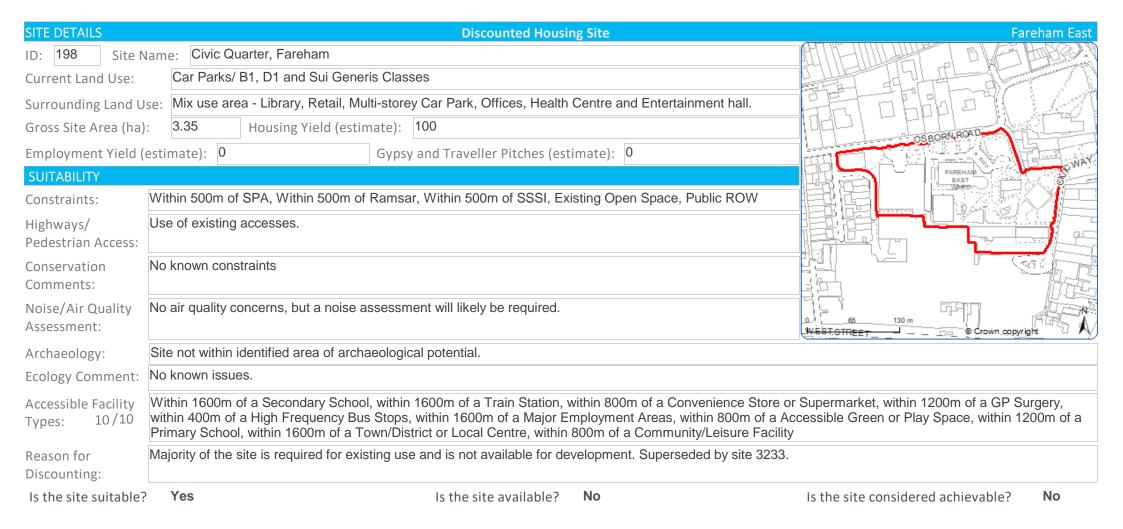
SITE DETAILS		Discounted Housing Site	Warsash, Locks Heath
ID: 58 Site N Current Land Use:	Raley Road, Loc Residential Garden	cks Heath // Urban Greenspace	
Surrounding Land U	Ise: Residential through	nout	
Gross Site Area (ha)	2.03 Housin	ng Yield (estimate): 50	Locks
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	HEATH WARD
SUITABILITY			
Constraints:	TPO		
Highways/ Pedestrian Access:	Vehicular access from Raley Road		
Conservation Comments:	No known constraints.		WARSASH WARE
Noise/Air Quality Assessment:	No known issues.		WARSAS HROROT
Archaeology:	Site not within identified	d area of archaeological potential.	
Ecology Comment:	No known issues.		
Accessible Facility Types: 8/10			
Reason for Discounting:	There is insufficient evi	idence that part of this site, including site access, is available for resident	tial development during the plan period.
Is the site suitable?	? Yes	Is the site available? No	Is the site considered achievable? No

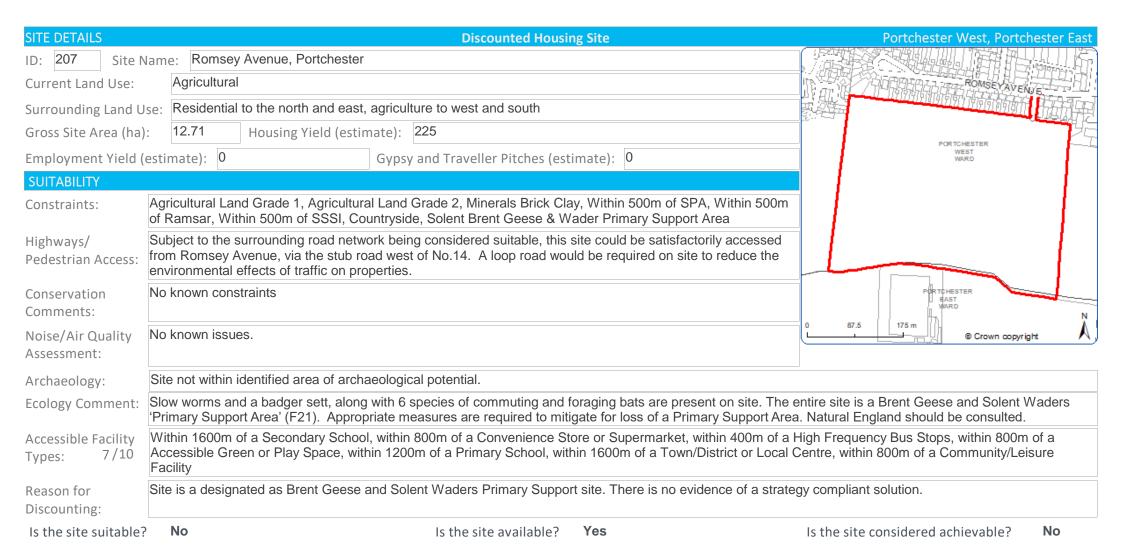
SITE DETAILS		Discounted Housing Site	Fareham North, Fareham West
ID: 86 Site N Current Land Use:	ame: 1-2 The Avenue, F	areham	
Surrounding Land Us	Railway line and static development to the no	on to the east, beyond which is Fareham Town Centre area. Residential orth, south and west.	Hiseham
Gross Site Area (ha):	•	Yield (estimate): maximum 20	Morri
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	, Existing vehicle repair ga	arage	FAREHAM West Ward
Highways/ Pedestrian Access:	Access using existing Station access road.		
Conservation Comments:	No known constraints		G DGE HEATH CANE FAREHOM SOUTH
Assessment:	Site is adjacent to Fareham rail station and the A27 meaning there is potential for both noise and air quality impacts. This would not necessarily prevent this site being developed with housing but assessments should be undertaken in advance.		0 25 50 m © Crown copyright
Archaeology:	Site not within identified a	rea of archaeological potential.	=
Ecology Comment:	No known issues.		
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Reason for Discounting:	There is insufficient evide	nce that this site is available for residential development during the plan period and t	he site is currently in active economic use.
Is the site suitable?	Yes	Is the site available? No	Is the site considered achievable? No

SITE DETAILS		Discounted Housi	ng Site	Fareham North
ID: 87 Site N	lame: 280-282 (UTP) W	est Street, Fareham		WESTSTREET
Current Land Use:	B2 Class			THE AVENUE
Surrounding Land U	se: Automotive and retail	uses, and residential. Railway immediately to t	the south	WANTER WANTER BY
Gross Site Area (ha)		Yield (estimate): 34		NACH AMPHANA HITSON
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:				MESTERN III.
Highways/	Access from the Station	Roundabout and Western Way slip road		A27.
Pedestrian Access:				
Conservation	No known constraints			FAREH70M SOUTH
Comments:				WARD
Noise/Air Quality	Potential for both noise a	nd air quality impacts. Assessments should be	undertaken in advance.	N 25 50 m
Assessment:				© Crown copyright
Archaeology:	Site not within identified a	area of archaeological potential.		
Ecology Comment:	No known issues.			
Accessible Facility		dary School, within 1600m of a Train Station, v		
Types: 10/10		equency Bus Stops, within 1600m of a Major En 600m of a Town/District or Local Centre, within		ccessible Green or Play Space, within 1200m of a
Reason for		m the landowners that this site is available for r	esidential development during the plar	period and the site is currently in active economic
Discounting:	use.			
Is the site suitable?	Yes	Is the site available?	No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housi	ng Site	Sarisbury
ID: 124 Site N	lame: Solent Business Park	c - Solent 2, Sarisbury		
Current Land Use:	Ancient & Semi-natural Woodland and Scrub			
Surrounding Land U	se: Business Park uses to the	ne east, M27 to the south, undeveloped land	to the west, residential to the north	
Gross Site Area (ha)	: 9.84 Housing Yi	eld (estimate): 207		DOVERNAME NO.
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	al prise have 100
SUITABILITY				
Constraints:	Ancient Woodland, SINC, C	ountryside, TPO		
Highways/ Pedestrian Access:		e from the eastern stub of Rookery Avenue. kery Avenue would need to be considered.	Improved pedestrian facilities	
Conservation Comments:	No known constraints			THE PART OF THE PA
Noise/Air Quality Assessment:	No known issues.			© Crown ∞pyright
Archaeology:	Site not within identified are	a of archaeological potential.		
0 /	Site comprises ancient wood reptiles and badgers.	dland and priority meadow grassland/ woodla	and habitat. Potential habitat for cor	nmon toads, great crested newt, bats, dormice,
Accessible Facility Types: 8/10				P Surgery, within 1600m of a Major Employment of a Town/District or Local Centre, within 800m of a
Reason for Discounting:	The site is still appropriate a	and suitable for employment allocation. Empl	oyment allocation is favoured in ord	ler to address employment need in the borough.
Is the site suitable?	No No	Is the site available?	Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 158 Site N	ame: Norgar House, 10 East Street, Fareham	
Current Land Use:	Offices B1	HIGH STREET
Surrounding Land Us	e: Offices/ retail/ residential/ car parking	
Gross Site Area (ha):	0.08 Housing Yield (estimate): 5	EAST,STREET
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		BAREHA PAREHA PA
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Statutory Listed Buildings	
	Access from East Street. The two sites have a total of 12 car parking spaces. A fifty percent parking requirement would be appropriate for this town centre site.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	60 m @ Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site includes buildings and areas of hardstanding. The buildings on site may have potential for roos should be retained where possible.	sting bats. There are a number of trees on site which
Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience S within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure I	of a Accessible Green or Play Space, within 1200m of a
Reason for Discounting:	No recent evidence that the site is available for development	
Is the site suitable?	Yes Is the site available? Unknown	Is the site considered achievable? Yes





SITE DETAILS **Discounted Housing Site** Fareham East North Wallington Rd and Standard Way, Wallington ID: 324 Agricultural Land Current Land Use: SINC to the west, residential and commercial to the south. M27 to the north and road frontage to the east. Surrounding Land Use: STANDA RD WAY Housing Yield (estimate): 21 0.87 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 MARTHWALL HOOM FAREHAM **SUITABILITY** Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Constraints: Ground Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, groundwater source protection zone. It is considered that a suitable access can be created onto Standard Way or North Wallington Road. An Highways/ assessment of the capacity of North Wallington Road to accommodate additional traffic should be Pedestrian Access: undertaken. No known constraints Conservation Comments: Crown copyright Site is in close proximity to the motorway and therefore noise issues would need to be addressed. Noise and Noise/Air Quality air quality assessments required. Assessment: Site not within identified area of archaeological potential. Archaeology: Development should buffer woodland margins and scrub. Scrub at margins likely to support reptiles and invertebrates, possible notable plants. **Ecology Comment:** Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within Accessible Facility 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: Noise and air quality concerns due to site's proximity to M27 motorway. Site has poor pedestrian and cycle links to local services and there is no evidence to Reason for suggest that safe routes can be provided. Discounting:

Yes

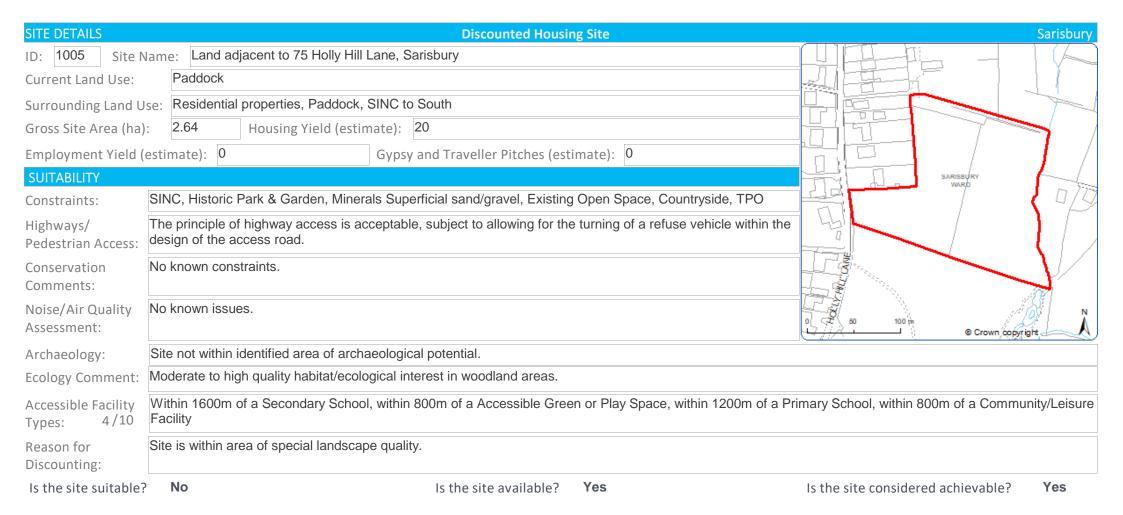
Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

No



SITE DETAILS **Discounted Housing Site** Stubbington Land East of Burnt House Lane, Stubbington 1040 Site Name: Agricultural Current Land Use: Surrounding Land Use: Agricultural land to the north and east. Residential properties at Pinewood Close and Metcalfe Avenue and Tips Copse SINC to the south. Meoncross School and residential properties at Burnt House Lane to the west. 13.70 Housing Yield (estimate): 125 Gross Site Area (ha): TUBBINGTON Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low Constraints: use. Public ROW Access to the site can be achieved from Burnt House Lane. The traffic impact on junctions within Stubbington Highways/ would need to be carefully assessed. Windermere Avenue and Burnt House Lane form an important cycle Pedestrian Access: route into Stubbington. This would need to be protected or redirected. Service access along the northern section of Burnt House Lane would usefully be redirected through the site. No known constraints Conservation © Crown copyright Comments: Noise assessment would be required as close to route of new Stubbington bypass; as well as an odour Noise/Air Quality assessment (Peel Common Wastewater Treatment Works) recommended Assessment: Site not within identified area of archaeological potential. Archaeology: Solent Brent Geese and Wader Low Use site. Some potential that bats, reptiles and badgers might use the site. **Ecology Comment:** Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 800m of a Accessible Green Accessible Facility 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 7/10 Types: Development in this location could have a significant visual impact and undermine the integrity of the Strategic Gap. Site is designated as a Brent Geese and Reason for Solent Waders Low Use site and there is no evidence of a strategy compliant solution. Discounting:

121

Yes

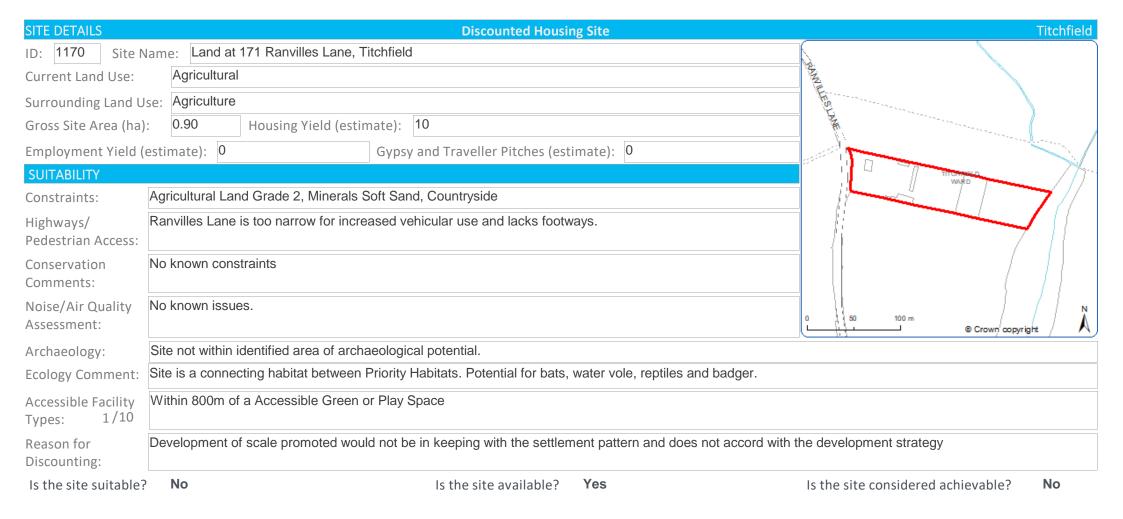
Is the site considered achievable?

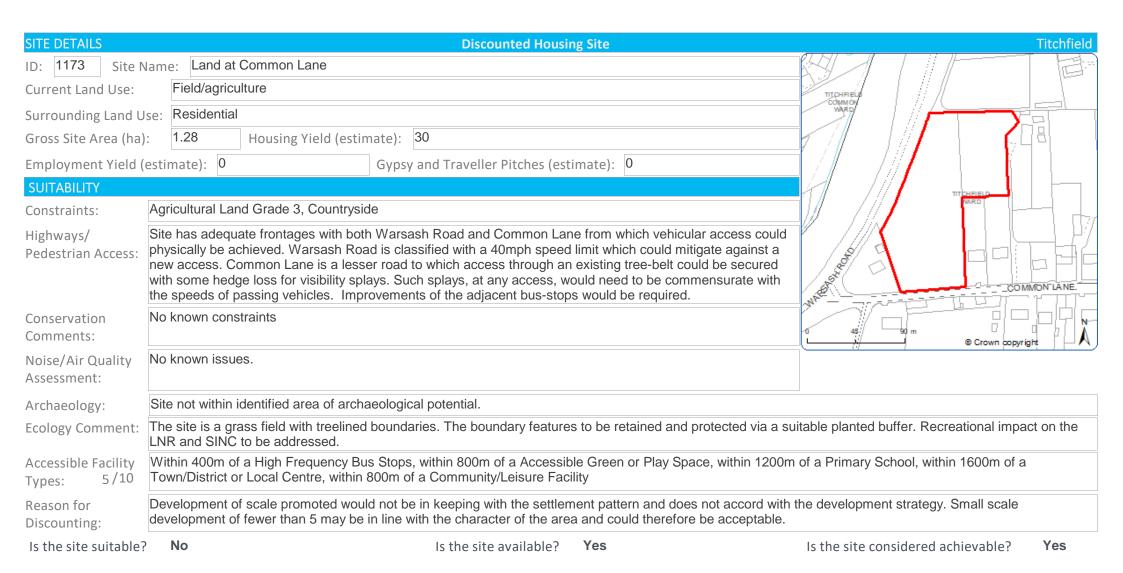
No

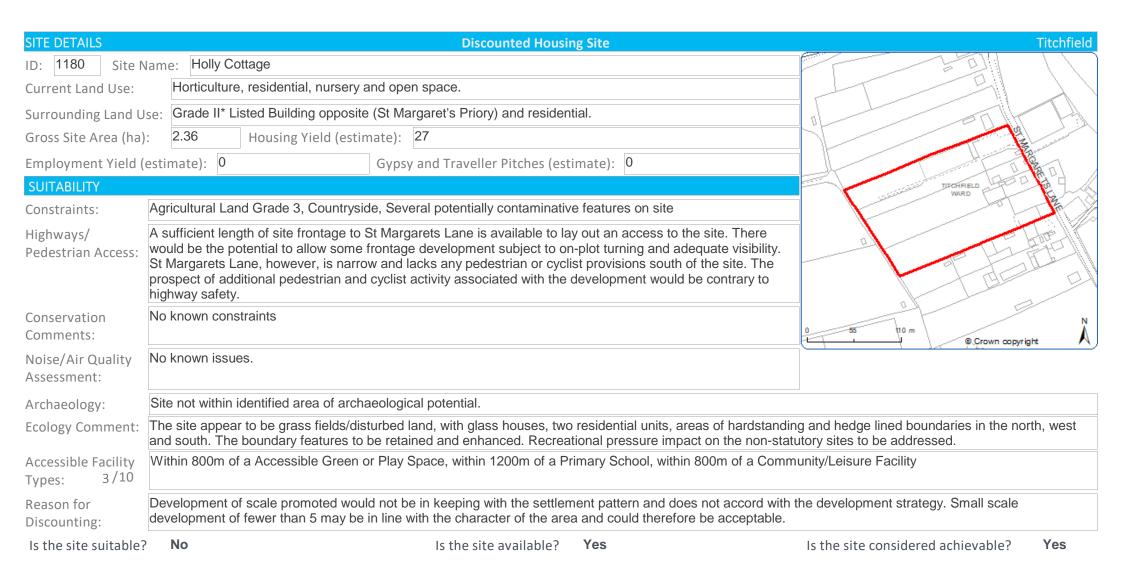
Is the site available?

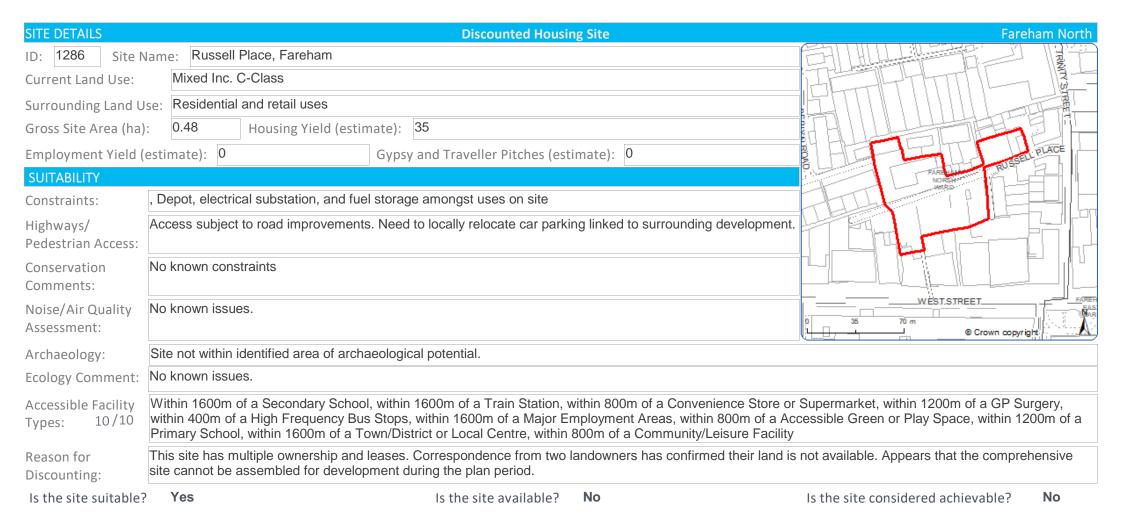
No

Is the site suitable?









SITE DETAILS **Discounted Housing Site** Sarisbury Site Name: Land by Durrants Lodge ID: 1324 Historic Park/Garden Current Land Use: Surrounding Land Use: Residential to north & west, community facilities to east, greenfield to south Housing Yield (estimate): 60 3.38 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** SARISBURY Historic Park & Garden, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of SAC, Within Constraints: 500m of Ramsar, Within 500m of SSSI, Countryside This site has a long frontage with the A27 Bridge Road which is considered to be sufficient to accommodate a Highways/ satisfactory junction. A Transport Assessment would be required to justify its form and siting on this steep Pedestrian Access: incline. Footway improvements and bus stop relocation would need to be considered. Sarisbury Green conservation area, Brooklands historic park, Durrants Lodge is not listed but is within the Conservation local listed park. Conservation area to southern part is well screened with fences etc. The house (Durrants Comments: Lodge) is not of heritage interest but the parkland trees are part of the historic park and would require 120 m significant understanding in relation to the locally listed historic parkland. There is a well-established tree © Crown copyrial 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. Site borders the A27 at its northeast edge and therefore a noise assessment is recommended. Noise/Air Quality Assessment: There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low. Archaeology: 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. **Ecology Comment:** Likely significant effects on Natura 2000 sites and the SINC should be assessed. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within Accessible Facility 1200m of a Primary School, within 800m of a Community/Leisure Facility 5/10 Types: Site is located in Countryside, Historic Parks & Gardens Designation and within a sensitive landscape affecting the adjacent conservation area and is therefore Reason for unsuitable for development. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS **Discounted Housing Site** Fareham North West Fareham Park Farm Site, Fareham ID: 1332 Site Name: Paddock/Equestrian uses Current Land Use: Surrounding Land Use: Residential further to the east, playing field/school to the south, open valley fields and woods to the west. 7.15 Housing Yield (estimate): 133 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, agricultural land use, potential for Constraints: waste materials inc. asbestos sheeting, and therefore site investigation of discrete areas of site necessary It is considered that adequate access can be achieved from Hillson Drive, although it will be necessary to Highways/ assess the ability of the road to accommodate generated traffic, given the extent of on-street parking. Signal Pedestrian Access: 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 No known constraints Comments: © Crown copyright No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: Potential for invertebrates, foraging, commuting and roosting bats, Great Crested Newts (pond to east and west), Dormice, harvest mouse, hedgehog, otter, **Ecology Comment:** reptiles and badger. Woodland field boundaries likely to contain ancient trees. 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 Accessible Facility Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 7/10 Types: 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 Reason for on the Strategic Gap in this location and the Area of Special Landscape Quality. Discounting:

Yes

Is the site available?

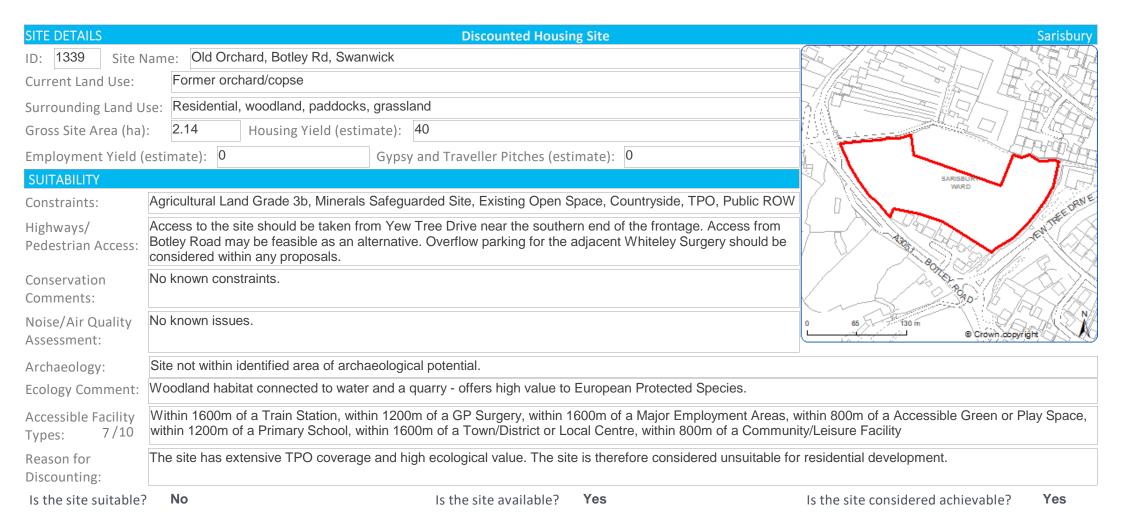
No

Is the site considered achievable?

No

Is the site suitable?

SITE DETAILS	Discounted Housing Site	Park Gate		
ID: 1335 Site N	ame: Land at Addison Rd, Sarisbury			
Current Land Use:	urrent Land Use: Rough Pasture			
Surrounding Land U	Agricultural field to the north, residential dwellings to the east and south and a small area of woodland to the west			
Gross Site Area (ha)	0.54 Housing Yield (estimate): 13			
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	PARK GATE WARD		
SUITABILITY				
Constraints:	Agricultural Land Grade 2, Countryside, TPO			
Highways/ Pedestrian Access:	Addison Road is particularly narrow along the northern adopted stub serving the site. It may be possible to created an acceptable access with off-site highway improvements pending control over sufficient land.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area of archaeological potential.			
Ecology Comment:	Important wooded boundaries.			
Accessible Facility Types: 7/10				
Reason for Discounting:	Existing site access is not suitable for size of development.			
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No		



SITE DETAILS	Discounted Housing Site	Stubbington	
ID: 1341 Site N	ame: Land South of Oakcroft Lane, Stubbington		
Current Land Use:	Agricultural		
Surrounding Land U	e: Agricultural to north (beyond Oakcroft Lane), residential to east and south, Crofton cemetery to west	TITCHFIELD WARD	
Gross Site Area (ha)	19.25 Housing Yield (estimate): 200		
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		I DANKERDETIANE	
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	120 MA RKS 250 m ROA ()	
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 Sarisbury
ID: 1356 Site N	lame: 187 Botley Road - Site A Proposal, Burridge
Current Land Use:	House and garden
Surrounding Land U	se: Residential to north, south & east; horticulture and agriculture to west.
Gross Site Area (ha)	: 0.48 Housing Yield (estimate): 5
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0
SUITABILITY	II Ridelin March
Constraints:	Agricultural Land Grade 3a, Countryside
Highways/ Pedestrian Access:	Site has sufficient frontage to provide a satisfactory private drive access, subject to the removal of a short section of fence understood to be in the control of the applicant. Bin collection and carry distances would need to be addressed.
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 grassland, hedgerow and mature deciduous trees.
Accessible Facility Types: 5/10	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.

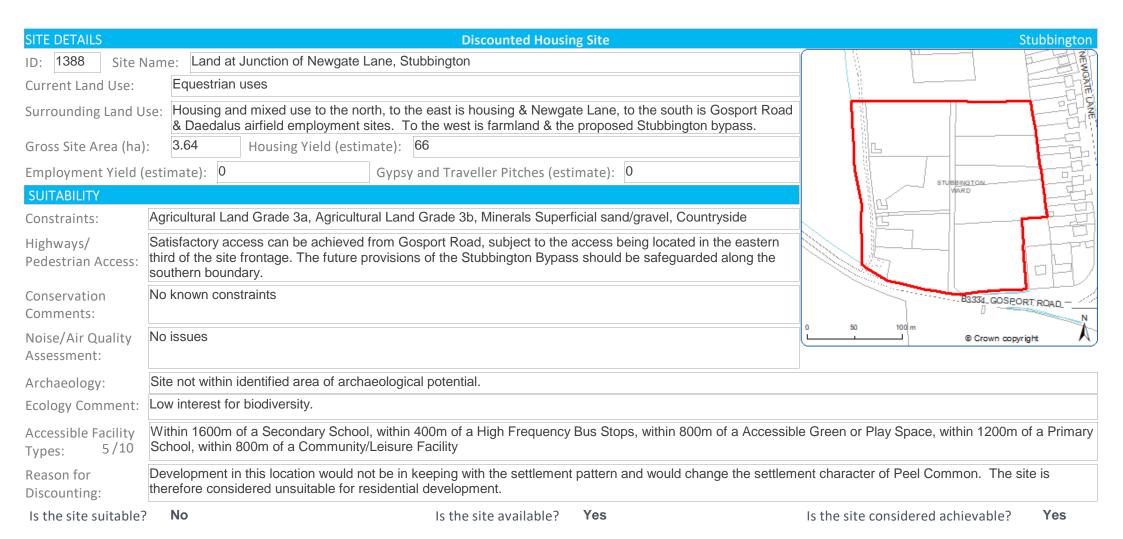
Is the site available? Yes

Is the site considered achievable?

Yes

Is the site suitable? No

SITE DETAILS		Discounted Housing Site	Stubbington			
ID: 1372 Site N	Name: Newgate Lane Peel Nook					
Current Land Use:	Amenity/storage/vacant.					
Surrounding Land U	Use: Church, residential, paddocks, c	WOODCOTE LANE				
Gross Site Area (ha)): 0.71 Housing Yield (esti					
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	STUBBUGTON			
SUITABILITY			STUBBURGTON WAYD			
Constraints:	Church, residential, paddocks, car park 1. 0.71 Housing Yield (estimate): 8 (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside					
Highways/ Pedestrian Access:	Satisfactory access is available from highway.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise assessment required.	0 45 90 m © Crown copyright				
Archaeology:	An archaeological evaluation ahead of the adjacent bypass did not find any archaeological remains.					
Ecology Comment:	The site appears to be a grass field with woodland bordering the eastern boundary and tree/hedge lined boundaries to the north, west and south. The site boundaries to be retained and protected by suitable green buffers.					
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?	? No	Is the site available? Yes	Is the site considered achievable? Yes			



SITE DETAILS		Discounted Housing Site	Fareham East			
ID: 1998 Site N	lame: Pinks Hill, Wallington					
Current Land Use:	Grassland/ Paddock	WUZARY RONG				
Surrounding Land U	Residential, Grade II Listed Bu and A27 to the south and east	h				
Gross Site Area (ha)	: 5.33 Housing Yield (e	stimate): 130				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	FAREHAM EAST VIOLED			
SUITABILITY			shart wildo			
Constraints:	Agricultural Land Grade 2 & 3b - Minerals Brick Clay, Superficial sand/gravel & Safeguarded Site - Within 500m of SPA, Ramsar & SSSI - Ground Water Protection Zone, Countryside, Land identified as a former refuse heap.					
Highways/ Pedestrian Access:	The ability of Pinks Hill to serve the development needs to be fully assessed, including an adequate site access and the provision of a pedestrian/cycle footway. Land ownership would appear to allow improvements to Pinks Hill and its junction with the A27 slip road to take place. A full Transport Assessment would be required for the site.					
Conservation Comments:	The site does not contain any listed buildings but the open hillside contributes to the setting and historic context of the grade II listed Fort Wallington, one of a series of forts built in the 19th century for the defence of Portsmouth Harbour. Preserving the setting of the listed building would be a material consideration.					
Noise/Air Quality Assessment:	Air quality and noise impact asses	ssments would be required.				
Archaeology:	Site not within identified area of a	rchaeological potential.				
Ecology Comment:	The site is dominated by semi-improved & improved grassland, hedges, scrub and buildings. The habitats have potential for reptiles. There will be an increased recreational impact on the nearby Natura 2000 sites. The hedgerows on site to be retained & enhanced with suitable buffers.					
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for Discounting:	Site has poor pedestrian and cycle proximity to A27.	e links to local services and there is no evidence to suggest that safe ro	outes can be provided. Noise level concerns due to site's			

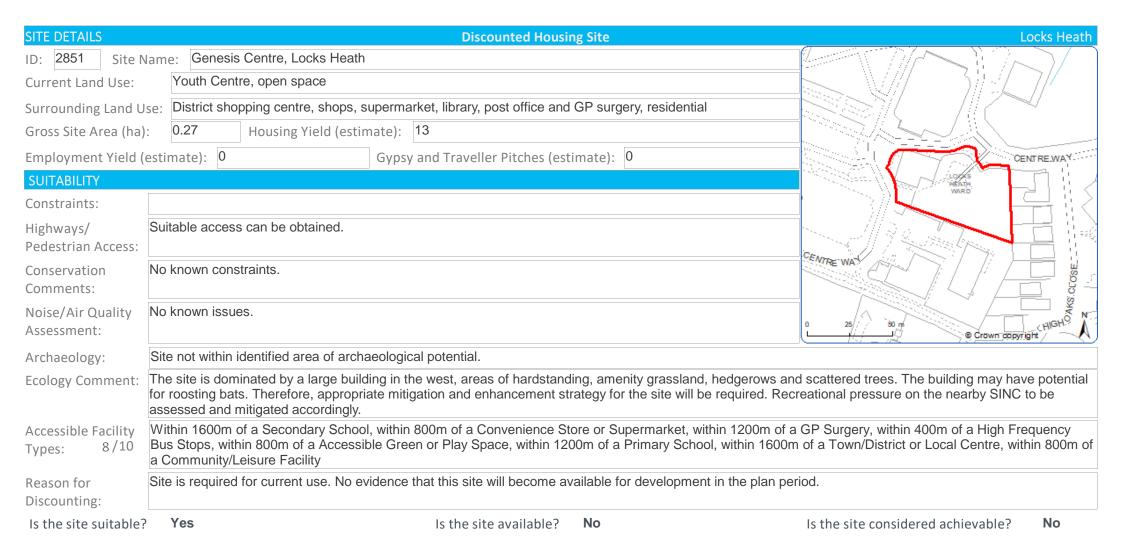
Is the site considered achievable?

No

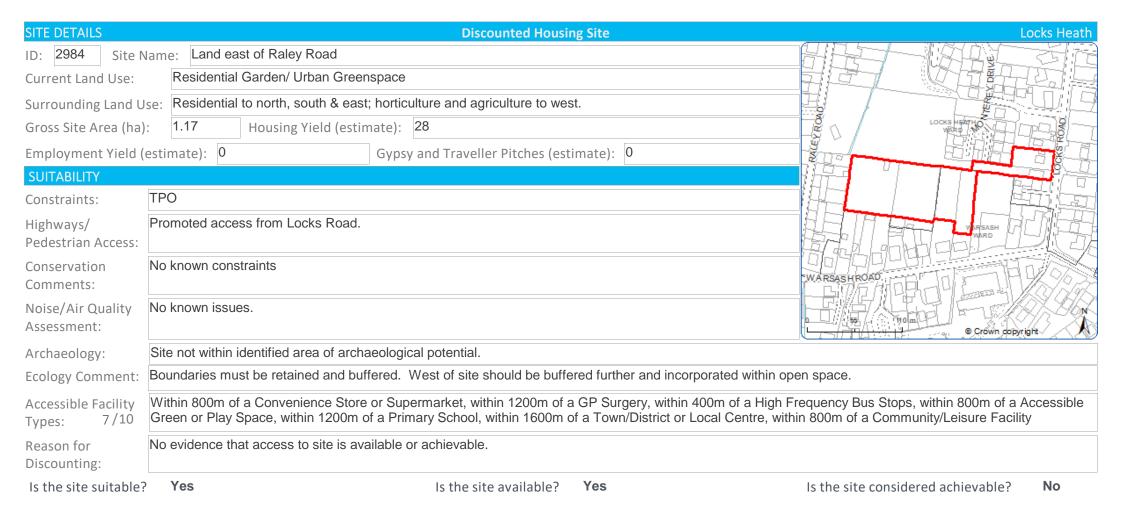
Is the site available? Yes

Is the site suitable? No

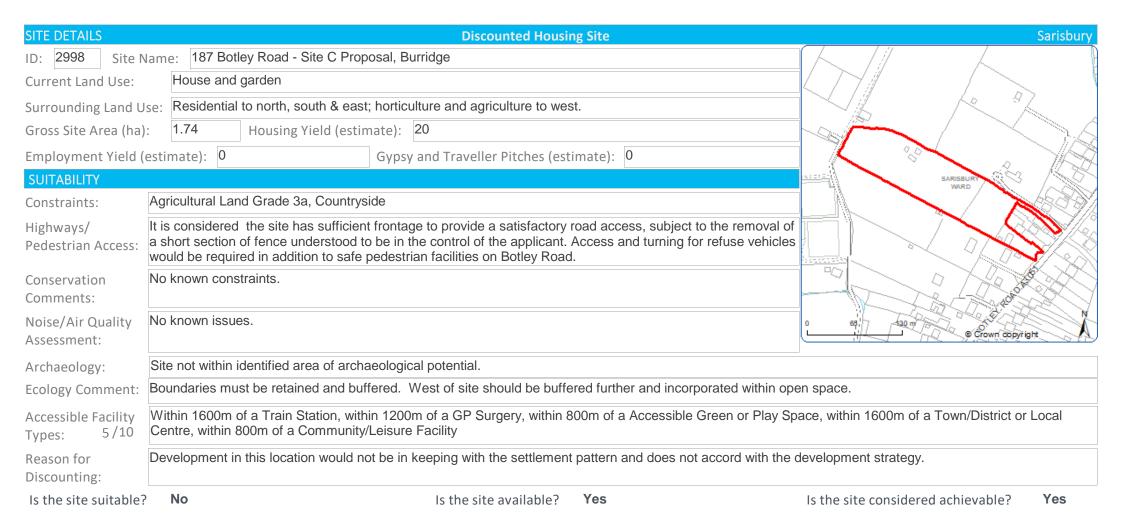
SITE DETAILS		Discounted Housi	ng Site	Fareham East
ID: 2826 Site N	ame: Lysses Car Park	k, Fareham		
Current Land Use:	Sui-Generis / Public	c Car Park		- K
Surrounding Land Us	se: Automotive and ser	rvice industries, residential, and green open spac	е	
Gross Site Area (ha)	0.42 Housii	ng Yield (estimate): 24		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				FAREHAM
	Minerals Brick Clay, Mi 500m of SSSI	nerals Superficial sand/gravel, Within 500m of SF	PA, Within 500m of Ramsar, Within	FAREHAM EAST WARD
Highways/ Pedestrian Access:	Access from Lysses Pa	ath. Two pedestrian links with High Street.		
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Noise assessment requ	uired due to nearby industrial estate and Lysses F	Hotel (entertainment events)	ev sses con a copyright
Archaeology:	Site not within identified	d area of archaeological potential.		
Ecology Comment:	No known issues			
Accessible Facility Types: 9/10	Bus Stops, within 1600		a Accessible Green or Play Space, v	f a GP Surgery, within 400m of a High Frequency within 1200m of a Primary School, within 1600m of a
Reason for Discounting:	Site is required for curr	ent use to provide parking provision for Fareham	Town Centre and is therefore not av	railable for development during the plan period.
Is the site suitable?	Yes	Is the site available?	No	Is the site considered achievable? No

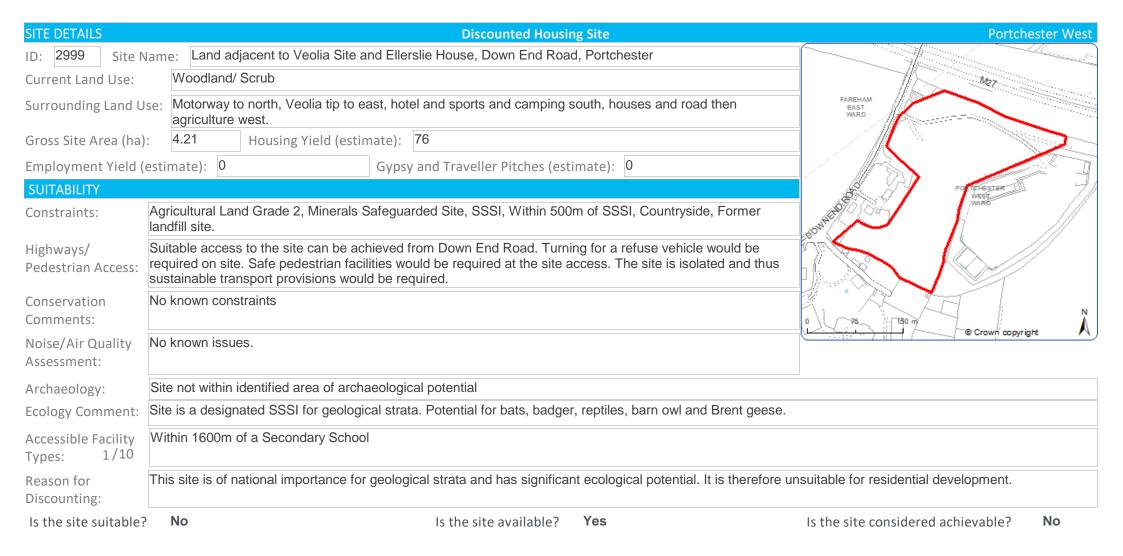


SITE DETAILS		Discounted Housin	ng Site	Fareham North
ID: 2956 Site N	lame: Delme Court, Fa	reham		
Current Land Use:	A-Classes and C3 (Class		
Surrounding Land U	se: Mixed use - residen	tial, industrial and service industries. Rail and fire	e station nearby.	W.EST.STREET-
Gross Site Area (ha)	: 0.11 Housir	ng Yield (estimate): 32 (net 11)		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				FAREHAM CE NORTH E
Constraints:	, Motorcycle dealers an	d former brickyard including clay pit		
Highways/	Access from Maytree R	oad.		
Pedestrian Access:				
Conservation	No known constraints			
Comments:				WEST
Noise/Air Quality	Air quality and noise im	pact assessments would be required		WESTERNWAYN
Assessment:				© Crown copyright
Archaeology:	Site not within identified	l area of archaeological potential.		
Ecology Comment:	No known issues			
Accessible Facility		ondary School, within 1600m of a Train Station, v		
Types: 10/10		Frequency Bus Stops, within 1600m of a Major En 1600m of a Town/District or Local Centre, within		ccessible Green or Play Space, within 1200m of a
Reason for	No certainty that the site	e is available within the plan period.		
Discounting:				
Is the site suitable?	Yes	Is the site available?	No	Is the site considered achievable? No



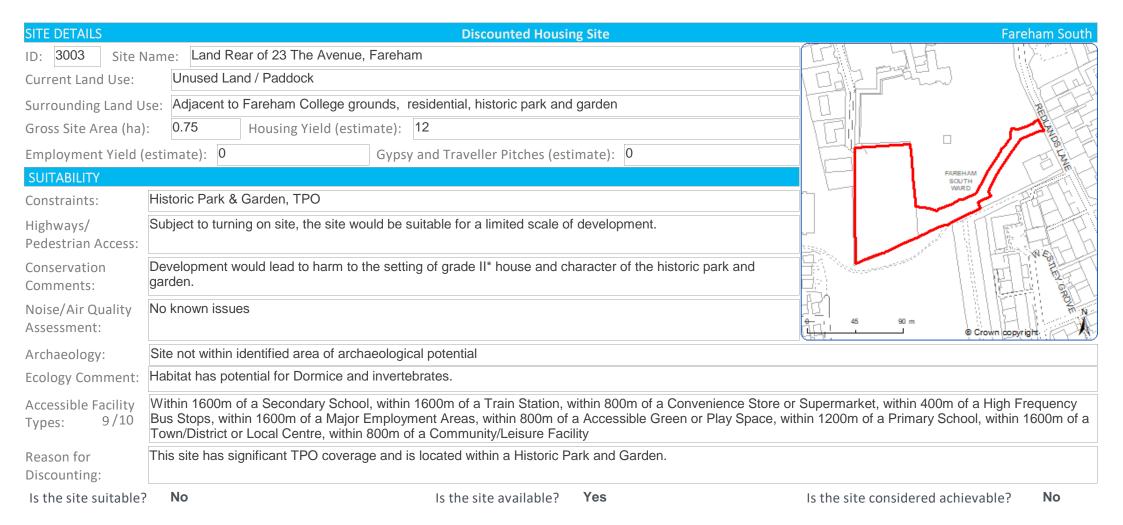
SITE DETAILS			Discounted Housin	ng Site		Sarisbury
ID: 2997 Site N	Name: 187 Botley Road - Site B Proposal, Burridge					
Current Land Use:	House and garden					
Surrounding Land U	urrounding Land Use: Residential to north, south & east; horticulture and agriculture to west.					
Gross Site Area (ha)	ss Site Area (ha): 1.23 Housing Yield (estimate): 15					
Employment Yield (estimate): 0		Gypsy and Traveller Pitches (est	imate): 0		Son KE
SUITABILITY						SARISBURT
Constraints:	Agricultural Lar	nd Grade 3a, Country	rside			
Highways/ Pedestrian Access:	It is considered the site has sufficient frontage to provide a satisfactory road access, subject to the removal of a short section of fence understood to be in the control of the applicant. Access and turning for refuse vehicles would be required in addition to safe pedestrian facilities on Botley Road.					
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.					e Crown copyright
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Boundaries must be retained and buffered. West of site should be buffered further and incorporated within open space.					
Accessible Facility Types: 5/10	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 in this location would not be in keeping with the settlement pattern and does not accord with the development strategy.					
Is the site suitable?	No		Is the site available?	Yes	Is the site considere	ed achievable? Yes





SITE DETAILS		Discounted Housin	g Site	Sarisbury
ID: 3000 Site N	lame: Land at 60 Swa	nwick Lane		
Current Land Use:	Agriculture			
Surrounding Land U	Surrounding Land Use: Residential to west, woodland to north, agricultural/residential to east			
Gross Site Area (ha)	: 1.92 Hous	ing Yield (estimate): 30		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				SARISBURT WARD
Constraints:	Agricultural Land Grad	le 2, Agricultural Land Grade 3b, Countryside, Forr	mer clay pit	
Pedestrian Access:	It is considered that satisfactory access can be achieved to this site from Swanwick Lane. The optimum access location would be just east of the centre point of the frontage. Access and turning for refuse vehicles would be required in addition to safe pedestrian facilities near the access and on Swanwick Lane.			
Conservation Comments:	No known constraints.			SWANWICKTONE
Noise/Air Quality Assessment:	No known issues.			© Crown copyright
Archaeology:	Site not within identifie	d area of archaeological potential.		
Ecology Comment:	Priority habitat lowland mixed deciduous woodland present directly adjacent to north. Potential for bats, Great Crested Newts, Hazel Dormice; Common lizard, badger and birds of conservation concern.			
Accessible Facility Types: 5/10	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:	The scale of developm	nent proposed is out of keeping with the character	of the area and does not accord with	the development strategy.
Is the site suitable?	No No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS **Discounted Housing Site** Stubbington Land East of Newgate Lane East, Peel Common 3002 Site Name: Mostly agriculture, with the south west field used for horse grazing. Current Land Use: 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 eas STUBBINGTON 3.92 Housing Yield (estimate): 99 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** HERON WAY Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Countryside, Solent Brent Geese Constraints: & Wader Low use BROOKERS LANE Highways/ 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 Pedestrian Access: 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. Crown Coovright No known constraints Conservation Comments: Noise assessment required due to proximity to rerouted Newgate Lane Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. 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 Accessible Facility Community/Leisure Facility 4/10 Types: 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 Reason for there is no evidence of a strategy compliant solution. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No



SITE DETAILS **Discounted Housing Site** Warsash Land South of Hook Park Road, Warsash ID: 3004 Site Name: Agricultural and equestrian Current Land Use: Surrounding Land Use: The site is bordered by residential development to the north-west. To the south there is woodland. agriculture and coastal plain. Housing Yield (estimate): 55 Gross Site Area (ha): 30.00 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 2, 3 & 3b - SINC, Flood Zone 2 & 3, Historic Park & Garden, Minerals Superficial Constraints: sand/gravel - Within 500m of SPA, SAC, Ramsar & SSSI, Existing Open Space, Countryside, TPO, SBGW Secondary Support Area, Public ROW, Former landfill Access is from low standard roads unsuitable for any significant development traffic. The site is very isolated Highways/ from any local facilities and is unsustainable in transport terms. Pedestrian Access: No known constraints Conservation © OpenStreetMap (and) Comments: contendration Cook ident No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site contains grassland, broadleaved woodland, scattered trees and several water bodies. Potential for amphibians, bats, badger, dormice and reptiles. **Ecology Comment:** Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: Site within Special Area of Landscape Quality. Impacted by significant transport and ecology constraints, SINC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly Reason for within flood zone, partly secondary support site for Brent Geese and Waders. Discounting:

Yes

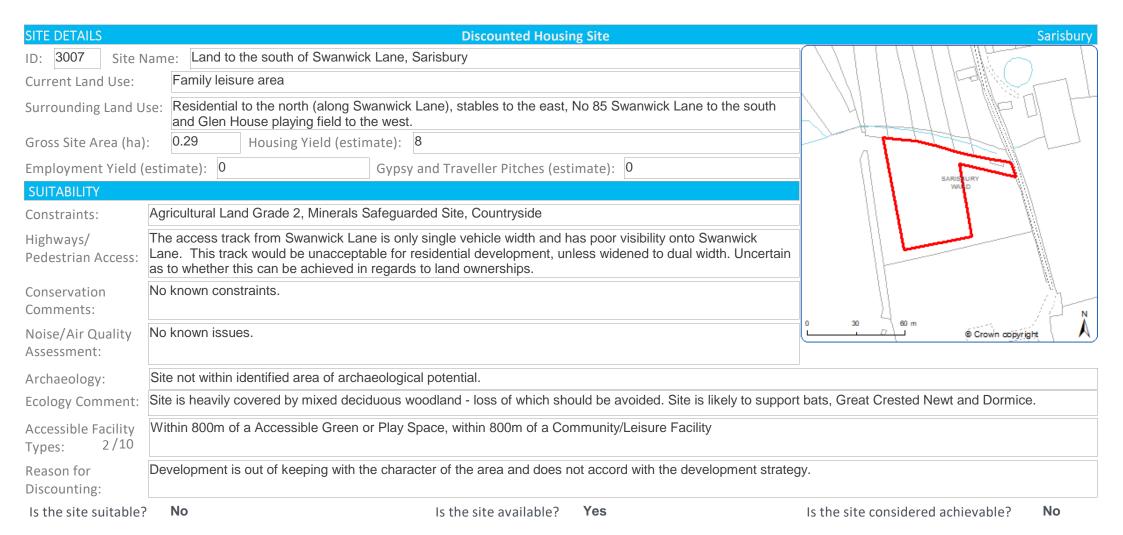
Yes

Is the site considered achievable?

Is the site available?

Is the site suitable?

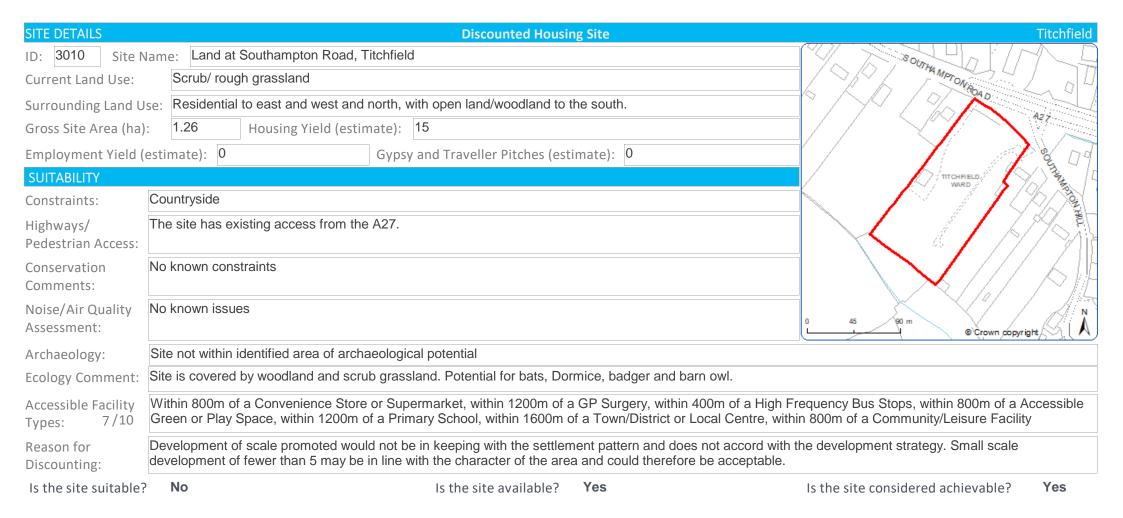
No

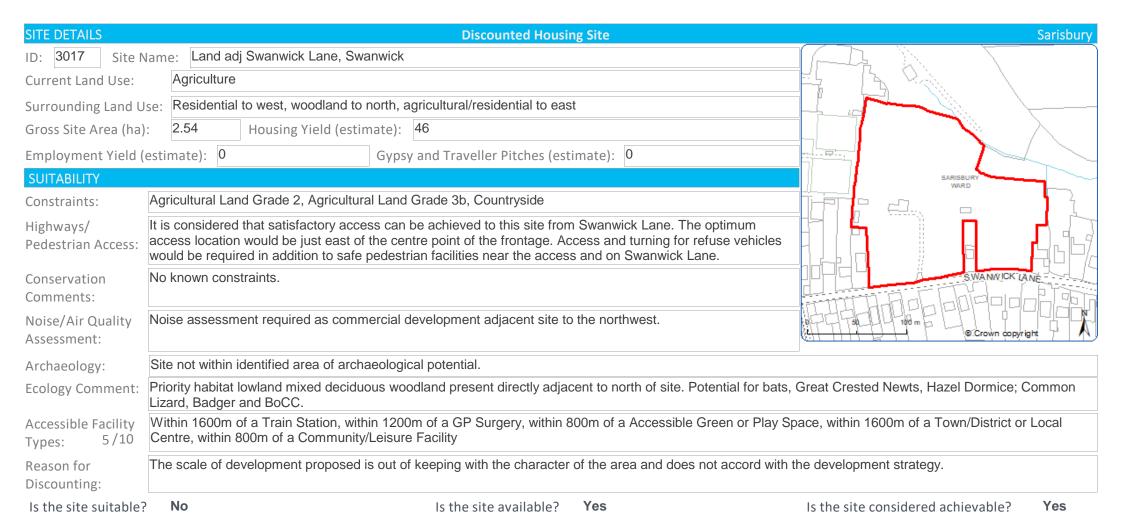


ITE DETAILS	Discounted Housing Site	bington, Fareham South, Fareham We	
D: 3008 Site N	lame: Land South of Longfield Avenue, Fareham	B3114	
Current Land Use:	Agriculture		
urrounding Land U	The site is located immediately to the south of the existing built-up boundary of Fareham. Longfield Avenue borders the site to the north, Oxley's Coppice to west. Agriculture to the south. HMS Collingwood is to the east.	TITOH RED WARE	
Gross Site Area (ha)	: 110.27 Housing Yield (estimate): 1000	HMS Collingivo	
mployment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		STUBBONS TO AMANDES YORK SOLD FORM	
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Existing Open Space, Countryside, Solent Brent Geese & Wader Secondary Support Area, Solent Brent Geese & Wader Low use, Public ROW	Peer Lommon May 1 former Francisco.	
ighways/ edestrian Access:	Access from Longfield Avenue and Peak Lane.	HEAD Stubbington	
Conservation Comments:	No known constraints a 200 400 and and an analysis (and), content of content		
loise/Air Quality ssessment:	Air quality and noise impact assessment required		
rchaeology:	Site not within identified area of archaeological potential		
cology Comment:	The site itself contains arable fields with hedgerows around the field margins. A pond is present on site. Low use and secondary support areas for Solent Wader & Brent Geese on site. Potential for reptiles, bats and badgers, whilst the pond has potential for amphibians, including Great Crested Newts and water vole.		
ccessible Facility ypes: 8/10	Within 1600m of a Secondary School, 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		
eason for iscounting:	Development in this location would have a detrimental impact on the Strategic Gap. Site contains Brent Geese Use designations and there is no evidence of a strategy compliant solution.	e and Solent Waders Secondary support and Low	
s the site suitable?	No Is the site available? Yes	Is the site considered achievable? No	

SITE DETAILS **Discounted Housing Site** Fareham East Land West of Downend Road, Portchester 3009 Site Name: Current Land Use: Agriculture Surrounding Land Use: Railway line with residential on the south side of railway, M27 to the north, Waste Transfer Station, former composting depot, riding school, health club, hotel, camping and caravanning site, and several residential properties in the east. Fort Wollington 33.80 Housing Yield (estimate): 650 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 - Minerals Brick Clay, Superficial sand/gravel & Safeguarded Site - Within 500m of Constraints: SPA, Ramsar & SSSI - Ground Water Protection Zone, Countryside, Public ROW, Former landfill on parts of site. Highways/ Downend Road has insufficient capacity to accommodate this development. A new highways solution would need to be identified and agreement for it sought from both the highways authority and Highways England. Pedestrian Access: Pedestrian/cycle access should be provided to both Downend Road and Paradise Lane. A Transport Assessment (TA) would be required. Promoter: Access to Downend Road can be achieved to serve the site. cont@:Crown?c8pyright Further technical work carried out by i-Transport identifies that to support the delivery of the site and address traffic impacts that would arise, an additional point of access is likely to be needed, either to the A27 to the east or to the north of Junction 11 of the M27. Work carried out to date identifies that both of these options would offer potentially significant benefits to the wider highway network. These options are currently being considered and developed in liaison with Fareham Borough Council, Hampshire County Council and Highways England No known constraints Conservation Comments: The site is bounded by the M27 motorway to the north and the A27 slip road to the west, also a waste transfer Noise/Air Quality station to the east. Therefore there is potential for noise and air quality impacts. However, the site is to the Assessment: 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. Site not within identified area of archaeological potential Archaeology: The site is located to the south of the M27, east of the A27 and north of a railway line. The site comprises a large arable field, with hedgerows in the south and **Ecology Comment:** west, and scrub/woodland in the north. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles and barn owls. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. Due to the proximity of the statutory designated sites, Natural England should be consulted. The provision of wildlife corridors along all boundaries should be considered. Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: At this stage further work is required to demonstrate a suitable highways solution. In addition further work would be required to confirm suitable yield. Reason for

Discounting:





SITE DETAILS **Discounted Housing Site** Stubbington Site Name: Land West of Newgate Lane, Stubbington ID: 3022 Paddock Current Land Use: 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** Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside Constraints: A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Highways/ Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Pedestrian Access: 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. No known constraints Conservation @ Crown copyright Comments: Odour assessment required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: A colony of Chamomile (Chamaemelum nobile) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is **Ecology Comment:** 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. 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 Facility Community/Leisure Facility 4/10 Types: Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for Reason for ecological impacts. The site is therefore considered unsuitable for residential development. Discounting: No Yes Is the site available? Yes Is the site considered achievable? Is the site suitable?

SITE DETAILS		Discounted Housing Site	Warsash	
ID: 3024 Site N	Name: Land at Great Abshot, Warsa	TTOHES OCHOSON WARD		
Current Land Use:	Agriculture			
Surrounding Land U	Ise: The site is surrounded by agricu	lture, hedges and woodland and some isolated residential housing.		
Gross Site Area (ha)): 13.65 Housing Yield (esti	mate): 246		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			WARSASH- WARD	
Constraints:	Agricultural Land Grade 3, SINC, Mi pits to North	nerals Superficial sand/gravel, Countryside, TPO, Former landfill to Sout	h,	
Highways/ Pedestrian Access:	Physical access to the site could be Common settlement and would need Abshot Lane and the Local Road Nedevelopment proposed.			
Conservation Comments:	No known constraints	0 160 320 m © OpenStreetMap (and) N conter Crewn 250 in int		
Noise/Air Quality Assessment:	No issues			
Archaeology:	Site not within identified area of arch	aeological potential		
Ecology Comment:	The site contains arable farmland with boundary vegetation comprising dense hedgerows/tree lines. Bats, badger, Dormice and reptiles are likely to be present on site, particularly around the boundary vegetation and woodland edge on the west side of the site.			
Accessible Facility Types: 4/10	Within 400m of a High Frequency B Community/Leisure Facility	us Stops, within 800m of a Accessible Green or Play Space, within 1200	m of a Primary School, within 800m of a	
Reason for Discounting:		cape (based on the Fareham Landscape Assessment) and is within an assertion see reasons the site is unsuitable for residential development.	Area of Special Landscape Quality. There are also	

Is the site available? Yes

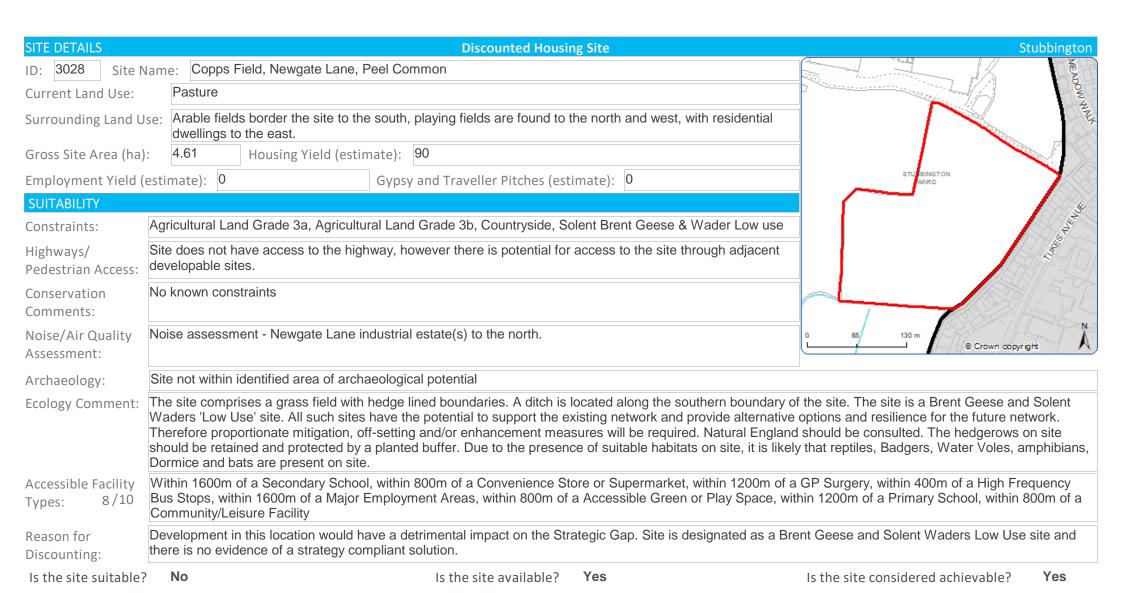
Is the site considered achievable?

Yes

Is the site suitable? No

SITE DETAILS **Discounted Housing Site** Park Gate Little Park Farm, Park Gate ID: 3025 Site Name: The site is in a mixture of uses, including residential, kennels and amenity grazing. Current Land Use: 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 5.73 Housing Yield (estimate): 103 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Minerals Superficial sand/gravel, TPO, Former Land Use Assessment required Constraints: The site plan indicates that a satisfactory access could be provided for the site, subject to measures to control Highways/ vehicles and pedestrians under the 3.7m wide rail underbridge. Traffic signals would appear to be feasible, Pedestrian Access: 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. No known constraints. Conservation Comments: No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: 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. **Ecology Comment:** 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 Accessible Facility or Local Centre 4/10 Types: The site is unsuitable for residential development. Reason for Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site	Sarisbury		
ID: 3026 Site N	e Name: Eyersdown Farm, Burridge				
Current Land Use:	Jse: Agriculture				
Surrounding Land U	To the north is the Burridge Recreassociated gardens.	eation Ground, to the east, south and west are residential dwellings an	d o		
Gross Site Area (ha)	5.24 Housing Yield (estin	nate): 38			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			SARISBURY		
	Agricultural Land Grade 2 & 3c, Mine Space, Countryside, Former Land Us	rals Superficial sand/gravel, SPA, SAC, Ramsar, SSSI, Existing Open e Assessment required			
Pedestrian Access:	Access from Botley Road can be acc visibility. Good pedestrian and cyclist sustainable from a transport point of v				
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	No known issues.		© Crown copyright		
Archaeology:	Site not within identified area of archa	aeological 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	Titchfield		
ID: 3029 Site N	Name: Land south of Bridge Street, Titchfield			
Current Land Use:	Pasture	COACHIEL		
Surrounding Land U	Residential to the west and north. Open land to the east and south.			
Gross Site Area (ha)	1.76 Housing Yield (estimate): 28	GROGE STREET		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		TITCHPALD WAS		
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside, Statutory List Buildings	ed		
Highways/ Pedestrian Access:	As the north-western part of the site is built-out, the only viable access would be on the western part of the frontage with Bridge Street. Access and turning for refuse vehicles would be required, along with pedestrian facilities on Bridge Road.			
Conservation Comments:	This site lies adjacent to the Titchfield Conservation Area. The rural land surrounding the village is of importance in defining the historic settlement, setting it apart from surrounding urban areas. The rural settin of the Meon Valley also provides important views of Titchfield in the landscape. Development of this land would be harmful to the setting of the conservation area.	g 140 m © Crown copyright		
Noise/Air Quality	No known issues			
Assessment:				
Archaeology:	Site not within identified area of archaeological potential			
Ecology Comment:	Site contains grassland/pasture with linear hedgerows. Canal located on eastern boundary of the site. Bats, dormice, water vole, otter, reptiles and badger all have potential to utilise the site.			
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:	Site within landscape identified as of special character for the Borough. The site partly within flood zones 2 sINC). Development could also be harmful to the setting of the conservation area.	and 3 and has high ecological potential (adjacent to a		
Is the site suitable?	? No Is the site available? Yes	Is the site considered achievable? No		

SITE DETAILS **Discounted Housing Site** Hill Head ID: 3037 Land west of Old Street, Stubbington Site Name: C3 Class and B8 Class Current Land Use: Residential to the east, open countryside/ Meon Valley and SPA/SSSI to the west Surrounding Land Use: 3.00 Housing Yield (estimate): 6 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Within 500m of SPA, Constraints: Within 500m of Ramsar, Within 500m of SSSI, Countryside, TPO The principle of development is acceptable, subject to possible improvements on Old Street leading to Fury Highways/ Way, Safe site access and visibility to Old Street would be a priority and pedestrian provisions would also Pedestrian Access: need to be considered. Conservation No known constraints Comments: No known issues Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: Site contains residential detached housing with associated large gardens containing scattered mature trees and shrubs. Potential for bats, water vole, otter, **Ecology Comment:** badger, Dormice and reptiles. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: It is unclear at this time as to whether the site is available for development during the plan period. Reason for Discounting: Yes Is the site available? No Is the site considered achievable? No

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Sarisbury Land in Upper Swanwick, Swanwick 3038 Site Name: Horticultural land/ paddock/ grassland/ woodland Current Land Use: Surrounding Land Use: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve to the north Housing Yield (estimate): 575 Gross Site Area (ha): 31.94 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, 3a, 3b & 3c, Minerals Safeguarded Site - Within 500m of SPA, SAC, Ramsar & Constraints: SSSI - Countryside, TPO, Public ROW, Former clay pit Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large Highways/ to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly Pedestrian Access: unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought. The site lies directly adjacent to Morgan's Farmhouse and its barn, both are grade II listed buildings. The Conservation contendration Cook in in proximity of any development would need to respect the setting of both these buildings which is presently Comments: semi rural in character. Noise and air quality assessments due to scale of proposed development. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: **Ecology Comment:** The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, bat, reptile, badger and Dormice. Buildings on site may have potential to support roosting bats. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: Scale of growth does not accord with the development strategy. The site is ecologically sensitive (adjacent to a SINC) and does not seem capable of providing Reason for suitable highway access for the scale of development proposed. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

No

SITE DETAILS **Discounted Housing Site** Titchfield ID: 3045 Carron Row Farm Segensworth East, Titchfield Site Name: C3 Class/ Agricultural/ Horticultural Current Land Use: SEGENSWORTH ROAD Allotments, paddocks, Titchfield Abbey Scheduled Ancient Monument and caravan site. Surrounding Land Use: 7.29 Housing Yield (estimate): 131 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Constraints: Statutory Listed Buildings, Scheduled Monument, Public ROW Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility Highways/ splays at the prospective accesses. Pedestrian Access: This site contains a grade II listed building, the Barn at Carron Row Farm, and part of the site lies within the Conservation boundary of the Titchfield Abbey Conservation Area. To the south the site encroaches on the scheduled Comments: monument of Titchfield Abbey and Fishponds. The setting of the barn, the rural character and appearance and setting of the conservation area and the scheduled monument would all be important considerations in © Crown copyright the scale and siting of new buildings. English Heritage should be consulted concerning the character and setting of the scheduled monument. No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site contains grassland / pasture divided into sectioned fields, with a series of buildings on the east of the site. Majority of site is likely to be low ecological **Ecology Comment:** value as horse paddock. Potential for bats, Dormice, reptiles and badger. 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 Accessible Facility a Community/Leisure Facility 4/10 Types: The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Reason for Scheduled Ancient Monument. No safe highway access identified. Discounting:

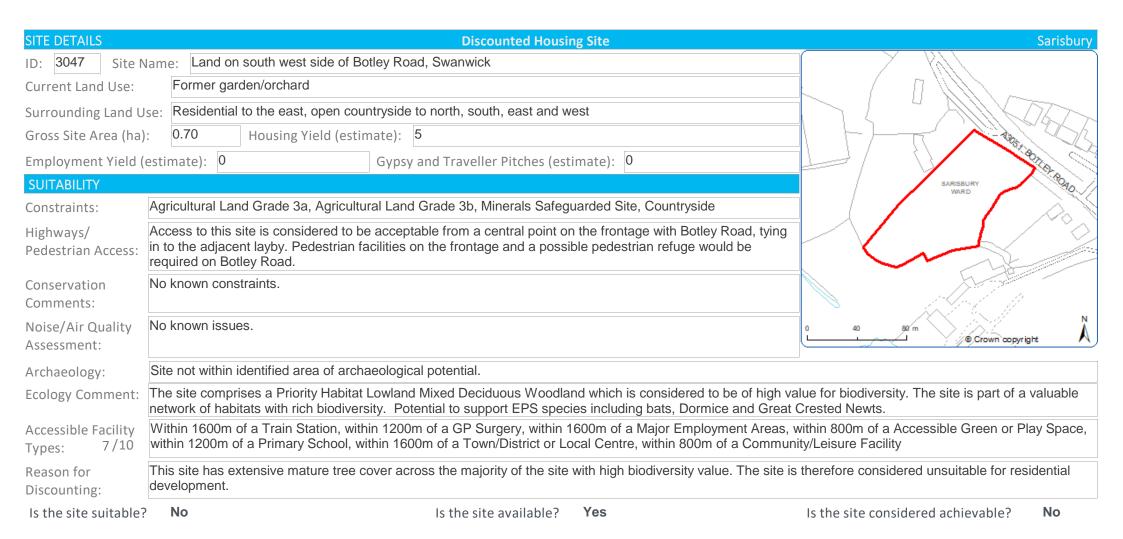
Is the site available?

No

Is the site considered achievable?

No

Is the site suitable?



SITE DETAILS	Discounted Housing Site	Warsash
ID: 3050 Site N	ame: Land at Brook Avenue, Warsash	
Current Land Use:	Paddock	BROOK AVENUE
Surrounding Land U	Residential properties to west, east and north as well as garden nurseries to the north. Further residential dwellings and a Site of Importance to Nature Conservation (SINC) to the south.	778年8年11日1日1日1日1日1日1日1日1日1日1日1日1日1日1日1日1日1
Gross Site Area (ha)	: 2.04 Housing Yield (estimate): 55	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	MASAN THE CAME
SUITABILITY	\uparrow	MARD V
	Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside	
	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	BROOK AVENUE
Noise/Air Quality Assessment:	No issues	□ Cròwin copyright \
Archaeology:	Site not within identified area of archaeological potential	
	The site contains an improved grassland field with boundary vegetation, which could be utilised by foraging and combirds. Issues arising from increased recreation within the SINC will need to be considered. Protection and enhancem	
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High F 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	he site considered achievable? Yes

SITE DETAILS **Discounted Housing Site** Fareham East ID: 3052 Land to the East of Furze Court, Wickham Road, Fareham Site Name: Open Space Current Land Use: Surrounding Land Use: Former office buildings converted to residential use on Furze Court to the west. Residential to the south. Commercial uses at Furzehall Farm to the south west. Open space to the east. M27 to north. Gross Site Area (ha): 0.86 Housing Yield (estimate): 13 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 FAREHAM SUITABILITY Agricultural Land Grade 2, Minerals Brick Clay, Existing Open Space, Ground Water Protection Zone, Constraints: Countryside, Pumping station in corner on site. Access provision, subject to satisfactory refuse collection and turning and safe pedestrian facilities leading to Highways/ Wickham Road is acceptable. Pedestrian and cycle connection to Furzehall Avenue should be investigated. Pedestrian Access: CORNFIELD No known constraints Conservation Comments: The impacts of noise and air quality from the M27 motorway are a constraint to development, the site is not Noise/Air Quality Crown copyrigh ideal for residential use. Assessment: Site not within identified area of archaeological potential Archaeology: The site comprises a mosaic of semi- improved grassland, scrub and scattered trees. Site has potential to support a range of species such as bats, **Ecology Comment:** invertebrates, reptiles, amphibians and BoCC. 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 1600m of a Accessible Facility Town/District or Local Centre 4/10 Types: Development would result in the loss of open space. Reason for Discounting:

Yes

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Stubbington Land East of Newgate Lane, Peel Common NEW GATE LANE 3057 Site Name: Agricultural Current Land Use: Surrounding Land Use: MOD Playing fields (use class D2) to the north-west. Tukes Avenue public open space is to the northeast. Speedfields Retail Park (including A1, B1, B2 uses) to the north and residential to the east. Arable land to the south west of Newgate Lane. 13.55 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Countryside, Solent Brent Geese Constraints: & Wader Low use This proposal includes the creation of an access direct from the proposed Newgate Lane South Relief Road Highways/ through the construction of a roundabout. HCC Highways have raised concerns over the acceptability of this Pedestrian Access: 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. No known constraints Conservation Comments: Noise and air quality (travel) assessments both required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site itself contains arable fields with linear hedgerows. Potential for badger, bat, reptile and green sandpiper. The site is a Brent Geese and Solent Waders **Ecology Comment:** 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. Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of Accessible Facility a Accessible Green or Play Space, within 1200m of a Primary School 5/10 Types: Development 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 Reason for there is no evidence of a strategy compliant solution. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

No

Is the site suitable?

SITE DETAILS	Discounted Housing Site	Titchfield	
ID: 3058 Site N	lame: Land East of St Margaret's Lane, Titchfield		
Current Land Use:	Woodland		
Surrounding Land U	Se: Small scale residential to the west (St Margaret's Lane) and to the east and north (Southampton Road), woodland SINC to the south		
Gross Site Area (ha)	: 0.57 Housing Yield (estimate): 14		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	ONTCHPIELD .	
SUITABILITY		YVARD	
Constraints:	Countryside, Public ROW		
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, without which the site is in a unsustainable location.		
Conservation Comments:	No known constraints	N N	
Noise/Air Quality Assessment:	No known issues	© Crown copyright	
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging and roosting bat, invertebrates, badger and reptiles.		
Accessible Facility Types: 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:	Site not available		

Is the site available? No

Is the site suitable? No

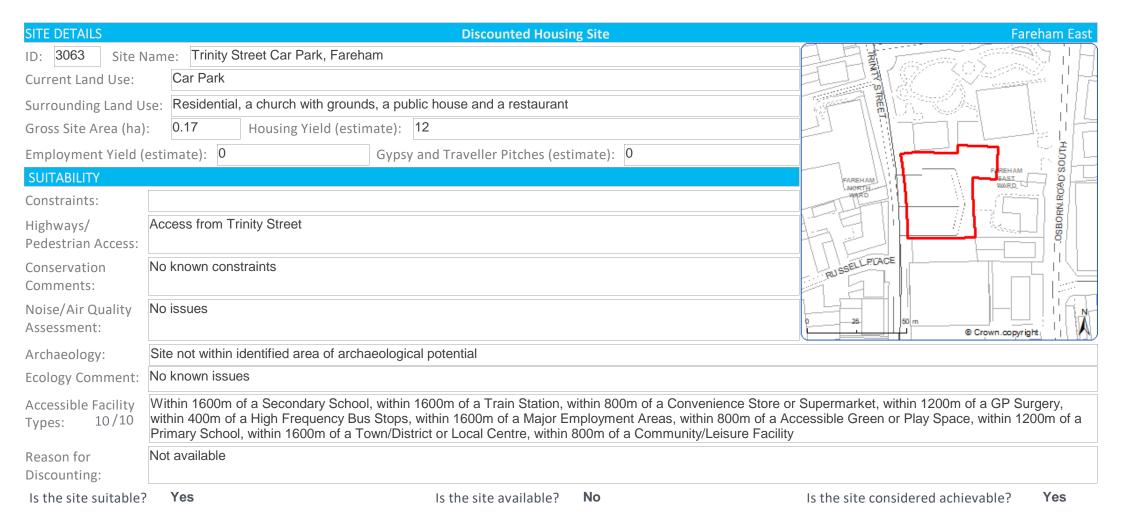
Is the site considered achievable?

Yes

SITE DETAILS **Discounted Housing Site** Titchfield Land East of Titchfield Road, Titchfield ID: 3059 Site Name: Agriculture Current Land Use: Surrounding Land Use: Agriculture, Kennels 720 36.01 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TITCHPIELD Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Constraints: Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use The principle of forming three access points to serve the two sites, appears to be acceptable. No vehicular Highways/ access to Ranvilles Lane would be acceptable. The illustrative primary access from the proposed Stubbington Pedestrian Access: Bypass junction with the B3334 Titchfield Road would need to be incorporated into the proposed signalcontrolled junction. The locations of the accesses to Titchfield Road may need adjusting and there would be wide-scale hedge-loss associated with the southern of these. The site is somewhat isolated and provision would need to be made to create/improve pedestrian/cycle links to Ranvilles Lane for access to the north-east contercrown Cook in infi and also to Titchfield. Cyclist provision on the down-graded southern section of Titchfield Road carriageway should also be considered, for access to Stubbington. The critical mass of the development would justify the reintroduction of buses along Titchfield Road and within the development itself. No known constraints Conservation Comments: Noise and air quality (travel) assessments recommended owing to scale of proposed development and Noise/Air Quality location in Strategic Gap. Assessment: Site not within identified area of archaeological potential Archaeology: **Ecology Comment:** The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging and roosting bat, invertebrates, badger and reptiles. Solent Brent Geese and Wader Low Use site. Within 800m of a Accessible Green or Play Space Accessible Facility 1/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Reason for Discounting: No Is the site available? Yes Is the site considered achievable? Yes Is the site suitable?

SITE DETAILS	Discounted Housing Site	Titchfield		
ID: 3060 Site N	ame: Land West of St Margaret's Lane, Titchfield			
Current Land Use:	Mix use-horticultural, paddocks, cattery, storage, vacant and residential.			
Surrounding Land Us	Horticultural glasshouses to the north, agriculture to the west and school grounds/wooded area to the south			
Gross Site Area (ha)	3.51 Housing Yield (estimate): 100			
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		TITCHRELD THE TOTAL THE TO		
Constraints:	Agricultural Land Grade 3, Countryside, Car breakers, nursery, garages to north			
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, with which the site is in a unsustainable location.	out		
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Noise assessment - adjacent works and a school	© Crown copyright		
Archaeology:	Site not within identified area of archaeological potential			
Ecology Comment:	The site comprises degraded livestock and paddock fields. Mitigation and enhancement areas to be provided at southern boundary. Potential for reptiles, badger, amphibians, dormice.			
Accessible Facility Types: 3/10	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 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?	No Is the site available? Yes	Is the site considered achievable? Yes		

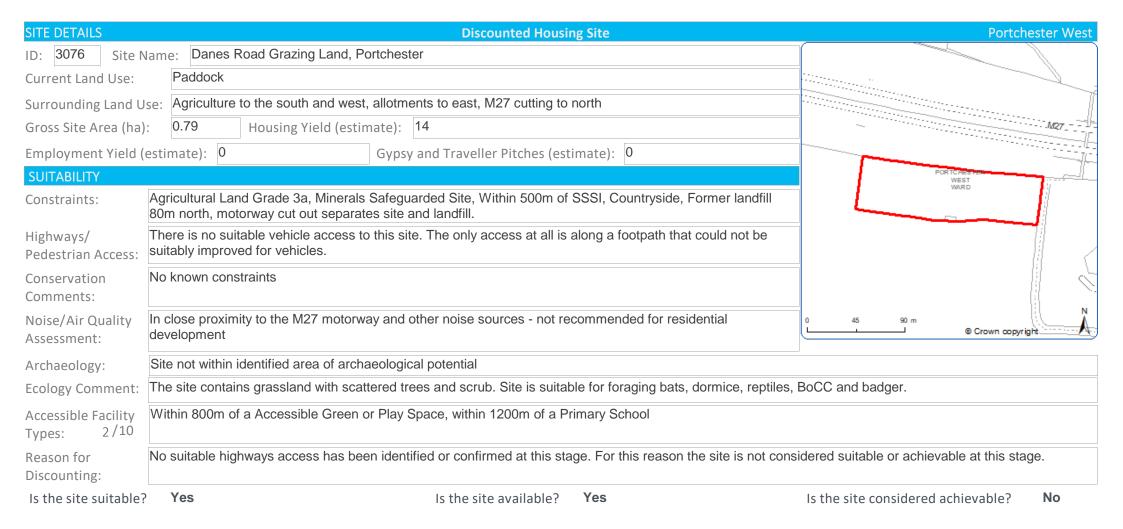
SITE DETAILS		Discounted Housing Site	Sarisbury	
ID: 3061 Site N	lame: Land to rear of 310 Botley Ro	oad, Burridge		
Current Land Use:	Woodland			
Surrounding Land U	se: Allocated housing land to north	and east, residential to south and west		
Gross Site Area (ha)	: 1.32 Housing Yield (est	mate): 32		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY				
Constraints:		ural Land Grade 3c, Ancient Woodland, SINC, Within 500m of SPA, of Ramsar, Within 500m of SSSI, Countryside, TPO		
Highways/ Pedestrian Access:	It is considered this site would be ur Road. Access from the North White	/SARISBURY WARD		
Conservation Comments:	No known constraints.	WITTELEY LANE N		
Noise/Air Quality Assessment:	Noise assessment required, site is immediately south of Cherry Tree Farm Industrial Estate.			
Archaeology:	Site not within identified area of arcl	naeological potential.		
Ecology Comment:	The site comprises ancient woodland (SINC) and Priority Habitat wet woodland - veteran trees, wet woodland, ponds and important hedgerow. The woodland on site likely to have potential for amphibians, bats, badger, reptiles and dormice.			
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 site has total coverage by mature trees and does not appear to have suitable highway access. For these reasons the site is considered unsuitable for residential development.			
Is the site suitable?	No No	Is the site available? Yes	Is the site considered achievable? No	



SITE DETAILS		Discounted Housi	ng Site	Titchfield
ID: 3064 Site N	lame: 320 Southampton Road, Ti	tchfield		
Current Land Use:	C3 Class/ garden land/ paddo			
Surrounding Land U	se: Residential, open area to Sout	h , A27 to the North		SOUTHA MIPTON ROAD
Gross Site Area (ha)	: 1.06 Housing Yield (es	timate): 25		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				TITCHFIELD WARD
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			90 m S Crown copyright
Archaeology:	Site not within identified area of ar	chaeological potential		
Ecology Comment:		and with boundary vegetation compris and will be of some importance to spe		d Priority Habitat woodland. The boundaries are ibly dormice.
Accessible Facility Types: 8/10		f a Accessible Green or Play Space,		Frequency Bus Stops, within 1600m of a Major thin 1600m of a Town/District or Local Centre, within
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?	No No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housin	ng Site	Park Gate	
ID: 3073 Site N	lame: Land at Addison Road, Pa	ark Gate			
Current Land Use:	Current Land Use: Open space				
Surrounding Land U	se: Residential to the south, ope	n space and countryside to north			
Gross Site Area (ha)	: 0.67 Housing Yield (estimate): 16		S/R /	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0		
SUITABILITY				PARK ATE WARD	
Constraints:	Existing Open Space, Countrysic	le			
Highways/ Pedestrian Access:		ccess to the site would be acceptable fro ffic calming measures would be require			
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	No known issues.			© Crown copyright	
Archaeology:	Site not within identified area of a	archaeological potential.			
Ecology Comment:	mature treelines, TPOs and a wo	odland along the boundaries, these fea oport foraging and commuting bats, Dor	tures should be retained who	g the western boundary of the site. Due to the presence of ere possible and protected through the inclusion of ates. Recreational pressure impact on the nearby SINC	
Accessible Facility Types: 9/10	Stops, within 1600m of a Major E		cessible Green or Play Spac	of a GP Surgery, within 400m of a High Frequency Bus e, within 1200m of a Primary School, within 1600m of a	
Reason for Discounting:	The site provides valuable public accommodate.	open space and the existing woodland	which includes TPOs and w	Idlife habitat would make development difficult to	
Is the site suitable?	No No	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS		Discounted Housing Site	Hill Head
ID: 3075 Site N	Name: Land at Bells Lane, Stubl	oington	STUBBINGTON
Current Land Use:	Open space	BELLS, IANE	
Surrounding Land U	Jse: Mixed including residential		
Gross Site Area (ha)): 1.27 Housing Yield (estimate): 31	
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	Existing Open Space		WIND WARD
Highways/ Pedestrian Access:		d be secured from Mancroft Avenue subject to suitable spacing from the footpath would need to be accommodated through the site. No vehicular acceptable.	
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues		55 110 m @ Crown copyright
Archaeology:	Site not within identified area of	archaeological potential	
Ecology Comment:	Some Priority Habitat such as w	oodland and grassland on site. Potential for commuting bats, reptiles, bad	er, dormice and notable invertebrates.
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Reason for Discounting:	The site currently provides valua	able public open space and the existing public footpath would make develop	oment difficult to accommodate.
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? No



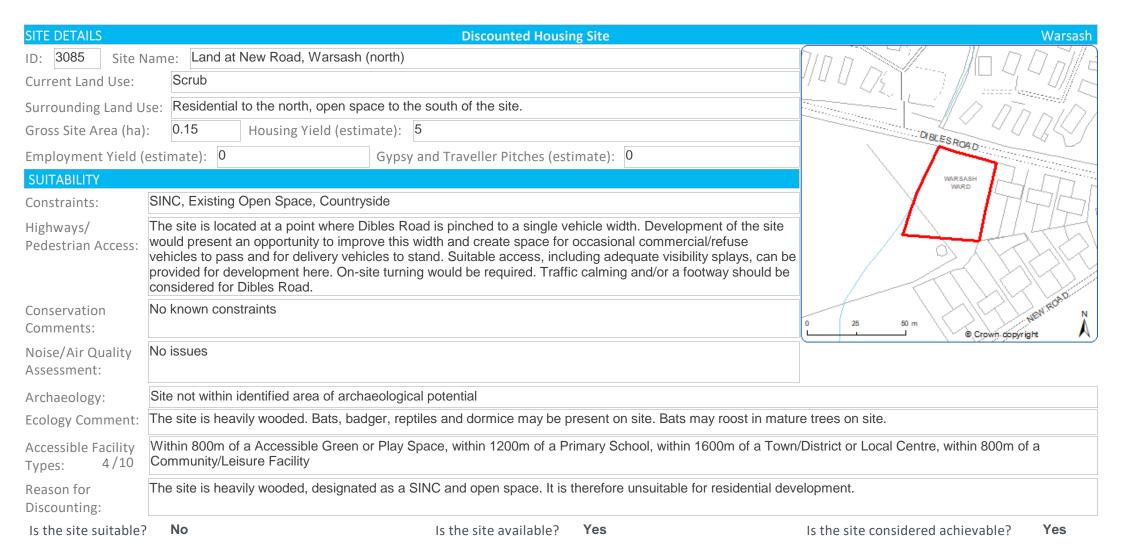
SITE DETAILS **Discounted Housing Site** Portchester East WINDMILL GROVE W Land at Grove Avenue, Portchester ID: 3079 Site Name: Current Land Use: Open space Residential to the north, Portsmouth Harbour SPA to the South Surrounding Land Use: 0.78 Housing Yield (estimate): 19 Gross Site Area (ha): PORTCHESTER Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Flood Zone 2, Flood Zone 3, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Constraints: Open Space, Countryside, Solent Brent Geese & Wader Secondary Support Area, Site bordering former landfill. This site would appear to be accessible from the west, east and at two points from the north. To minimise the Highways/ impact on these routes, it may be appropriate to divide the development up into four small cul de sac with Pedestrian Access: pedestrian/cycle interconnectivity. Alternatively, a west-east link road could be considered, subject to traffic impacts. No known constraints Conservation Crown copyright Comments: No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** and adjacent to internationally important coastal vegetated shingle and Ramsar communities of botanical interest, that support nationally scarce and county scarce invertebrates. 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 Accessible Facility 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 9/10 Types: Town/District or Local Centre, within 800m of a Community/Leisure Facility 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 Reason for Quality. It also provides valuable open space. For these reasons residential development at this site is considered unsuitable. Discounting: No No Is the site available? Yes Is the site considered achievable? Is the site suitable?

SITE DETAILS		Discounted Housin	ng Site	Portchester West	
ID: 3080 Site N	lame: Land at High View, Dore Ave, Pol	rtchester			
Current Land Use:	Open space	KILMISTON DRIVE			
Surrounding Land U	se: Residential throughout, school to the	DO RE AVENUE			
Gross Site Area (ha)	: 3.45 Housing Yield (estimate				
Employment Yield (estimate): 0 G	ypsy and Traveller Pitches (esti	mate): 0	HGHVEW	
SUITABILITY				PORTCHESTER PORTCHESTER WEST WARD	
Constraints:	Existing Open Space				
Highways/ Pedestrian Access:	This site can clearly be accessed from a number of suitable locations, including by an extension of High View. A crescent arrangement, with two accesses would appear to be the best layout.			JUTE COSE D	
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required.			© Crown copyright	
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The site contains grassland with scattered trees and scrub. Bats, badger and reptiles may be present within the grassland on site.				
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre				
Reason for Discounting:	The site is a valuable public open space	and is therefore unsuitable for re	esidential development.		
Is the site suitable?	No	Is the site available?	Yes	Is the site considered achievable? No	

SITE DETAILS		Discounted Housi	ng Site		Portchester East	
ID: 3081 Site Name: Land at Hill Road, Portchester						
Current Land Use:	Open space					
Surrounding Land U	Use: Residential to south, M27 and open space to the north					
Gross Site Area (ha)	a): 1.05 Housing Yield (estimate): 25					
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	PORTCHES	TER THE	
SUITABILITY				PORTO-HES BAST WARD.	/	
Constraints:	ISING Within 500m of SSSI Existing Open Space, Countryside, Public ROW, Site within a chalk pit not intilled W///S/ / 2004 Site within a chalk pit not intilled W///S/ / 2004 Site within a chalk pit not intilled W///S/					
Highways/ Pedestrian Access:	The site has a long frontage with Hill Road which is fairly steep at this point. The preferred access position would be towards the southern end of the frontage although a position near to the western end could be considered. For pedestrian safety, a continuous footway would be required across the site frontage.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise assessment required.			own copyright		
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	The site contains woodland and grassland. Bats, badger, reptiles, dormice and Great Crested Newt may be present on site.					
Accessible Facility Types: 8/10	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 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					
Reason for Discounting:	The site has high ecological value and is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 11.2b)). For these reasons the site is unsuitable for residential development.					
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achieva	ible? No	

SITE DETAILS		Discounted Housin	g Site	Warsash	
ID: 3082 Site N	lame: Hook Recreation Ground, H	ook			
Current Land Use:	Open space				
Surrounding Land U	se: Agriculture, open countryside a				
Gross Site Area (ha)	: 11.35 Housing Yield (est				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estin	mate): 0	FLER	
SUITABILITY				WARSASH WARD	
Constraints:	Agricultural Land Grade 2, SINC, Flood Zone 2, Minerals Superficial sand/gravel, Existing Open Space, Countryside, Site of gassing landfill				
Highways/ Pedestrian Access:	This site has sufficient frontages with Hook Lane and Fleet End Road to enable adequate access to be formed. However both of these roads are unsuitable being narrow and having no pedestrian provisions. Cycling would also be largely unviable. As such, the site lacks any viable travel alternative to the private car.				
Conservation Comments:	No known constraints			HOOK MARK POAGO	
Noise/Air Quality Assessment:	No issues re noise or air quality			© Crown copyright	
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The site contains grassland with areas of scrubbier grassland and trees. Bats, badger, reptiles and dormice may be present on site in the grassland and trees on site. Mature trees may provide roosting opportunities for bats.				
Accessible Facility Types: 1/10	Within 800m of a Accessible Green or Play Space				
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. Site partially allocated as a SINC. For these reasons the site is unsuitable for residential development.				
Is the site suitable?	No	Is the site available?	Yes	Is the site considered achievable? No	

SITE DETAILS		Discounted Housin	ng Site	Fareham South	
ID: 3083 Site N	lame: Land at The Gillies r/o Be	elvoir Estate, Fareham		WEST. STREET	
Current Land Use:	Open space	FAREFORM Land Control Contro			
Surrounding Land Us	se: Railway to the north, resider	CRESCENT ROAD			
Gross Site Area (ha)	: 1.88 Housing Yield	WESTERN WAY			
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0		
SUITABILITY					
	SINC, Flood Zone 2, Flood Zone 3, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Public ROW			6EVOIR CLOSE	
	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.			EARETON SOLIA WIGED	
Conservation Comments:	No known constraints				
/	Site is adjacent to the railway line meaning there us potential for noise impacts. A noise assessment would be required.			9 Crown copyright	
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: 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** Titchfield, Fareham West Catisfield Lane, Fareham ID: 3097 Site Name: NORTH WEST Agricultural/ Paddock Current Land Use: Surrounding Land Use: Residential to the east, open countryside to the east, Meon Valley 14.09 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 FAREHAM **SUITABILITY** Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3b, Minerals Soft Sand, Constraints: Minerals Superficial sand/gravel, Countryside, TPO The site has only a limited frontage with Fishers Hill. Whilst it is considered that a satisfactory access could be Highways/ provided here, Fishers Hill is relatively narrow, has no footways and carries high levels of commuter traffic. Pedestrian Access: Unless alternative pedestrian and cyclist access could be achieved to the east, the development would not be acceptable in highway terms. The land lies in the Titchfield Abbey Conservation Area. The rural character of the conservation area Conservation comprising the historic Meon Valley provides a wider setting for Titchfield Abbey (a scheduled monument), the 240 Comments: conte crown coovright grade I listed Monastic Barn at Fernhill Farm, Anjou bridge (a scheduled monument) and other associated listed buildings in the valley. The proposal would be harmful to the character and appearance of the conservation area. Northern end of site lies adjacent railway line but may not require a noise assessment if a buffer strip is Noise/Air Quality incorporated. Assessment: Site not within identified area of archaeological potential Archaeology: **Ecology Comment:** Site contains Priority Habitat Lowland Mixed Deciduous Woodland in the northern portion. Potential for bats, dormice, reptiles, badgers, invertebrates and botanical interest on site. Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 800m of a Accessible Green Accessible Facility or Play Space, within 1600m of a Town/District or Local Centre 5/10 Types: The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Reason for Scheduled Ancient Monument. No safe highway access identified. Discounting: No No Is the site available? Yes Is the site considered achievable?

Is the site suitable?

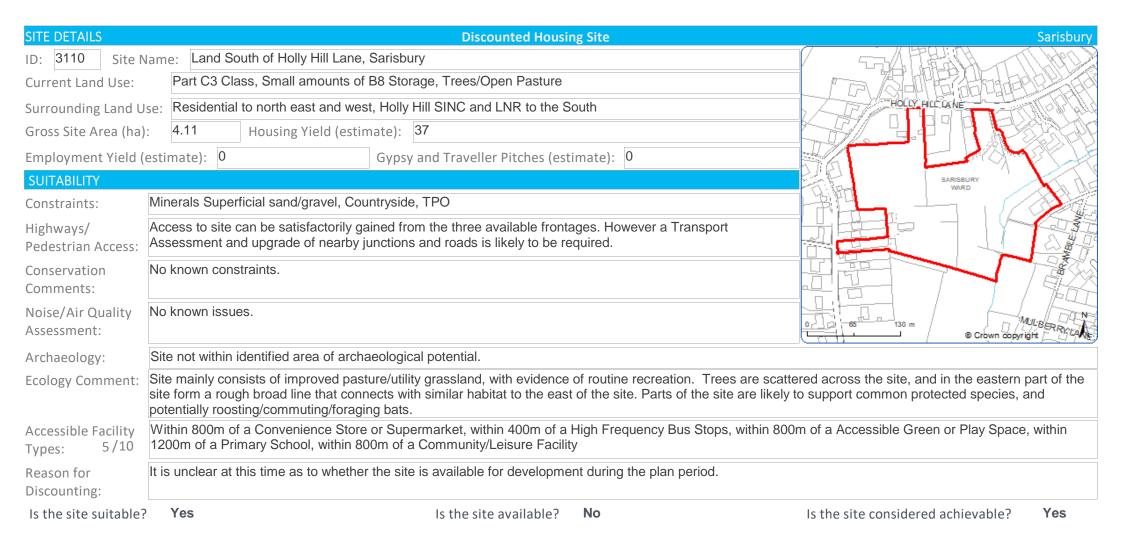
SITE DETAILS Titchfield, Hill Head, Stubbington **Discounted Housing Site** Land West of Cuckoo Lane, Stubbington 3098 Site Name: Agricultural Current Land Use: Surrounding Land Use: Residential to east, National Nature Reserve (NNR), Special Protection Area (SPA)/Site of Special Scientific Interest (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** Agricultural Land Grade 2, 3, 3a & 3b, Flood Zone 2 & 3, Minerals Superficial sand/gravel, SPA, Ramsar, STUBBINGTO Constraints: SSSI, Countryside, Solent Brent Geese & Wader Low use, Public ROW, Adjacent to former landfill and small infilled pit on site HEAD WARD As the semi-circular area on the west side of Titchfield Road is public highway, there are several ways in Highways/ which the north and south sites could be accessed. For the southern part of the site, the preferred access Pedestrian 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 310 m link to Peak Lane was being improved as part of other development further east. conte crown copyright No known constraints Conservation Comments: No issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site contains several priority habitats and important areas such as an identified Biodiversity Opportunity Area. Priority habitat includes Lowland mixed deciduous **Ecology Comment:** 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. Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of Accessible Facility a Community/Leisure Facility 4/10 Types: The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and within an Area of Special Landscape Quality. Significant Reason for ecological constraints associated with the adjacent SPA/SSSI affect the suitability of the site. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Sarisbury	
ID: 3100 Site N	Name: East of Botley Road, Burrid	ge		
Current Land Use:	scrub/ woodland/ C3 class			
Surrounding Land U	Jse: Residential and garden land			
Gross Site Area (ha)): 2.12 Housing Yield (es	timate): 384		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	The second secon	
SUITABILITY			Signal And Signal And	
Constraints:	Agricultural Land Grade 3b, Agricu Public ROW	Iltural Land Grade 3c, Flood Zone 2, Flood Zone 3, Countryside, TF	PO, 3	
Highways/ Pedestrian Access:	On the basis of the land controlled Road. The current access drive is north of the access drive be availa			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.	9 Crown copyright TREE DR		
Archaeology:	Site not within identified area of ar	chaeological 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: 6/10	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 H	ousing Site	Titchfield			
ID: 3102 Site N	te Name: Land East of Posbrook Lane, Titchfield					
Current Land Use:	Paddock		BELCEIEL D			
Surrounding Land U	Residential to the north, River Meon floodplain to east, agricultuthe west. Residential to the south west (Barn Close).	ral fields to the south, horse paddocks to				
Gross Site Area (ha)	: 12.43 Housing Yield (estimate): 1494					
Employment Yield (estimate): 0 Gypsy and Traveller Pitches	(estimate): 0				
SUITABILITY			WARD			
Constraints:	Agricultural Land Grade 2, SINC, Flood Zone 2, Flood Zone 3, Mine sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 9 Geese & Wader Primary Support Area, Public ROW					
Highways/ Pedestrian Access:	The site has a long frontage with Posbrook Lane from which suitable would need to be extended into the site from the junction with Bellfinorth and would provide an opportunity for an improved pedestrian/	eld. Footpaths run through the site to the				
Conservation Comments:	No known constraints		0 100 200 m © Crown copyright Å			
Noise/Air Quality Assessment:	No known issues					
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	Site consists of mainly improved grassland, with occasional trees and treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory for barn owl and other raptors in especially nearer the eastern boundary. Proximity to SINC habitats to the east.					
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 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 availab	e? Yes	Is the site considered achievable? No			

SITE DETAILS **Discounted Housing Site** Sarisbury Land adj to 316 Botley Road, Burridge ID: 3106 Site Name: Scrub/Grassland/Former Paddocks Current Land Use: Allocated housing to the east, business to the north and south, recreation ground to the west Surrounding Land Use: 0.33 Housing Yield (estimate): 7 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** 4306.f Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within Constraints: 500m of SSSI, Countryside It is considered that the southern end of site frontage is sufficient to accommodate a satisfactory junction with Highways/ Botley Road. Subject to relocating the 30mph speed limit further north, the northern site frontage could Pedestrian Access: accommodate a second access although this may not be necessary or justifiable. The site is fairly remote and thus unsustainable in transport terms. The proposed layout must be consistent with the North Whiteley development in sustainable transport terms. No known constraints. Conservation © Crown copyrio Comments: Commercial/ industrial developments north and south - noise assessment recommended. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: Habitat appears to be mainly rough semi-improved grassland, or possibly improved grassland that has been left to grow over. Likely to support a number of **Ecology Comment:** protected species. Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility Accessible Facility 2/10 Types: Site has not been promoted for a number of years and correspondence with original promoter indicates they are no longer instructed on the site. Reason for Discounting: Yes Yes Is the site suitable? Is the site available? No Is the site considered achievable?

SITE DETAILS		Discounted Housing Site	Sarisbury	
ID: 3109 Site N	lame: Land off Sopwith W	/ay, Swanwick		
Current Land Use:	Paddock			
Surrounding Land U	se: Residential to south, w	roodland SINC to north and west, agricultural to east	John Marine Control of the Control o	
Gross Site Area (ha)	: 2.29 Housing	/ield (estimate): 42	Z Z	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			SAFSBURY	
Constraints:	Agricultural Land Grade 2,	Agricultural Land Grade 3b, Countryside		
Highways/ Pedestrian Access:	This site can be satisfactorily accessed from Sopwith Way. There would be a need for the promoter to prepare a Transport Statement to assess the wider effects of generated traffic at the terminal junctions of Swanwick Lane and to explore if this rather isolated site would be sustainable in transport terms.			
Conservation Comments:	No known constraints.		SWANWICK LANE	
Noise/Air Quality Assessment:	No known issues.		© Crown copyright	
Archaeology:	Site not within identified ar	ea of archaeological potential.		
Ecology Comment:	The site mainly supports improved grassland with some buildings in the central section. The northern boundary is formed by the adjacent the very important mosaic of ancient woodland and SINC/priority habitat.			
Accessible Facility Types: 1/10	Within 800m of a Accessible Green or Play Space			
Reason for Discounting:	The scale of development	proposed is out of keeping with the character of the area and does not accord w	ith the development strategy.	
Is the site suitable?	No No	Is the site available? Yes	Is the site considered achievable? Yes	



SITE DETAILS	Discounted Housing Site	Fareham West
ID: 3112 Site N	lame: 16-20 The Avenue, Fareham, Fareham	SARREHIAN INCORP.
Current Land Use:	C3 Class	
Surrounding Land U	Se: Residential. Town Centre, rail station and restaurant to east.	
Gross Site Area (ha)	: 0.46 Housing Yield (estimate): 18	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	WEST
SUITABILITY		
Constraints:		
Highways/ Pedestrian Access:	Site already benefits from existing access on to A27. However, this will need to be improved considerably taccommodate the level of development proposed.	THE AVENUE A22
Conservation Comments:	No known constraints	FAREHAM SOUTH WARD
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning there is potential for both noise and air quality impacts but can be mitigate dwellings were set back from the road.	ed if
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site supports residential dwelling and typical urban garden habitats, including hard standing, mature to bat roosting and commuting/foraging will need to be taken into consideration.	rees, scattered shrubs and utility grassland. Potential
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Stor Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	It is not clear at this stage whether all landowners are willing to dispose of the site for residential developm to whether the redevelopment of the site would be viable (achievable).	ent during the plan period. There are also concerns as
Is the site suitable?	Yes Is the site available? No	Is the site considered achievable? No

SITE DETAILS		Discounted Housing	g Site	Sarisbury
ID: 3123 Site N	ame: 177-181 Botley Road, Burrio			
Current Land Use:	C3 Class/Garden Land			
Surrounding Land Us	Residential development to the hedgerows to north	east and south, woodland and glass h	nouses to the west, woodland and	
Gross Site Area (ha):	1.44 Housing Yield (est	imate): 6		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estin	mate): 0	TOTAL CONTROL OF THE PARTY OF T
SUITABILITY				TIMED TO THE TOTAL
Constraints:	Agricultural Land Grade 3a, Countr	/side		
	It is considered the site has sufficient frontage to provide a satisfactory private drive access. Bin collection and carry distances would need to be addressed.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			0 45 90 m © Crown copyright
Archaeology:	Site not within identified area of arc	haeological potential.		
Ecology Comment:	Boundaries must be retained and b	uffered. West of site should be buffered	ed further and incorporated within o	pen space.
Accessible Facility Types: 5/10	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:	Scale of growth does not accord wi	h 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 Land West of Newgate Lane South, Stubbington ID: 3129 Site Name: Agriculture/ Pasture Current Land Use: Immediately to the north are open fields currently in agricultural use. These have previously been Surrounding Land Use: submitted for consideration for residential development alongside this site. Further north are playing pitches associated with HMS Collingwood. To the sou 6.19 Gross Site Area (ha): Housing Yield (estimate): 130 TUBBINGTON Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficial sand/gravel, Constraints: Minerals Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use Vehicular access from existing Newgate Lane and potentially Woodcote Lane. Proposals would need to be Highways/ tested through a Transport Assessment. Pedestrian Access: OODCOTE LAN No known constraints Conservation Comments: Crown copyright Noise assessment required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Low use site for Brent Geese and Solent Waders. Appropriate avoidance mitigation would be required and consultation with Natural England. **Ecology Comment:** 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 Accessible Facility Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility 6/10 Types: 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 Reason for therefore considered unsuitable for residential development. Discounting: Yes

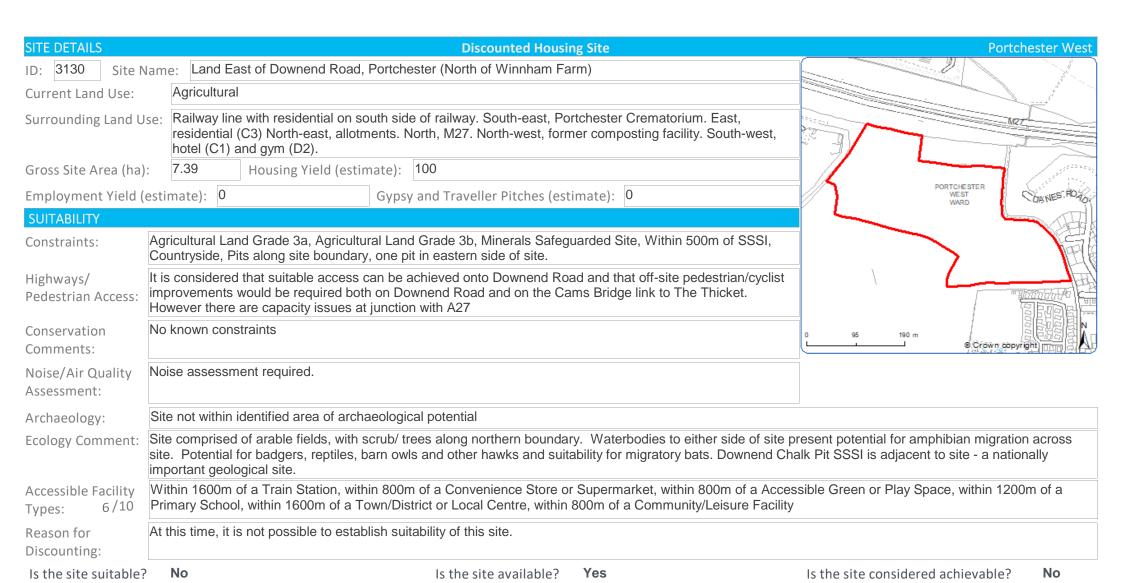
Yes

Is the site considered achievable?

Is the site available?

Is the site suitable?

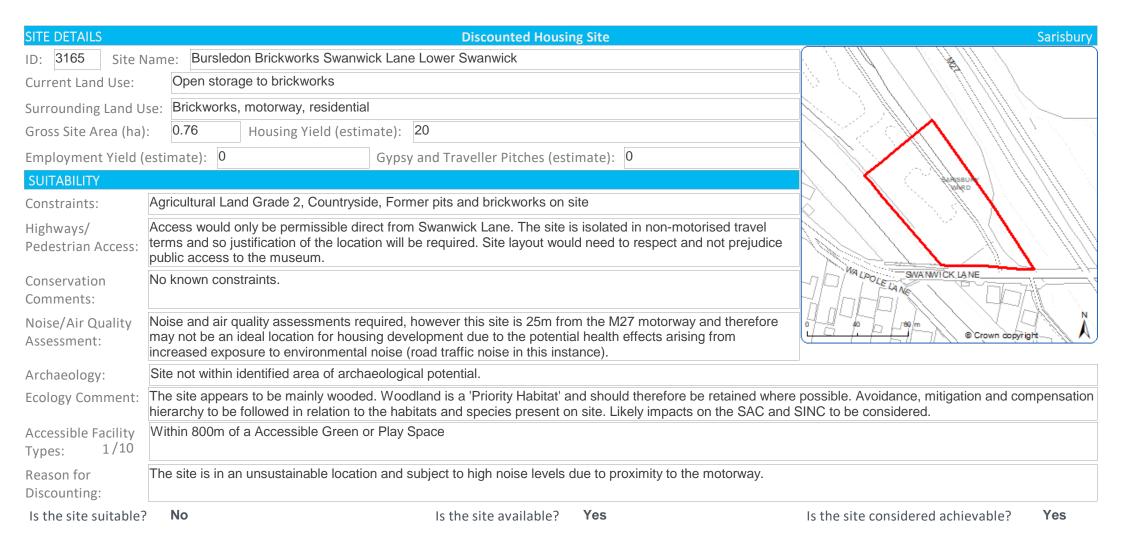
No



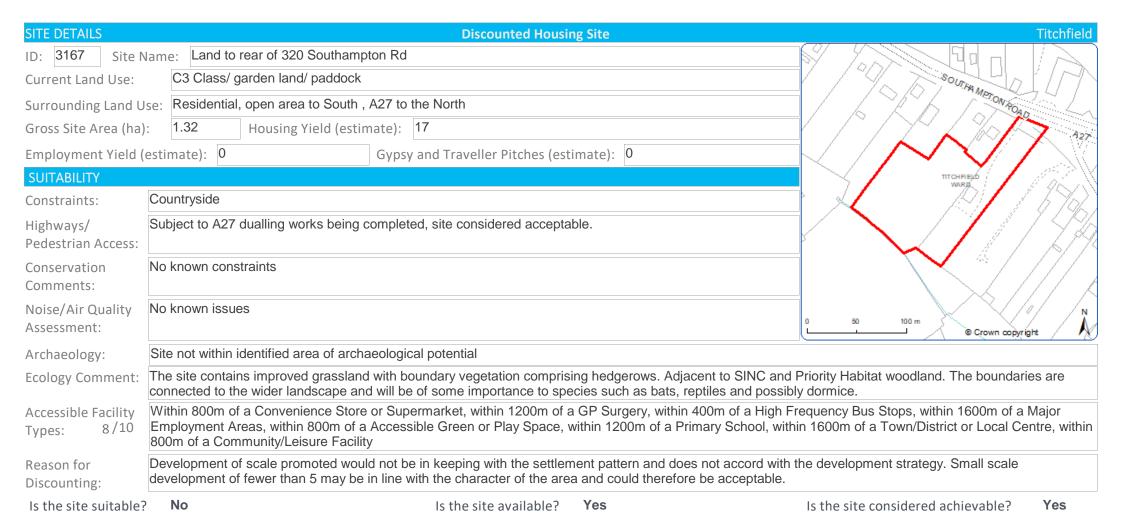
SITE DETAILS		Discounted Housi	ng Site		Stub	bington
ID: 3153 Site N	lame: Newlands Farm				AKREHAM .	
Current Land Use:	Agriculture				WARD 3 STATE STATE OF THE STATE	FAREHAM
Surrounding Land U	se: Residential to the north, agric	ulture to east, west and south				WARD
Gross Site Area (ha)	: 47.63 Housing Yield (e	estimate): 1150				The Carlot
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	timate): 0			
SUITABILITY						
Constraints:	Agricultural Land Grade 2, Minera Area, Solent Brent Geese & Wad	als Soft Sand, Countryside, Solent Bre er Low use, Public ROW	nt Geese & Wader Secor	ndary Support	STUBBINGTON WARD	1
Highways/ Pedestrian Access:	Access from Longfield Avenue and Peak Lane. No direct access to be made from the Stubbington Bypass.					
Conservation Comments:	No known constraints					J
Noise/Air Quality Assessment:	Noise and air quality assessments required			165	330 m © OpenStreetMap (and) cont © drown மேழி ight	Ä
Archaeology:	Site not within identified area of a	rchaeological potential				
Ecology Comment:	The site itself contains arable fields with hedgerows around the field margins. Low use and secondary support areas for Solent Wader & Brent Geese on site. Potential for reptiles, bats and badgers.				ı site.	
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, 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					
Reason for Discounting:	Development across this extent could undermine the integrity of the Strategic Gap. Site contains Brent Geese and Solent Waders Secondary support and Low Use designations and there is no evidence of a strategy compliant solution.					d Low
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: 3159 Site N	ame: Land South of Hope Lodge				
Current Land Use:	Paddock/caravan storage				
Surrounding Land Us	e: Residential development to the south and east. Site of Importance for Nature Conservation (SINC) to west/southwest.				
Gross Site Area (ha)	1.40 Housing Yield (estimate): 28				
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM NORTH			
SUITABILITY		WEST			
Constraints:	Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside				
Highways/ Pedestrian Access:	Satisfactory access would be taken from Fareham Park Road				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Site adjacent to M27 (60m to the north). Noise assessment would be required, mitigation measures likely.	0 50 100 m			
Archaeology:	Given the scale of the allocation on land over looking the river valley there is some potential that archaeological	al remains as yet unlocated will exist.			
	Improved grassland pasture, with ancient woodland forming the eastern boundary and a significant proportion utilising the site for foraging and commuting and may use mature trees or the dwelling to roost. The margins of woodland is likely to support badgers.				
Accessible Facility Types: 6/10	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				
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			

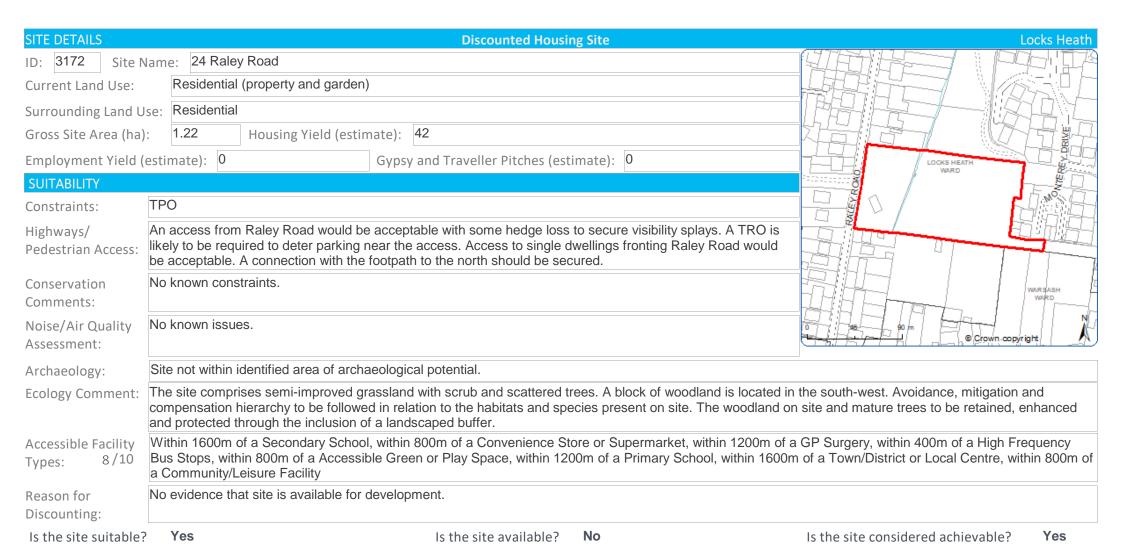
SITE DETAILS		Discounted Housing Site	Stubbington Stubbington		
ID: 3161 Site I Current Land Use:	Name: Land West of Newgate L Agriculture	ane	NONTE LANE		
Surrounding Land U	Jse: A sewerage works and gyps	HEWOAL ZIE			
Gross Site Area (ha		estimate): 91			
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	The state of the s		
SUITABILITY			STUBBINGTON WARD		
Constraints:	Agricultural Land Grade 3a, Agri Countryside, Solent Brent Geese of site, site near source protection	у			
Highways/ Pedestrian Access:	Access only possible from the cl				
Conservation Comments:	No known constraints	95 1500			
Noise/Air Quality Assessment:	Noise assessment required	© Crown copyright			
Archaeology:	An archaeological evaluation ahead of the adjacent bypass did not find any archaeological remains. The archaeological potential is low and the potential for an archaeological constraint to development is negligible.				
Ecology Comment:					
Accessible Facility Types: 3/10	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. The site is therefore considered unsuitable for residential development.				
Is the site suitable	? No	Is the site available? Yes	Is the site considered achievable? Yes		



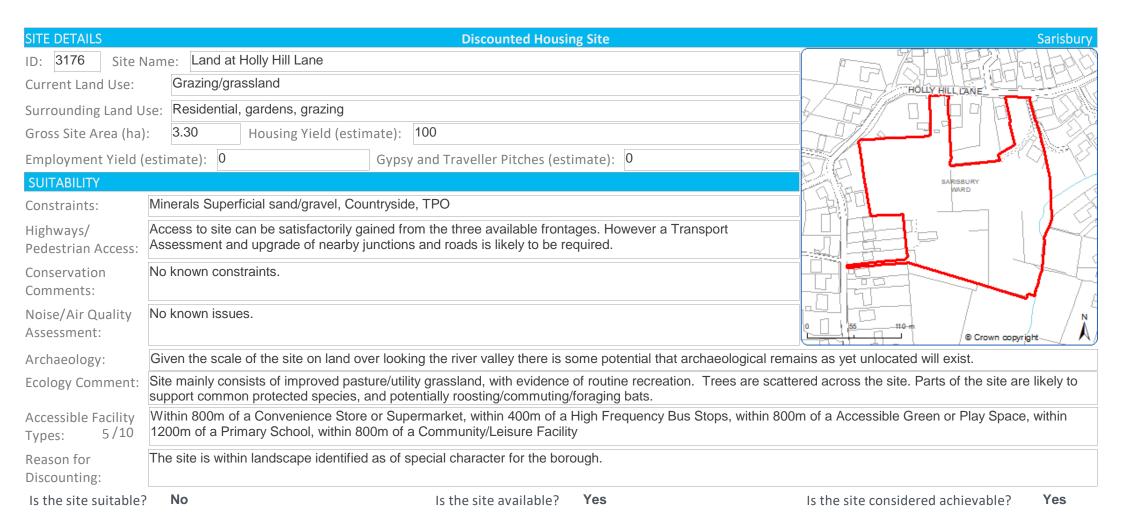
SITE DETAILS	Discounted Housing S	ng <mark>Site</mark> Titchfi			
ID: 3166 Site N	me: Haykin, St Margaret's Lane				
Current Land Use:	Residential/commercial				
Surrounding Land U	e: Cattery and grazing to the north, woodland to the east and school grour west	ounds/wooded area to the south and			
Gross Site Area (ha)	0.77 Housing Yield (estimate): 6				
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estima	imate): 0			
SUITABILITY		WARD			
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, th ootways from Titchfield. The provision of a pedestrian/cycle link to Titchfie				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required as site is adjacent a kennels.	100 mr. © Crown copyright			
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?	No Is the site available? Y	Yes Is the site considered achievable? Yes			



SITE DETAILS		Discounted Housing Site	Portchester West, Portchester Ea			
ID: 3168 Site N	Name: Land Off Nelson Lane, Portchester					
Current Land Use:	Downland					
Surrounding Land U	se: Downland					
Gross Site Area (ha)	: 1.76 Housing Yield (e	stimate): 8				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	PÓRTCJÆSTIN.			
SUITABILITY			way /			
Constraints:	Agricultural Land Grade 3, Countri	yside, Former landfill.				
Highways/ Pedestrian Access:	The site access and access road Lane.	able onto Nelson				
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise assessment required due to	0 45 90 m ® Crown copyright				
Archaeology:	Portsdown hill is archaeologically rich from all periods and in particular for burial activity and military defences. Archaeological evidence is recorded in the immediate vicinity of this site. Any development at this location is likely to encounter archa					
Ecology Comment:	The site appears to be an arable/grass field with hedge lined boundaries in the east and south. The proposals should aim to retain the hedgerows and treelines along the boundaries. Fort Nelson Picnic SINC forms the north-western boundary of the site. This SINC is a large block of semi-improved and unimproved chal grassland. A number of Red List birds and notable plant species have been recorded within the SINC. In addition, calcareous grassland is a UK BAP Priority Habitat. A large buffer is required in the north/north-west to protect the SINC.					
Accessible Facility Types: 3/10	Within 1600m of a Train Station, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School					
Reason for Discounting:	Site is in unsustainable location a	nd highway access is unsuitable for development.				
Is the site suitable?	No No	Is the site available? Yes	Is the site considered achievable? No			



SITE DETAILS		Discounted Housing Sit	te	Titchfield	
ID: 3175 Site Na	ame: Posbrook Lane			BELLIELD	
Current Land Use:	Paddock/grazing				
Surrounding Land Us	Residential and open sp to east and west	ace to north, residential, grazing and agriculture	to south, agriculture and grazing		
Gross Site Area (ha):	6.77 Housing Yi	eld (estimate): 93			
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimat	re): 0	TITOHRELD	
SUITABILITY				WARD	
\		Tlood Zone 2, Flood Zone 3, Minerals Soft Sand, I 500m of Ramsar, Within 500m of SSSI, Country a, Public ROW			
	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				
	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.				
	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: 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				
	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? Ye	es	Is the site considered achievable? Yes	



SITE DETAILS **Discounted Housing Site** Titchfield Site Name: Land south of Segensworth Road ID: 3177 Agricultural/Grazing Current Land Use: SEGENSWORTH ROAD Surrounding Land Use: Garden nursery/ residential/ employment/ agricultural/ grazing 14.24 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TCHFIELD -Ø **SUITABILITY** WARD Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Several nurseries on site, two Constraints: pits on site Access to Cartwright Drive, from points fairly near the northern and southern ends of the frontage would Highways/ appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most Pedestrian Access: 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. No known constraints © Crown copyright Conservation Comments: Proximity to A27 requires noise and air quality assessments to be undertaken Noise/Air Quality Assessment: SAMs Buffer, National Interest, National Interest Buffer. The site is on the high ground above Titchfield abbey and the great Tithe barn. Consideration needs to Archaeology: be given to the impact on the setting of those heritage assets by any proposal. If the develop The site appears to be a number of grass fields. The presence of a number of protected species has been confirmed on site and therefore the avoidance. **Ecology Comment:** mitigation and compensation hierarchy should be adhered to. The SINC to the south should be protected with a minimum of a 15m landscaped buffer. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Accessible Facility 2/10 Types: 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 Reason for the previously developed land in the north west corner of the site may be acceptable. Discounting: Yes

Yes

Is the site considered achievable?

Is the site available?

No

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Sarisbur Land west of Botley Road, Burridge ID: 3178 Site Name: Horticultural land/ paddock/ grassland/ woodland Current Land Use: Surrounding Land Use: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve and paddocks to the north. Gross Site Area (ha): 36.66 Housing Yield (estimate): 400 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Agricultural Land Grade Constraints: 3c, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside, TPO, Public ROW, Former cl Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large Highways/ to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly Pedestrian Access: unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought. The setting of the listed buildings and the narrow access track are important elements of the setting in this Conservation location and any changes to the access would require careful consideration to maintain the rural setting of the Comments: listed buildings. There are also listed buildings on the southern side of the road, comprising a dwelling with adjacent barn and a small out building which is locally listed. Any significant changes to the access track would require careful consideration as above. Noise and air quality (travel) assessments required. Noise/Air Quality Assessment: Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. Historic landscape character suggests it may have Archaeology: historically been woodland or open common, in which case the potential for archaeological earthw The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, bat, reptile, badger and Dormice. Buildings on site **Ecology Comment:** may have potential to support roosting bats. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: The scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. Reason for

Yes

Is the site considered achievable?

Yes

Is the site available?

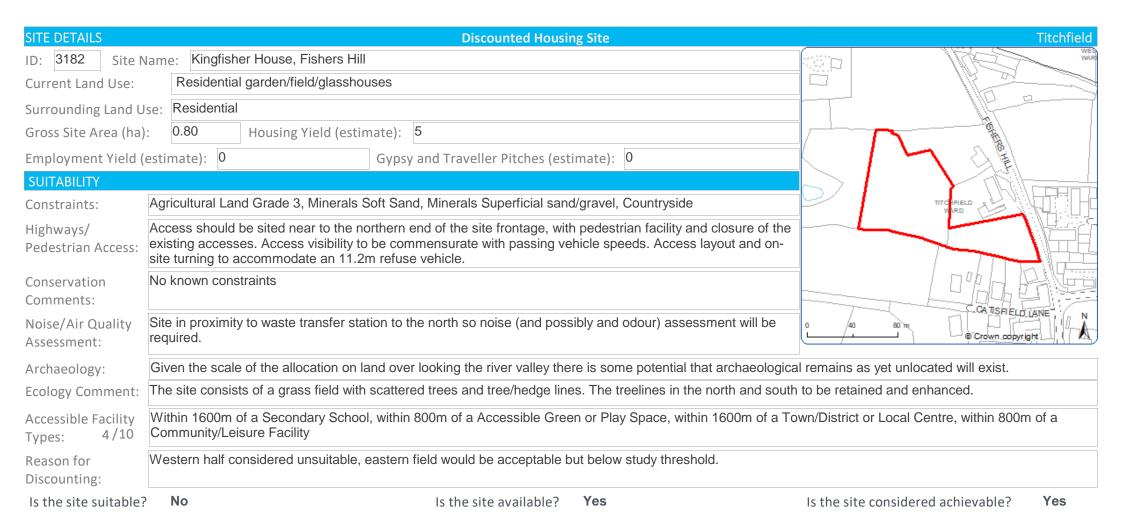
Discounting:

Is the site suitable?

No

SITE DETAILS		Discounted Housing Site	Titchfield	
ID: 3179 Site N Current Land Use:	lame: Carron Row Farm Paddock/grazing			
Surrounding Land U		st, paddocks/grazing to south east and west	SEGENSWORTH ROAD	
Gross Site Area (ha)	: 1.24 Housing	Yield (estimate): 25		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			TITCHFIEL- WARD	
Constraints:	Agricultural Land Grade 3	, Countryside		
Highways/ Pedestrian Access:	Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays at the prospective access.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues			
Archaeology:	The site is on the high ground above Titchfield abbey and the great Tithe barn. Consideration needs to be given to the impact on the setting of those heritage assets by any proposal. If the development forms part of the setting of this historic complex it			
Ecology Comment:	Majority of site is likely to be low ecological value as horse paddock. Potential for bats, Dormice, reptiles and badger.			
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 landscap	be identified as of special character for the Borough. Development likely to	o impact the setting of heritage assets.	
Is the site suitable?	No No	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Discounted Housing Site	Portchester West		
ID: 3181 Site N	ame: Ellerslie House, Downend Road	FAREHAM		
Current Land Use:	Use: B&B / caravan storage / parking & gardens			
Surrounding Land Us	e: Commercial gym & some residential in single plots			
Gross Site Area (ha):	1.79 Housing Yield (estimate): 60 bed care home & up to 30 extra care units			
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		0 pokrtisjester		
	Agricultural Land Grade 2, Agricultural Land Grade 3b, Minerals Safeguarded Site, Within 500m of SSSI, Countryside, TPO, Several small pits on site, former landfill adjacent.	WEST		
0 - 7 - 7	The present access would be considered suitable, subject to improvement of the internal access arrangements.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Noise (and possibly and odour) assessment as waste transfer station to the north.	© Crown copyright		
	Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally potential of the raised beach deposits are unknown but potentially of international importance.	important discoveries at Red Barn. Palaeolithic		
0,	The site comprises a building, caravan parking areas, areas of amenity grassland, a pond and trees/wood species. Downend Chalk Pit SSSI is located immediately to the north of the site and therefore Natural Engnorth is required to protect the SSSI from any development. The wooded areas and mature trees on site sof appropriate green buffers. Avoidance, mitigation and compensation hierarchy should be adhered to.	gland should be consulted. It is likely that a buffer to the		
Accessible Facility Types: 3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Tov	vn/District or Local Centre		
Reason for Discounting:	Development at the scale promoted would not be in keeping with the settlement pattern and does not accompany to the settlement pattern	ord 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** Titchfield Land East of Cartwright Drive ID: 3184 Site Name: SEGENSUG RTH ROAD Garden centre & farmland Current Land Use: Surrounding Land Use: | Garden nursery/ residential/ employment/ agricultural/ grazing 11.61 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Nurseries, farm buildings, fly Constraints: tipping, small pits on site Access to Cartwright Drive, from two points with adequate junction spacing would appear to be feasible, Highways/ subject to there being no third-party intervening land. Right turning lanes would most likely be required in Pedestrian Access: 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. Land with industrial buildings and parking does not appear to have special merit but may have significance as Conservation 210 m part of the context of the Abbey setting. The location includes part of the Titchfield Abbey conservation area © Crown copyright Comments: 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. Proximity to A27 requires noise and air quality assessments to be undertaken Noise/Air Quality Assessment: 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. Archaeology: Prehistoric and Romanarchaeological remains likely to be encountered, although unlikely this w Site consists of grass fields. The presence of a number of protected species has been confirmed on site and therefore the avoidance, mitigation and **Ecology Comment:** 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. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Accessible Facility 2/10 Types: 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 Reason for the previously developed land in the north west corner of the site may be acceptable. Discounting:

Yes

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

SITE DETAILS	Discounted Housing Site	Park Gate, Sarisbury	
ID: 3185 Site N	ame: Land East of Glen Road		
Current Land Use:	Paddocks/grazing & woodland		
Surrounding Land Us	Residential, to south, woodland to east, motorway to north		
Gross Site Area (ha)	8.71 Housing Yield (estimate): 78		
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	SARISBURY WARD	
SUITABILITY			
Constraints:	Agricultural Land Grade 2, SINC, Minerals Safeguarded Site, Existing Open Space, Countryside, TPO		
0 - / - /	The roads leading to and from the site are wholly unsuitable for providing access in view of their width, alignment, condition and lack of footways		
Conservation Comments:	No known constraints.		
Noise/Air Quality Assessment:	The northern boundary of this site is close to the M27. Noise assessment required.	0 115 200 m © OpenStreetMap (and) A	
Archaeology:	Given the scale of the site some archaeological remains may be encountered.		
	The site is covered by large areas of woodland, including Lower Swanwick Woodlands SINC. The remai impact to the SINC is contrary to local policy. Therefore, the SINC should be retained and protected with Habitat' and should therefore be retained and protected via suitable green buffers. Due to the high likelih avoidance, mitigation and compensation hierarchy should be applied.	a large buffer (minimum of 15m). Woodland is a 'Priority	
Accessible Facility Types: 5/10	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:	Site consists of valuable woodland priority habitat and access to the site is unsuitable for development.		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No	

SITE DETAILS	Discounted Housing Site	Warsash
ID: 3187 Site N	ame: Lowater Nursery, Hook Lane	
Current Land Use:	Three glasshouses, a barn and footings for fourth glasshouse	
Surrounding Land Us	Recreation ground, open space and agriculture border the site.	
Gross Site Area (ha):	1.65 Housing Yield (estimate): 12	
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARSASH
	Agricultural Land Grade 2, Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, Former landfill adjacent	
Pedestrian Access:	Satisfactory access can be achieved, with adequate visibility, at a point just east of the present site access. Hook Lane would need to be widened across the site frontage and to the east to achieve a 4.8m wide access road.	
Conservation Comments:	No known constraints	-HOOK LANE
Noise/Air Quality Assessment:	No issues re noise or air quality but gas monitoring data would be required in advance.	45 90 m © Crown copyright
	Wide range of archaeological sites recorded in the immediate vicinity including Iron Age and Bronze Age settl potential that archaeological remains will be encountered.	ement to the west. Site has a high archaeological
	The site appears to be a grass field with solar panels. The trees and hedgerows along the site boundaries to be maintain connectivity to Fleet End Road SINC.	pe retained and protected via green buffers to
Accessible Facility Types: 1/10	Within 800m of a Accessible Green or Play Space	
Reason for Discounting:	Development in this location would not be appropriate due to the isolated nature of the site.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

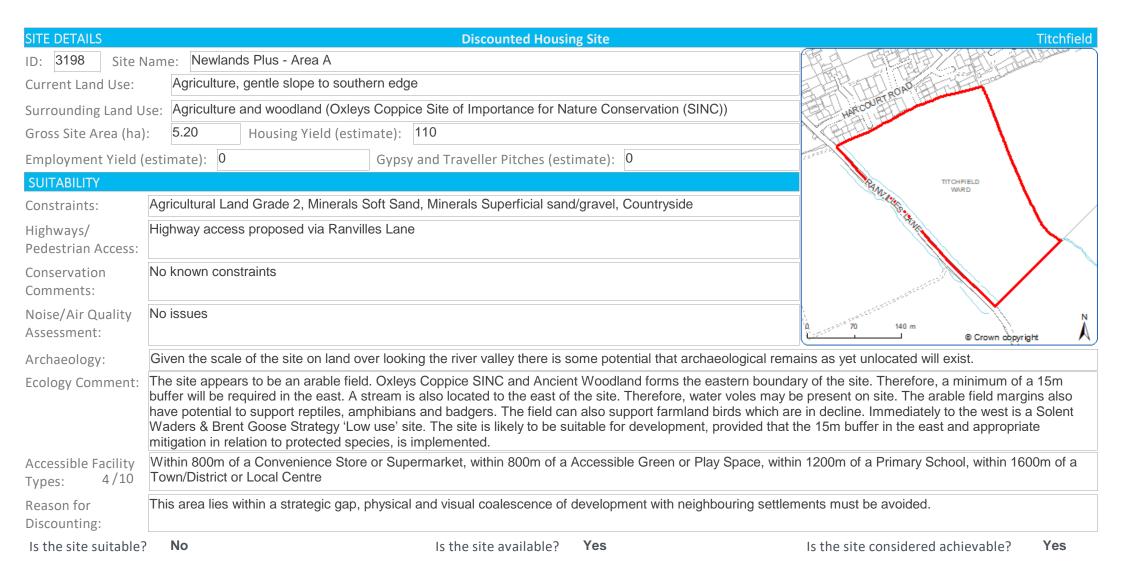
SITE DETAILS		Discounted Housi	ng Site	Sarisbury
ID: 3188 Site N	Name: 177-181 Botley Road			
Current Land Use:	Garden ground			
Surrounding Land U	Jse: Residential & gardens to north, south & east, plant nursery to west			
Gross Site Area (ha)): 0.72 Housing Yield (e	stimate): 6		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (est	timate): 0	
SUITABILITY				SINGSBURY
Constraints:	Agricultural Land Grade 3a, Countryside			97
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.		The state of the s	
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			© Crown copyright
Archaeology:	Given the scale of the site there is archaeological earthworks.	some potential that archaeological re	emains as yet unlocated will exist. Hist	orical landscape indicates the potential for
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: 5/10	Within 1600m of a Train Station, Centre, within 800m of a Commun		800m of a Accessible Green or Play Sp	pace, within 1600m of a Town/District or Local
Reason for Discounting:		ould not be in keeping with the settler be in line with the character of the are		the development strategy. Small scale
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS Titchfield **Discounted Housing Site** Land at Titchfield Road and Ranvilles Lane ID: 3190 Site Name: Open scrub/grassland Current Land Use: Surrounding Land Use: Residential to east, agricultural to north 1.98 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TITCHELELD WARD **SUITABILITY** Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of Constraints: SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use A priority junction access at a suitable distance from the Ranvilles Lane junction with Titchfield Road would be Highways/ STUBBINGTON acceptable to serve this development. No pedestrian or vehicular access onto Ranvilles Lane would be Pedestrian Access: acceptable. A cycle/footway should be provided from the site access along Titchfield Road to its junction with Ranvilles Lane. The present 30mph speed zone on Titchfield Road should be extended to encapsulate the site access. No known constraints Conservation Crown copyrigh Comments: No known issues Noise/Air Quality Assessment: Known Importance, Known Importance Buffer. No archaeological sites currently recorded at this location nor in its immediate vicinity, but the location of the river Archaeology: with a palaeo channel suggests moderate archaeological potential. 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 **Ecology Comment:** and enhanced. Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of Accessible Facility a Community/Leisure Facility Types: Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. Reason for Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Park Gate
ID: 3194 Site N	ame: Bassaire Ltd, Duncan Road	
Current Land Use:	Engineering Works (B2)	
Surrounding Land U	Se: Commercial/Industrial Park to north and west, residential to east and south	
Gross Site Area (ha)	: 0.12 Housing Yield (estimate): 6	COLLINGWORTH.CLOSE
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	counter
SUITABILITY		ARK GATE WIRD
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.	RASING CIGGIO
Noise/Air Quality Assessment:	Noise assessment required.	0 25 50 m @ Crown copyright
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. T be retained and protected.	he line of trees along the southern boundary should
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GF Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m o 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?	Yes Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS **Discounted Housing Site Titchfield** Site Name: Conifer Rise ID: 3195 Scrubland and wetland. Streams. Current Land Use: Surrounding Land Use: Residential, Public House, Agriculture 3.75 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TITCHFIELD SOUTHAMOTON ROAD Agricultural Land Grade 3, SINC, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial Constraints: sand/gravel, Countryside The site is located adjacent to the Titchfield Gyratory where significant layout changes are proposed as part of Highways/ the committed Stubbington By-pass. It would be necessary to demonstrate that any access solution would be Pedestrian Access: compatible with the junction proposals so that any capacity, convenience or safety issues would be mitigated. TO HELD HILL Views across the valley to Titchfield Mill (statutory listed) are significant in terms of landscape and views THEAVENUE Conservation across the open fields and tree screen to the north. Titchfield conservation area to the south is relatively Comments: 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. Crown copyright 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. No known issues Noise/Air Quality Assessment: Given the scale of the allocation on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist. Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 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 7/10 Types: 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 Reason for potential (adj to a SINC). Development may be harmful to the setting of the conservation area. Discounting: Is the site suitable? No Is the site available? Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Hill Head
ID: 3197 Site N Current Land Use:	Open space within housing estate	J. O.
Surrounding Land Us	Residential	
Gross Site Area (ha):	0.13 Housing Yield (estimate): 5	
Employment Yield (e	Stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		HILLHEAD
Constraints:	existing Open Space	
0 , ,	Access from Springfield Way would be preferred, although a limited access from Dallington Close may be easible.	SPRINGRIELDWAY
Conservation Comments:	No known constraints	SPRINGRIELD.WAY
Noise/Air Quality Assessment:	No known issues	20 at m
Archaeology:	Site not within identified area of archaeological potential	
	The sites an area of managed grassland (public open space). Due to its management regime, it is likely to eastern boundary should be retained and protected.	be of low ecological value. The trees along the
	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 120 Fown/District or Local Centre, within 800m of a Community/Leisure Facility	00m of a Primary School, within 1600m of a
Reason for Discounting:	oss of valuable open space	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes



SITE DETAILS **Discounted Housing Site** Stubbingtor Newlands Plus - Area B1 ID: 3199 Site Name: Current Land Use: Agriculture, playing pitches Residential properties border the western edge, with agriculture surrounding the rest of the site. Surrounding Land Use: 23.60 Housing Yield (estimate): 395 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STUBBINGTON Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low Constraints: use, Public ROW Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Highways/ Secondary highway access via Stroud Green Lane would be unsuitable for a development of this scale. Pedestrian Access: Conservation No known constraints Comments: No issues Noise/Air Quality @ OpenStreetMap (and contendration Copyright Assessment: No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited however a recent survey found Archaeology: evidence of Roman farm and field system. Potential that unlocated archaeological remains will 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 **Ecology Comment:** 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. 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 Accessible Facility or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: 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 Reason for Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. Discounting:

Is the site considered achievable?

No

Is the site available?

SITE DETAILS **Discounted Housing Site** Stubbington Newlands Plus - Area B2 ID: 3200 Site Name: Current Land Use: Agriculture Surrounding Land Use: The site is bordered by open countryside, agriculture and woodland to the south west. 11.96 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STUBBINGTO WARD Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside, Solent Brent Geese Constraints: & Wader Low use, Public ROW Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Highways/ Pedestrian Access: No known constraints Conservation Comments: No issues Noise/Air Quality @ OpenStreetMap (and) contendration Cook in infil Assessment: No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited however a recent survey found Archaeology: evidence of Roman farm and field system. Potential that unlocated archaeological remains will 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 **Ecology Comment:** 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. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: 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 Reason for Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. Discounting:

Is the site considered achievable?

No

Is the site available?

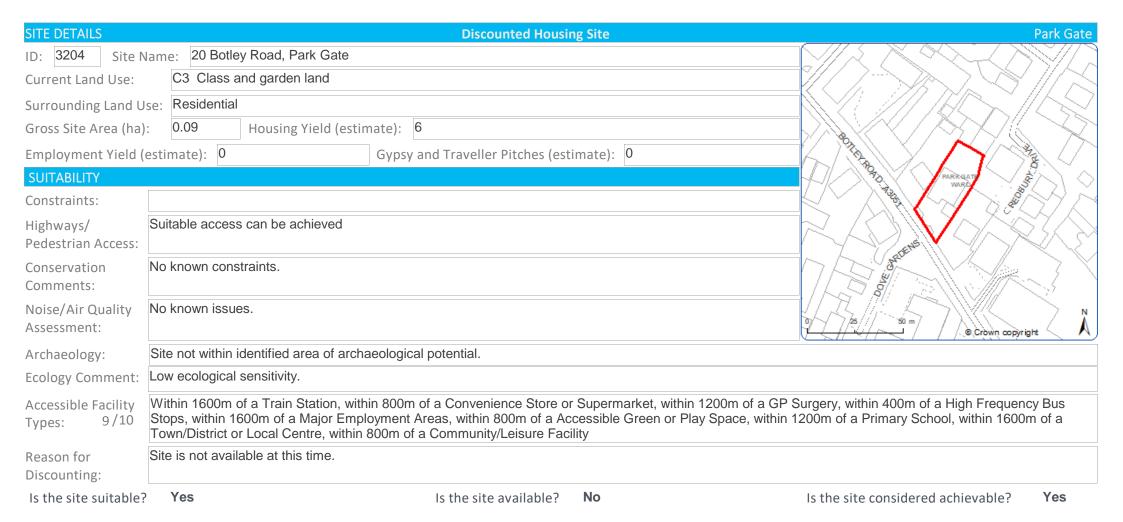
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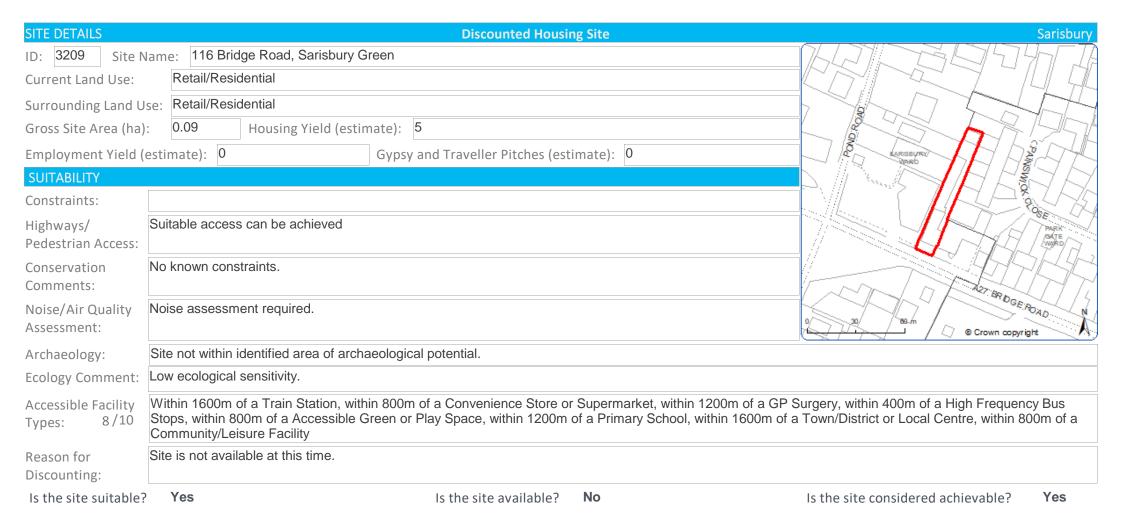
Is the site considered achievable?

No

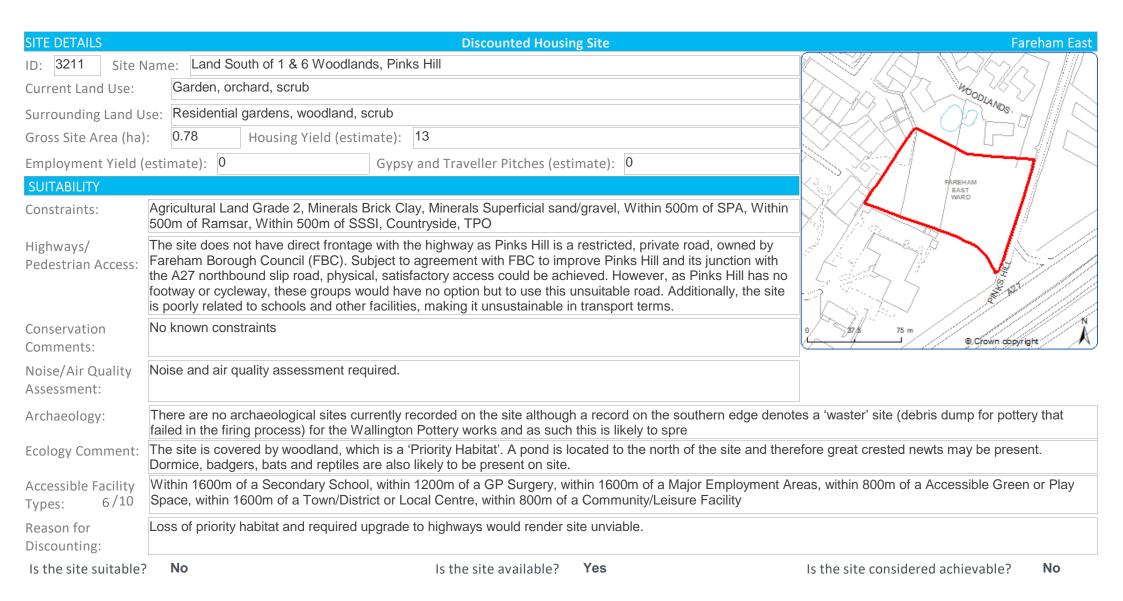
Is the site available?

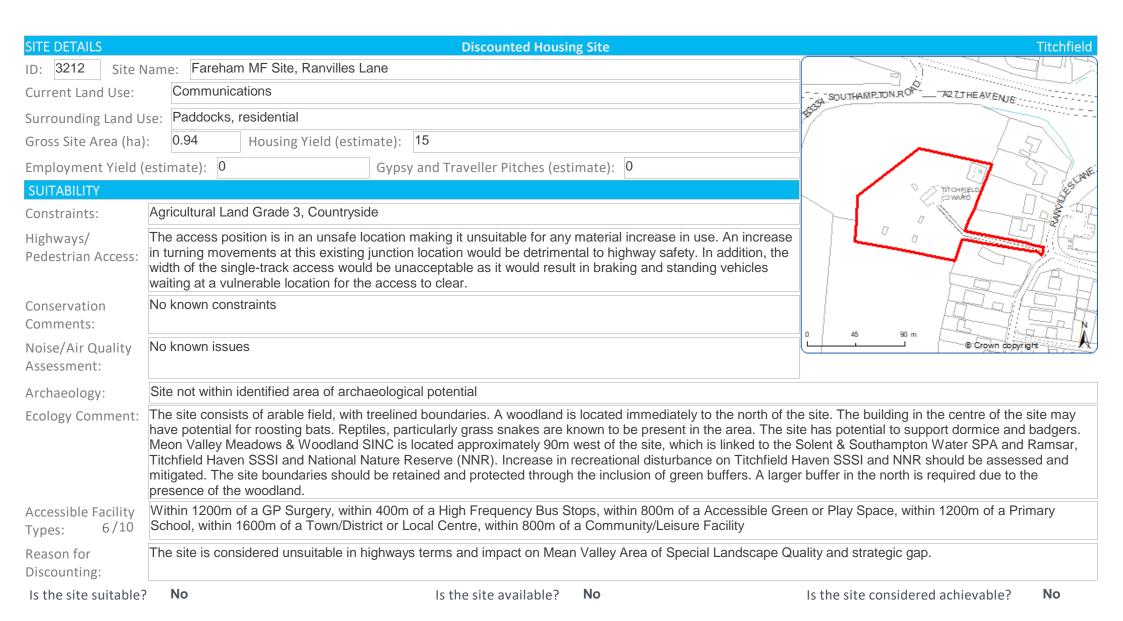
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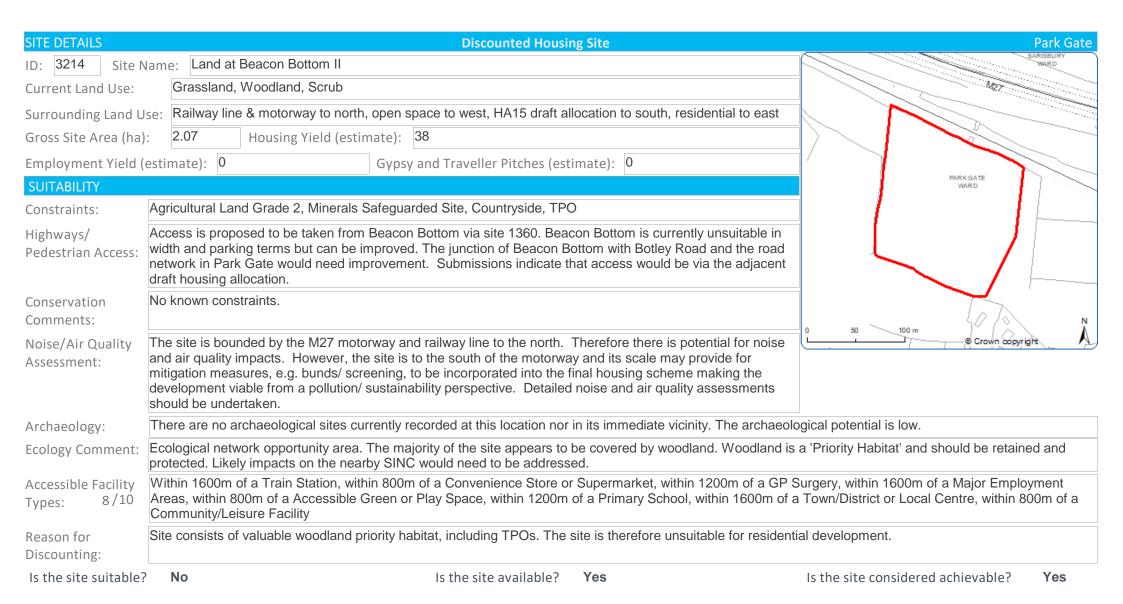


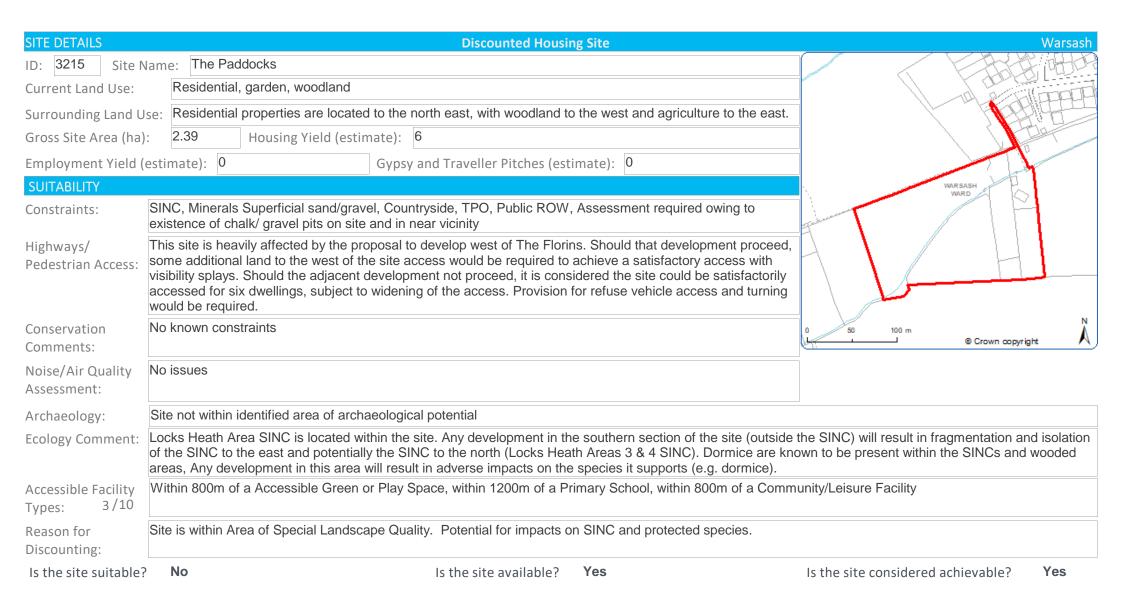
SITE DETAILS			Discounted Housi	ng Site	Sarisbur
ID: 3210 Site Na	ame: 21 Burrio	dge Road, Burridge			
Current Land Use:	C3 Class and garden land				
Surrounding Land Us	e: Residential,	residential garden, a	agriculture		X/0 X/V/V/Neval V
Gross Site Area (ha):	0.49	Housing Yield (esti	mate): 6		The POAD PROPERTY OF THE POAD
Employment Yield (e	stimate): 0		Gypsy and Traveller Pitches (est	timate): 0	
SUITABILITY					SARISBURG
	Agricultural Land of SSSI, Country		00m of SPA, Within 500m of SAC,	Within 500m of Ramsar, W	/ithin 500m
	It appears that suitable highways access can be achieved. Site is relatively isolated from essential local facilities - a Transport Statement would be required to address this issue.			local	
Conservation Comments:	No known const	traints.			
Noise/Air Quality Assessment:	No known issue	es.			0 37.5 75 m
Archaeology:	Site not within id	dentified area of arch	aeological potential.		
		enity grassland with li uth with suitable buffe		used by commuting badgers	s. Recommend retention of existing hedge and protection of
Accessible Facility Types: 2/10	Within 800m of	a Accessible Green	or Play Space, within 800m of a Co	mmunity/Leisure Facility	
			ald not be in keeping with the settlen in line with the character of the are		accord with the development strategy. Small scale cceptable.
Is the site suitable?	No		Is the site available?	Yes	Is the site considered achievable? Yes

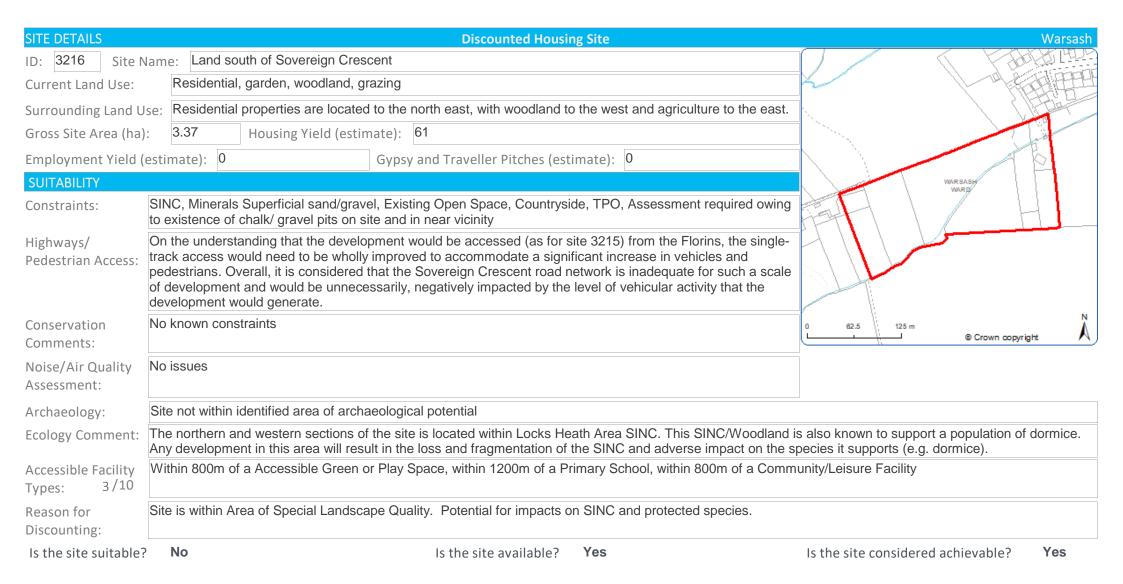


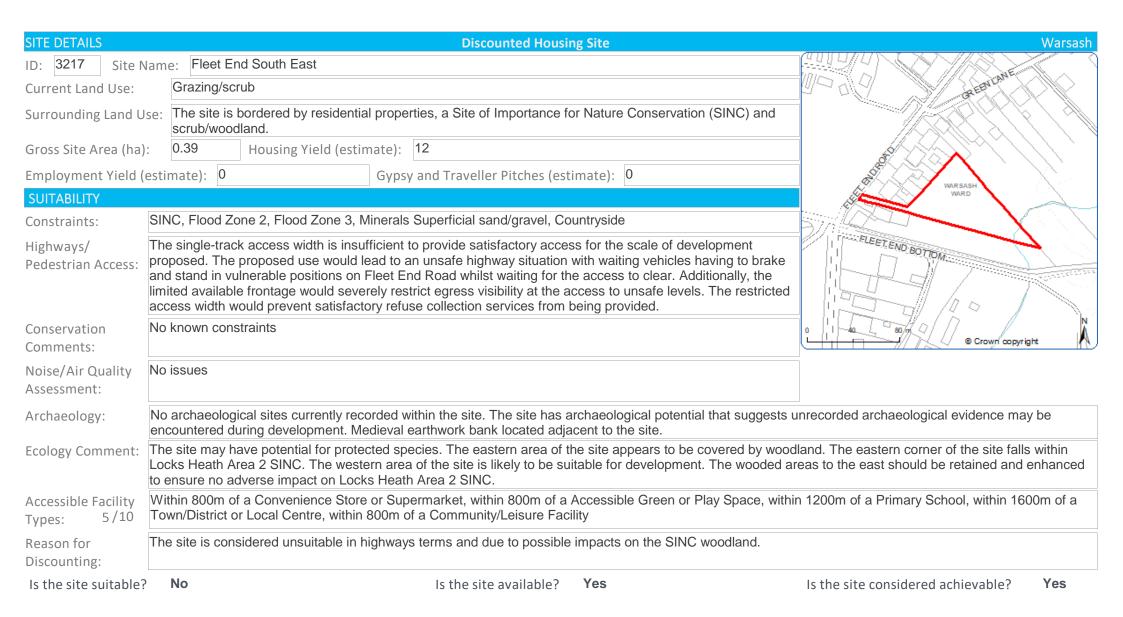


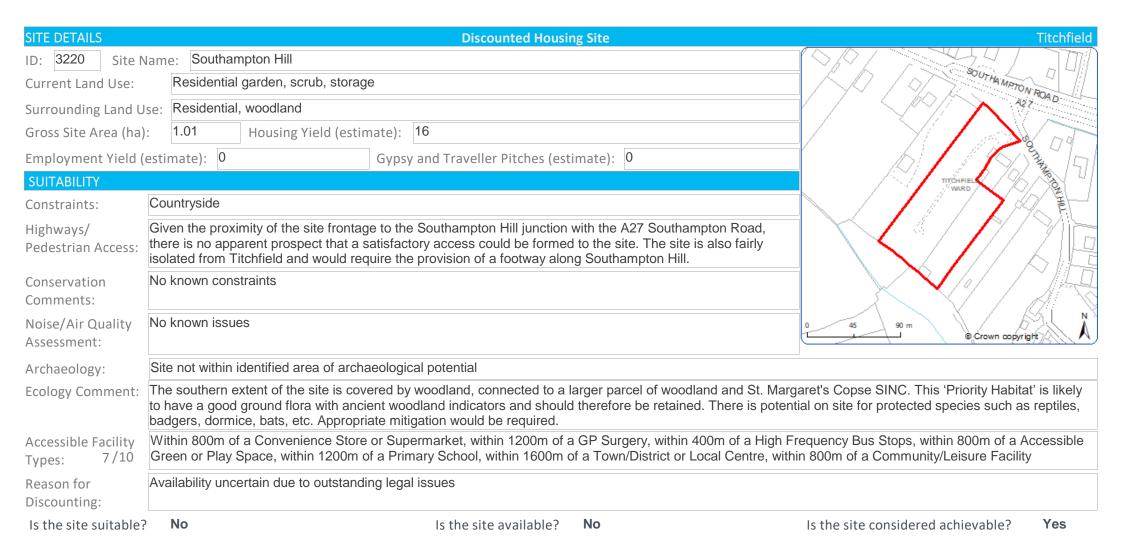
TE DETAILS	Discounted Housing Site, Discounted Employment Site	Fareham E
): 3213 Site Na	me: Maindell Pumping Station, Fareham	
urrent Land Use:	Former pumphouse and office	STANCE
urrounding Land Use	Field to north, offices & residential development to south.	STANDA RD WAY
ross Site Area (ha):	1.50 Housing Yield (estimate): 18	
mployment Yield (es	timate): 1,200sqm Gypsy and Traveller Pitches (estimate): 0	MOSH WALLINGTO
UITABILITY		NOT THE PARENTAL PARE
	gricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, bround Water Protection Zone, Countryside, Groundwater source protection zone 1.	
edestrian Access: a B	he single-track access road is considered to be inadequate for any increase in use as entry visibility is poor nd it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear. ecause of its width, parking demands and lack of a footway along its northern part, North Wallington is onsidered to be inadequate for a material increase in vehicular or pedestrian traffic. Development that would enerate similar vehicular or pedestrian activity to the present use, would be considered more favourably.	
onservation Normments:	o known constraints	© Crown copyright
	ite is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and ossibly odour concerns. Commercial development may be preferential.	
	Site has been a quarry and extraction will have removed any archaeological potential. The site is adjacent to ufficiently separated from the fort by modern development that it would not now contribute to	Fort Wallington and within the field of fire but
re	he southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habit equired. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of y areas of hardstanding and some areas to the east could be developed.	
	Vithin 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Majo Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure F	
eason for Liscounting:	imited scope for upgrading the highways access and no suitable footway for pedestrian access.	
the site suitable?	No Is the site available? Yes	Is the site considered achievable? No







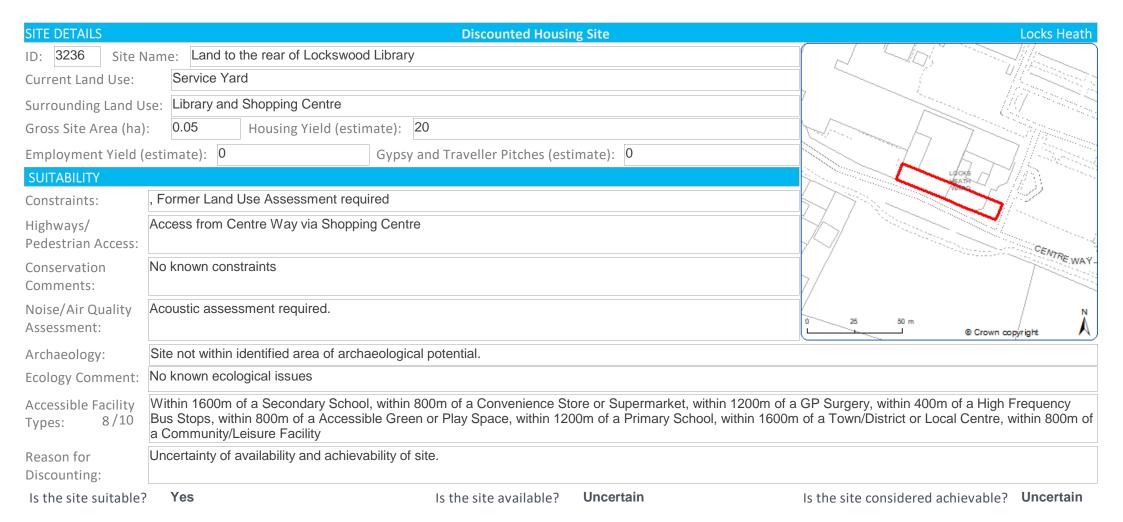


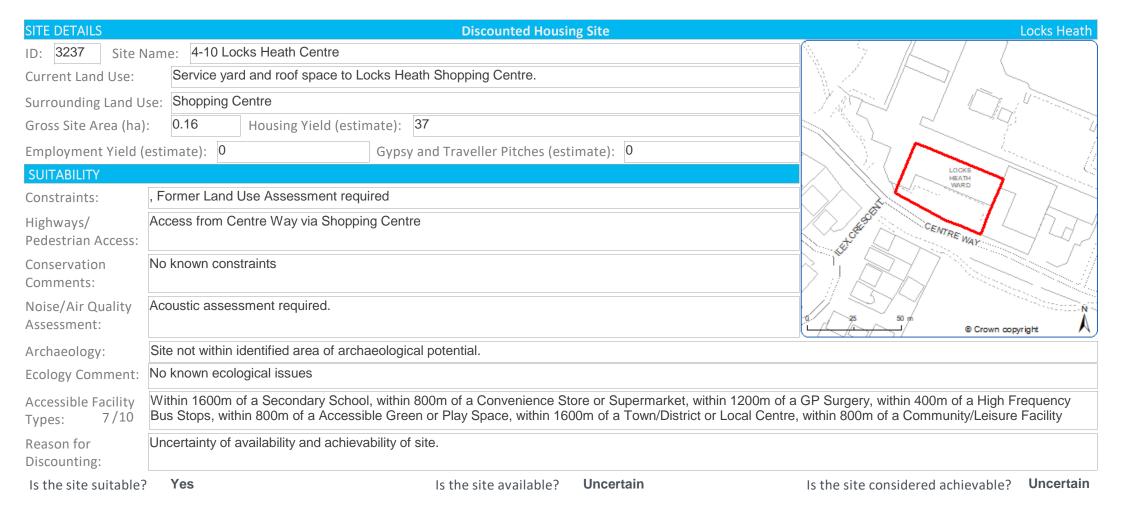


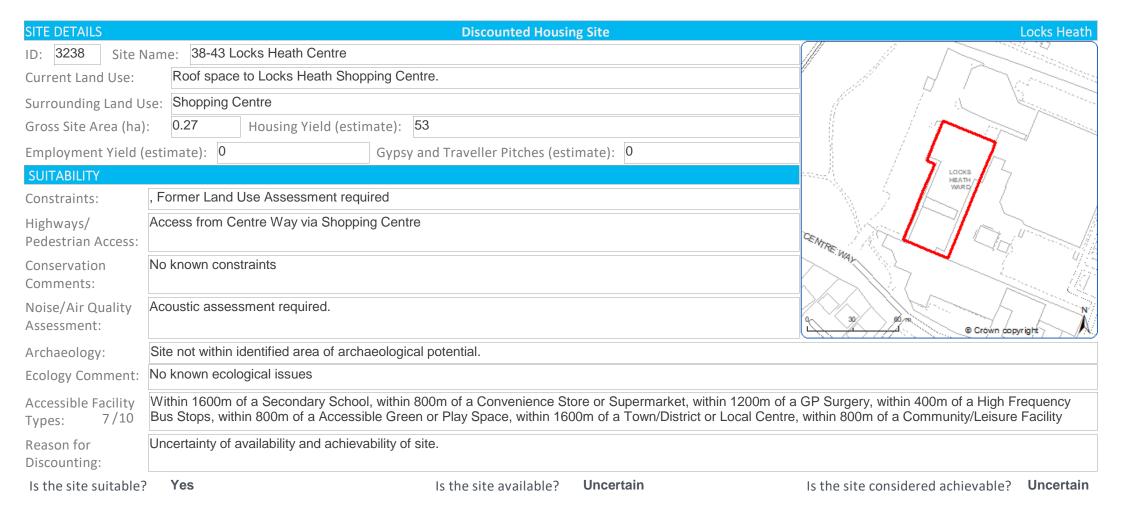
SITE DETAILS	Discounted Housing Site	Stubbington
ID: 3221 Site N	ame: Land south of Solar Farm	
Current Land Use:	Grazing	
Surrounding Land U	e: The site is bordered by a sewage treatment works, a solar farm and agriculture.	
Gross Site Area (ha)	3.01 Housing Yield (estimate): 54	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		STUBBINISTON
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside	
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, Speedfi Retail Centre and Fareham. It would be necessary to provide crossing controls over Newgate Lane East 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.	elds , for
Conservation Comments:	No known constraints	0 1 80 20 m © Crown odpyright
Noise/Air Quality Assessment:	Odour assessment required	
Archaeology:	Site not within identified area of archaeological potential	
	A colony of Chamomile (Chamaemelum nobile) may be present on site, which is classed as Vulnerable of potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running for protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediate	rom east to west should be retained, enhanced and
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a M Community/Leisure Facility	ajor Employment Areas, within 800m of a
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the secological impacts. The site is therefore considered unsuitable for residential development.	ettlement character of Peel Common. Potential for
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Fareham East, Portchester West
ID: 3222 Site N	ame: Tarmac Trading Ltd, Upper Wharf	GOSPORT ROAD
Current Land Use:	Vacant aggregates supplier	AZZ EASTERNWAY
Surrounding Land Us	ce: Creek/marina, recreation ground, railway line, A32	FAREHAM
Gross Site Area (ha):	0.34 Housing Yield (estimate): 12	COUTH WARD ON THE WHERE
Employment Yield (e	estimate): 1,500sqm Gypsy and Traveller Pitches (estimate): 0	FARRHAM
SUITABILITY		
	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.	Winds I work to the state of th
Highways/ Pedestrian Access:	Site is accessed via Gosport Road and Upper Wharf	the state of the s
Conservation Comments:	Within Conservation Area and adjacent to Listed Building.	
/	Site lies partly within an AQMA and adjacent to the A32 therefore air quality and noise impact assessments would be required.	0 30 60 pt 8 Crown copyright
	Site is in one of the town's historic quays and will embed within its fabric the history of the evolution of the qua and history) from earliest time. Any development at this site is likely to encounter a	ys of Fareham (a critical part of the town's origins
	The site itself is covered by hardstanding and therefore is of no ecological value. However, immediately to the Ramsar, SSSI and Solent and Dorset Coast pSPA. Therefore, an Appropriate Assessment will be required to disturbance on overwintering birds. Consultation with Natural England is required. Due to the location of the site SSSI and Solent and Dorset Coast pSPA, the site could only be considered for a very small scale residential	assess the impacts of pollution, lighting and te next to the Portsmouth Harbour SPA, Ramsar,
Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store o within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Areas Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	ccessible Green or Play Space, within 1200m of a
Reason for Discounting:	Safeguarding of Aggregates Wharf within Minerals and Waste Plan and site is located within flood zones 2 an	d 3
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS **Discounted Housing Site** Sarisbury Land adjoining Friends Farm ID: 3223 Site Name: Grassland, Scrub Current Land Use: SWANWICK LANE Surrounding Land Use: Residential, Scrub, Public House Housing Yield (estimate): 5 0.90 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Safeguarded Site, Countryside, Former Constraints: Land Use Assessment required A suitable single, priority junction can be achieved onto Swanwick Lane within the limits of the highway. Highways/ Provision would need to be made within the layout for access to the existing commercial site to the south. Pedestrian Access: Improved facilities for crossing Botley Road would be required. Provision for refuse vehicle access and turning would be required. The setting of the adjacent listed buildings would require careful consideration to maintain their rural setting. Conservation Comments: © Crown copyright Proximity to public house, noise assessment required. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: 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 **Ecology Comment:** protected species, if present, will also be required. 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, Accessible Facility within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: 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 Reason for does not accord with the development strategy. Discounting: No Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?







7. Developable Employment Sites

LIST OF CONTENTS			
ID: Site Name:	Gross Site Area (ha):	Ward:	Page:
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: 124 Site N	lame: Solent Business Park - Soler	nt 2, Sarisbury	
Current Land Use:	Ancient & Semi-natural Woodlar	nd and Scrub	
Surrounding Land U	se: Business Park uses to the east,	M27 to the south, undeveloped land to the west, residential to the	
Gross Site Area (ha)	9.84 Housing Yield (esti	mate): 0	CONGRUATE
Employment Yield (estimate): 26,000sqm	Gypsy and Traveller Pitches (estimate): 0	at Artista Nation 1970
SUITABILITY			ASTOR BELLEVIOLE
Constraints:	Ancient Woodland, SINC, Countrysi	de, TPO	
Highways/ Pedestrian Access:	This site is readily accessible from the (including crossing) on Rookery Ave	he eastern stub of Rookery Avenue. Improved pedestrian facilities nue would need to be considered.	
Conservation Comments:	No known constraints	Ner PARK	
Noise/Air Quality Assessment:	No known issues.		19 HG 22.0 th @ Crown copyright
Archaeology:	Site not within identified area of arch	naeological potential.	
Ecology Comment:	Site comprises ancient woodland an reptiles and badgers.	d priority meadow grassland/ woodland habitat. Potential habitat f	or common toads, great crested newt, bats, dormice,
Accessible Facility Types: 8/10		hin 800m of a Convenience Store or Supermarket, within 1200m Green or Play Space, within 1200m of a Primary School, within 16	
Suitability Comment:	Site is an existing employment alloc	ation. Development needs to be restricted to the non-wooded area	as 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 Sarisbury Land at Rookery Avenue ID: 1168 Site Name: Vacant Nursery/Residential Current Land Use: Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development 2.29 Housing Yield (estimate): 32 Gross Site Area (ha): Employment Yield (estimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 3c, SINC, Countryside Constraints: Suitable access achievable from Rookery Avenue. Highways/ Pedestrian Access: No known constraints. Conservation Comments: Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of Noise/Air Quality existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include Assessment: © Crown copyright measures to prevent the worsening of air quality in the area. Commercial development may be preferential. Site not within identified area of archaeological potential. Archaeology: Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and **Ecology Comment:** badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC. 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, Accessible Facility within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Types: Development must have regard to SINC; The site is subject to noise issues, an impact assessment and mitigation measures would be required. Suitable for new Suitability small-scale employment development in accordance with emerging development strategy (DS1). Comment:

Yes

Is the site available?

Is the site considered achievable?

Yes

Yes

SITE DETAILS **Developable Employment Site** Stubbingtor ID: 3113 Faraday Business Park, Daedalus East Site Name: Existing employment area, aircraft taxiways and airport infield Current Land Use: Surrounding Land Use: Public open space to north; Broom Way and undeveloped countryside to east; Lee-on-the-Solent to the south; Airport infield and main runway to west. 37.91 Housing Yield (estimate): 0 Gross Site Area (ha): Employment Yield (estimate): 40,000sqm Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial Constraints: sand/gravel, Countryside, Solent Brent Geese & Wader Low use, Airfield, Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane Highways/ South road schemes. Pedestrian Access: No known constraints Conservation Comments: cont@.Crown.copyright No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site is in active industrial use - low ecological potential. **Ecology Comment:** Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits form improvements Suitability to the strategic road network. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

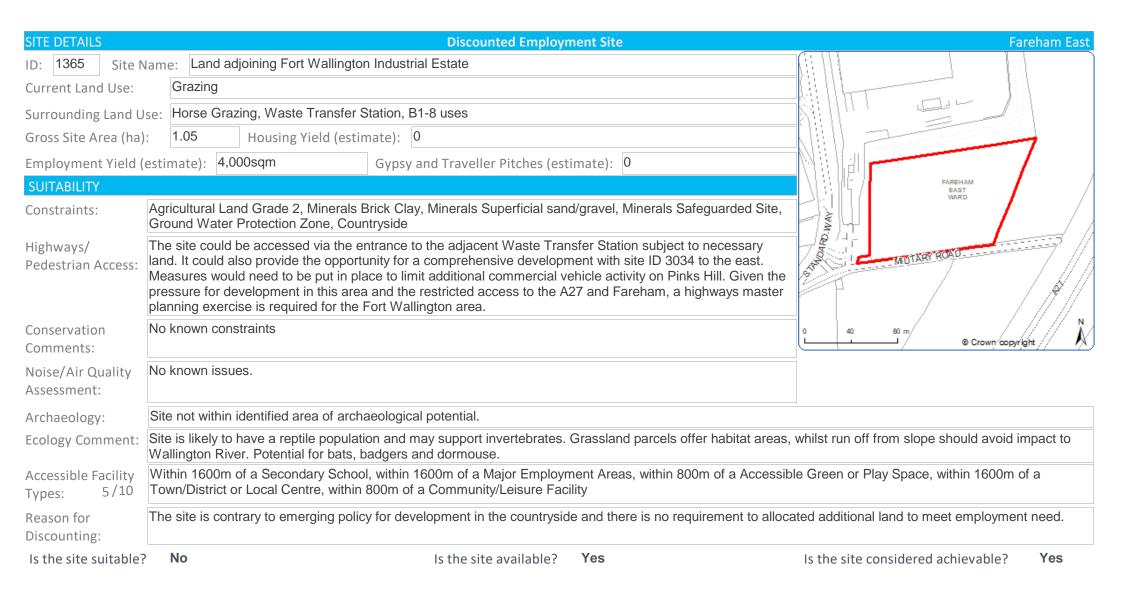
SITE DETAILS	Developable Employment Site	Stubbingto
ID: 3114 Site N	ame: Swordfish Business Park, Daedalus West	
Current Land Use:	Existing employment area and aircraft taxiways.	
Surrounding Land U	Gosport Road and Crofton School to north; Public open space to east; Airport infield and main runway to east and south; Stubbington to west.	The state of the s
Gross Site Area (ha)	20.00 Housing Yield (estimate): 0	- Caracara C
Employment Yield (estimate): 8,000sqm Gypsy and Traveller Pitches (estimate): 0	HILHER WIRD LA
SUITABILITY		NARD NARD
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use, Airfield.	manue France
Highways/ Pedestrian Access:	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.	
Conservation Comments:	No known constraints	N
Noise/Air Quality Assessment:	No known issues.	0 175 350 mt ⊕ OpenStreetMap (and) contercrown Copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site is in active industrial use - low ecological potential.	
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Space, within 1600m of a Town/District or Local Centre	Stops, within 800m of a Accessible Green or Play
Suitability Comment:	Site represents an extension and intensification to an established and permitted employment area. Site has lite to the strategic road network.	mited constraints and benefits form improvements
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

8. Discounted Employment Sites

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 Eas
ID: 20 Site Na	me: 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 Us	e: 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	A WAR NOW
Employment Yield (e	stimate): 2,000sqm Gypsy and Traveller Pitches (estimate): 0	STANDARD MO
SUITABILITY		EAST URD
	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.	
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 o be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements along its length.	
Conservation Comments:	No known constraints	© Crown copyright
Noise/Air Quality Assessment:	No known issues.	
	There are no archaeological sites currently recorded at this location although Fort Wallington sits within the in regarded as within the field of fire (setting) of the fort, but the fort and the views from t	nmediate vicinity. It is in an area that might be
	The site comprises Priority Habitat Coastal and Floodplain Grazing Marsh with woodland boundaries. Buffers suitable for bats, badger and may support territory of barn owl.	to be retained with significant margins. Appears
	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m a Community/Leisure Facility	n of a Town/District or Local Centre, within 800m o
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to alloc	ated additional land to meet employment need.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes



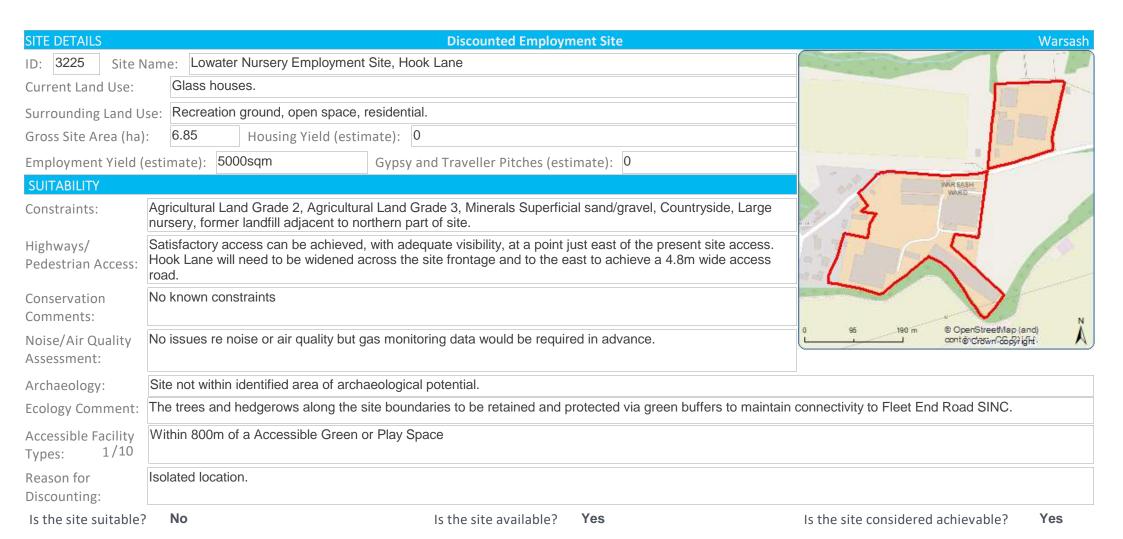
SITE DETAILS **Discounted Employment Site** Fareham Ea Site Name: Land at Down Barn Farm 3011 The majority of the site is agriculture. Current Land Use: Surrounding Land Use: Down Barn Farm is located at the south-eastern corner of the site and comprise a farmhouse, a barn and a modern barn. Spurlings 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** Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & Superficial sand/gravel, Ground Water Constraints: Protection Zone, Countryside, Statutory Listed Buildings, Public ROW, Farm on site, adjacent to clay pit, works and gas valve compound. The principle of employment development at this location is accepted with regards to highways access. Highways/ however the precise location of the site access and its relationship to the existing haul road and the link to Pedestrian Access: 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 cont @ Crown Cook id ht likely to be required. Within the red line of this proposal Down Barn Farmhouse is listed grade II and its barn is listed as a curtilage Conservation structure. Close to the site are two other listed buildings Downbarn Cottage and Greenhill Cottage, the setting Comments: of these buildings would need to be preserved. Hampshire Archaeology should be consulted concerning archaeology. No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** 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. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: The site is located in a highly sensitive landscape setting. Reason for Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No

SITE DETAILS		Discounted Employment Site	Park Gat
ID: 3025 Site Na	ne: Little Park Farm, Park Gate		SARISBURY
Current Land Use:	The site is in a mixture of uses, including resid	WARD WARD	
Surrounding Land Use		the immediate north of the site lies the M27 and to the a boundary abuts the Chandlers Way employment area. To r District	
Gross Site Area (ha):	5.73 Housing Yield (estimate): 0		- THE PARTY
Employment Yield (es	timate): 11,200sqm Gypsy and	Traveller Pitches (estimate): 0	RIGHT RIGHT
SUITABILITY			PARKGATE
Constraints:	inerals Superficial sand/gravel, TPO		
Pedestrian Access: T e	he site would be appropriate for a development was an appropriate. Given the site's proximity and of the site should be investigated. To mitigate ulnerability, should obstruction occur at the bridgating west from the site to Chandlers Way and I	BNOS A BURNEY OF THE PROPERTY	
Conservation N Comments:	o known constraints		© Crown copyright
Noise/Air Quality Assessment:	o known issues.		
Archaeology:	ite not within identified area of archaeological po	tential	
Ecology Comment: G	eneral area has potential to offer wider connective	vity along railway line to Swanwick Lakes and north to Botley	Wood. Potential for reptiles, dormice and bats.
,	/ithin 1600m of a Train Station, within 1600m of Local Centre	a Major Employment Areas, within 800m of a Accessible Gr	een or Play Space, within 1600m of a Town/Distri
Reason for T	he site is contrary to emerging policy for develop	ment in the countryside and there is no requirement to alloc	ated additional land to meet employment need.
Is the site suitable?	No Is	s the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Employr	ment Site	Fareham East
ID: 3034 Site N	ame: Land rear of WTS, Wallingto	ı		
Current Land Use:	Paddock			
Surrounding Land Us	M27 to north of site, waste trans	fer station to west, grazing and A32	2 to south and east.	
Gross Site Area (ha):	: 1.23 Housing Yield (esti	mate): 0		
Employment Yield (e	estimate): 4,000sqm	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				FAREHAM EAST
	Agricultural Land Grade 2, Minerals Ground Water Protection Zone, Cou		d/gravel, Minerals Safeguarded Site,	WARD
Pedestrian Access:	The width and standard of Military Road would need to be significantly upgraded to allow for vehicular access. Measures would also need to be put in place to limit additional commercial vehicle activity on, or make improvements to the width of, Pinks Hill.			
Conservation Comments:	No known constraints			0 50 100 m
Noise/Air Quality Assessment:	No known issues.			0 50 100 m /// ® Crown copyright
Archaeology:	Site not within identified area of arch	aeological potential		
Ecology Comment:	Site is likely to have a reptile popular Wallington River. Potential for bats,	, , , ,	Grassland parcels offer habitat areas	s, whilst run off from slope should avoid impact to
Accessible Facility Types: 4/10	Within 1600m of a Secondary School Town/District or Local Centre	ol, within 1600m of a Major Employr	ment Areas, within 800m of a Accessi	ible Green or Play Space, within 1600m of a
Reason for Discounting:	The site is contrary to emerging poli	cy for development in the countrysic	de and there is no requirement to alloc	cated 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 Housing Site, Discounted Employment Site** Fareham Ea ID: 3213 Maindell Pumping Station, Fareham Site Name: Former pumphouse and office Current Land Use: STA'NDA'RD WAY Surrounding Land Use: Field to north, offices & residential development to south. 1.50 Gross Site Area (ha): Housing Yield (estimate): 18 Employment Yield (estimate): 1,200sqm Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Constraints: Ground Water Protection Zone, Countryside, Groundwater source protection zone 1. The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor Highways/ and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear. Pedestrian Access: Because of its width, parking demands and lack of a footway along its northern part, North Wallington is considered to be inadequate for a material increase in vehicular or pedestrian traffic. Development that would generate similar vehicular or pedestrian activity to the present use, would be considered more favourably. No known constraints Conservation @ Crown copyrigh Comments: Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and Noise/Air Quality possibly odour concerns. Commercial development may be preferential. Assessment: Site has been a quarry and extraction will have removed any archaeological potential. The site is adjacent to Fort Wallington and within the field of fire but Archaeology: sufficiently separated from the fort by modern development that it would not now contribute to The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habitat'. Retention and protection of the woodland is **Ecology Comment:** required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of the site. The centre of the site which is covered by areas of hardstanding and some areas to the east could be developed. 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 Accessible Facility Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Limited scope for upgrading the highways access and no suitable footway for pedestrian access. Reason for Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No

SITE DETAILS **Discounted Employment Site** Fareham Eas Site Name: Monument Farm ID: 3218 Current Land Use: Agriculture BOARHUNTROAD Surrounding Land Use: Agriculture and employment to north and west, M27 to south. 4.69 Gross Site Area (ha): Housing Yield (estimate): 0 Employment Yield (estimate): 3,750sqm Gypsy and Traveller Pitches (estimate): 0 FAREHAM **SUITABILITY** Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Ground Water Protection Constraints: Zone, Countryside No access would be permitted to M27 Junction 11 or its approach road to the east. There is the potential to Highways/ form a suitable access with Boarhunt Road on the northern boundary although this would be subject to Pedestrian Access: feasibility and the provision of significant widening of Boarhunt Road to the east and a restriction on access to and from the west. Modification and incorporation of the present car park egress to the north-east could represent the most viable form of access. The site is very isolated in terms of viable sustainable transport options. A pedestrian/cyclist link to the Spurlings Road underpass to Standard Way might remedy this to some extent. Crown copyright No known constraints Conservation Comments: Air quality and noise impact assessments would be required. Noise/Air Quality Assessment: Archaeology: Site not within identified area of archaeological potential Protected species are likely to be present on site, such as dormice, reptiles, badgers and bats. The site is likely to be suitable for development, subject to **Ecology Comment:** appropriate mitigation. The wooded field margins should be retained/enhanced and protected through a suitable buffer. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: Site is within area of special landscape quality. Reason for Discounting: No Yes No Is the site suitable? Is the site available? Is the site considered achievable?



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

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.

SINC - Site of Importance for

SPA - Special Protection Area

SSSI - Site of Special Scientific

Nature Conservation

Interest

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 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 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.

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).

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.

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.