



Fareham Local Plan 2037

Strategic Housing and Employment Land Availability Assessment (SHELAA)

April 2021

In the course of producing an updated SHELAA, any constraints layers which have been updated between iterations will show the latest data. In addition, the following site assessments have been updated since the September 2020 SHELAA:

Additional sites

| | |
|-------------|---|
| <u>1293</u> | <u>Land adjacent to Red Lion Hotel, Fareham</u> |
| <u>3246</u> | <u>12 West Street, Portchester</u> |
| <u>3247</u> | <u>200 Bridge Road</u> |
| <u>3248</u> | <u>Land South of Swanwick Lane</u> |
| <u>3249</u> | <u>Wates House, Wallington Hill</u> |
| <u>3250</u> | <u>Portland Chambers, 66 West Street, Fareham</u> |
| <u>3251</u> | <u>Menin House, Privett Road, Fareham</u> |
| <u>3252</u> | <u>Land north of Henry Cort Drive, Fareham</u> |
| <u>3253</u> | <u>Redoubt Court, Fort Fareham Road, Fareham</u> |
| <u>3254</u> | <u>Land west of Dore Avenue, Portchester</u> |

Sites which have been subject to a change in assessment in SHELAA 2021

| | | |
|-------------|---|---|
| <u>20</u> | <u>Standard Way, Wallington</u> | <u>Previously discounted employment site, reassessed as developable employment site.</u> |
| <u>93</u> | <u>Hammond Industrial Estate</u> | <u>Increased estimated housing yield.</u> |
| <u>205</u> | <u>Land North of St. Margaret's Roundabout, Titchfield</u> | <u>Site previously removed from SHELAA, reassessed and included.</u> |
| <u>1341</u> | <u>Land east of Crofton Cemetery and west of Peak Lane (renamed from Land south of Oakcroft Lane)</u> | <u>Previously discounted housing site, reassessed as developable housing site.</u> |
| <u>1365</u> | <u>Land adjoining Fort Wallington Industrial Estate</u> | <u>Previously developable employment site, removed from SHELAA as development complete.</u> |



| | | |
|-----------------------------|---|--|
| <u>2853</u> | <u>Land R/O Red Lion Hotel and Bath Lane, Fareham</u> | <u>Site previously removed from SHELAA, now reassessed and included.</u> |
| <u>3008</u> | <u>Land South of Longfield Avenue</u> | <u>Increased estimated housing yield, additional information relating to masterplan.</u> |
| <u>3009</u> | <u>Land West of Downend Road, Portchester</u> | <u>Previously discounted housing site, reassessed as developable housing site.</u> |
| <u>3025</u> | <u>Little Park Farm, Park Gate</u> | <u>Previously discounted employment site reassessed as developable employment site.</u> |
| <u>3034</u> | <u>Land rear of WTS, Wallington</u> | <u>Previously discounted employment site reassessed as developable employment site.</u> |
| <u>3050</u> | <u>Land at Brook Avenue, Warsash</u> | <u>Previously developable housing site reassessed as discounted housing site.</u> |
| <u>3116</u> | <u>Cherry Tree Industrial Estate</u> | <u>Previously developable housing site reassessed as discounted housing site.</u> |
| <u>3153</u> | <u>Newlands Farm</u> | <u>Previously discounted housing site reassessed as developable housing site. Increased estimated housing yield.</u> |
| <u>3173</u> | <u>86 Funtley Road</u> | <u>Previously developable housing site, reassessed as discounted housing site.</u> |
| <u>3224</u> | <u>Land south of Swanwick Lane</u> | <u>Previously developable housing site, reassessed as discounted housing site.</u> |

[Erratum – Archaeology reported incorrectly in September 2020 SHELAA.](#)

| | | |
|-----------------------------|--|--|
| <u>158</u> | <u>Norgar House, 10 East Street, Fareham</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>198</u> | <u>Civic Quarter, Fareham</u> | <u>Known Importance Buffer</u> |
| <u>203</u> | <u>3 - 33 West Street, Portchester</u> | <u>Known Importance Buffer</u> |
| <u>1078</u> | <u>Stubbington Lane, Hill Head</u> | <u>Known Importance Buffer</u> |
| <u>1341</u> | <u>Land east of Crofton Cemetery and west of Peak Lane</u> | <u>Known Importance Buffer</u> |
| <u>1342</u> | <u>The Grange, Oakcroft Lane, Stubbington</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>1388</u> | <u>Land at Junction of Newgate Lane, Stubbington</u> | <u>Known Importance Buffer</u> |
| <u>1425</u> | <u>Market Quay, Fareham</u> | <u>Known Importance, Known Importance Buffer</u> |



| | | |
|-------------|---|---|
| <u>1998</u> | <u>Pinks Hill, Wallington</u> | <u>Green Alert, Green Alert Buffer</u> |
| <u>2826</u> | <u>Lysses Car Park, Fareham</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3008</u> | <u>Land South of Longfield Avenue, Fareham</u> | <u>Known Importance, Known Importance Buffer, Green Alert, Green Alert Buffer</u> |
| <u>3009</u> | <u>Land West of Downend Road, Portchester</u> | <u>Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. Further assessment is needed.</u> |
| <u>3011</u> | <u>Land at Down Barn Farm</u> | <u>Known Importance, Known Importance Buffer, Green Alert, Green Alert Buffer</u> |
| <u>3024</u> | <u>Land at Great Abshot, Warsash</u> | <u>Known Importance Buffer</u> |
| <u>3029</u> | <u>Land south of Bridge Street, Titchfield</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3030</u> | <u>Land East of Downend Road, Portchester</u> | <u>Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. Further assessment is needed.</u> |
| <u>3045</u> | <u>Carron Row Farm Segensworth East, Titchfield</u> | <u>SAM, Sam Buffer, National Interest, National Interest Buffer</u> |
| <u>3075</u> | <u>Land at Bells Lane, Stubbington</u> | <u>Known Importance Buffer</u> |
| <u>3082</u> | <u>Hook Recreation Ground, Hook</u> | <u>Green Alert, Green Alert Buffer</u> |
| <u>3098</u> | <u>Land West of Cuckoo Lane, Stubbington</u> | <u>Known Importance Buffer</u> |
| <u>3113</u> | <u>Faraday Business Park, Daedalus East</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3114</u> | <u>Swordfish Business Park, Daedalus West</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3120</u> | <u>The Grange, Oakcroft Lane, Stubbington</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3126</u> | <u>North and South of Greenaway Lane, Warsash</u> | <u>See individual site assessments</u> |
| <u>3130</u> | <u>Land East of Downend Road, Portchester (North of Winnham Farm)</u> | <u>Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. Further assessment is needed.</u> |
| <u>3153</u> | <u>Newlands Farm</u> | <u>Known Importance Buffer</u> |
| <u>3206</u> | <u>22-27A Stubbington Green</u> | <u>Known Importance, Known Importance Buffer</u> |
| <u>3232</u> | <u>97-99 West Street, Fareham</u> | <u>Known Importance Buffer</u> |



The following corrections have been made

| | | |
|-------------|------------------------------------|---|
| <u>3011</u> | <u>Land at Down Barn Farm</u> | <u>Impact on historic setting added to reason for discounting.</u> |
| <u>3103</u> | <u>Land at Rookery Avenue</u> | <u>The site boundary shown on the plan has been corrected</u> |
| <u>3113</u> | <u>Faraday Business Park</u> | <u>Ecology comment added to reflect need for BG&SW mitigation strategy.</u> |
| <u>3114</u> | <u>Swordfish Business Park</u> | <u>Ecology comment added to reflect need for BG&SW mitigation strategy.</u> |
| <u>3244</u> | <u>Assheton court, Portchester</u> | <u>Missing assessment added to the online document</u> |
| <u>3222</u> | <u>Tarmac Trading, Upper Wharf</u> | <u>The Archaeology comments have been updated to prevent cutting short.</u> |

Solent Wader and Brent Goose Strategy Update 2021, resulting in some designations being changed.

| | | |
|-------------|--|--|
| <u>3004</u> | <u>Land South of Hook Park Road, Warsash</u> | <u>Reference to reclassification of site to Candidate designation from Low Use (2021 SWBG Strategy update).</u> |
| <u>3008</u> | <u>Land South of Longfield Avenue, Fareham</u> | <u>Reference to reclassification of sites to all Low Use (One site previously Secondary Support designation (2021 SWBG Strategy update).</u> |
| <u>3113</u> | <u>Faraday Business Park, Daedalus East</u> | <u>Reference to reclassification of site to Secondary Support designation from Low Use (2021 SWBG Strategy update)</u> |
| <u>3114</u> | <u>Swordfish Business Park, Daedalus West</u> | <u>Reference to reclassification of site to Secondary Support designation from Low Use (2021 SWBG Strategy update)</u> |
| <u>3153</u> | <u>Land South of Longfield Avenue, Fareham</u> | <u>Reference to reclassification of sites to all Low Use (One site previously Secondary Support designation (2021 SWBG Strategy update).</u> |

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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.
- 2.2 This assessment has been produced to consider sites that have been promoted to the Council during the Regulation 18 Local Plan consultations which took place at the end of 2018, summer of 2019 and early 2020 and to provide an update to the Strategic Housing and Employment Land Availability Assessment which was published in May 2020 and to provide the most up to date position on all sites based on information gathered as of April 2021.
- 2.3 **IT IS IMPORTANT TO NOTE THAT THE INCLUSION OF A SITE IN THIS ASSESSMENT DOES NOT DETERMINE WHETHER IT WILL BE ALLOCATED OR SUCCESSFULLY OBTAIN PLANNING PERMISSION FOR A PARTICULAR USE. SIMILARLY, THE NON-INCLUSION OF A SITE IN THE ASSESSMENT DOES NOT IN ANY WAY PRECLUDE FUTURE DEVELOPMENT, PROVIDING IT MEETS THE PLANNING POLICY FRAMEWORK THAT EXISTS AT THE TIME A SITE COMES FORWARD.**

3. Policy Context and Housing and Employment Need

Policy Context

- 3.1 The requirement to undertake a Strategic Land Availability Assessment for housing and economic, or employment development is contained in the National Planning Policy Framework (NPPF) which was revised in February 2019. The NPPF states that “authorities should have a clear understanding of the land available in their area”. This SHELAA has been produced in line with the NPPF and Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2019). The PPG provides guidance on the preparation of housing and economic land availability assessments and sets out a methodology to identify a future supply of land which is suitable, available and achievable for future development over the plan period.
- 3.2 The Council committed to reviewing the Borough’s Local Plan in 2015 and, following the adoption of LP2 and LP3 in 2015, work commenced immediately on a new Draft Local Plan. In October 2017, the Council began a Regulation 18 consultation¹ on the Draft Local Plan. The Consultation Plan outlined the vision and strategic priorities for the Borough, in line with the Council’s Corporate Strategy. Part of the evidence base for the draft plan was the 2017 SHLAA and SELAA. Following the changes to the NPPF and introduction of the standard methodology, the Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF.
- 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.
- 3.4 This SHELAA has been produced to inform and accompany the Publication (Regulation 19) Fareham Local Plan 2037 which is the plan the Council intends to submit to the Secretary of State for Examination in accordance with the timetable set out in the Local Development Scheme² which is available on the Council’s website.

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>

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



Housing Need

- 3.5 The Council's housing need is calculated using the government's ~~proposed standard~~ methodology as ~~confirmed in the outcome to the Government's consultation on Changes to the current planning system³ outlined in the August 2020 consultation on Changes to the current planning system⁴~~. Identifying and seeking to address the future housing need is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period from 2021 until 2037. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA identifies potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2037.

Employment Need

- 3.6 Since the adoption of the Local Plan in 2015, further evidence has been published to inform the employment need for the Borough. The Business Needs, Site Assessments and Employment Land Study provides a 'policy-off' assessment of employment forecasting need in Fareham until 2037, identifying requirements for Fareham Borough of employment use classes including Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8) uses to inform the Fareham Local Plan 2037.
- 3.7 Full details of the assessment methodology are set out in Section 4 of this report. The outcomes of the assessment are provided in Sections 5-10.

³ <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>



4. Methodology

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

Stage 1: Determining assessment area and site size

Geographical Area and Wider Involvement

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

Site Size

- 4.4 The assessment has considered all sites and broad locations that are capable of delivering either five or more dwellings or, for employment, sites and broad locations of 0.25 hectares (or 500 square metres of floor space) and above. This is in line with the advice contained in the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment. Any sites promoted or identified that fall below this threshold have been listed in a sub-section titled 'Sites Below Study Threshold'.

Identifying Sites

- 4.5 The assessment of sites for housing and economic land availability has been carried out holistically, with housing and employment availability being considered and developed alongside one another. In particular any surplus or no longer suitable employment land that could be developed for housing purposes has been considered as part of this SHELAA.

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



4.6 Sites in the Planning Process

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

4.7 Sites not currently in the Planning Process

- Vacant and derelict land and buildings
- Identified brownfield land
- Surplus public-sector land (using Local Authority records and engagement with other public-sector bodies)
- Large scale redevelopment and redesign of existing residential or employment areas
- Sites in and adjoining villages or rural settlements and rural exception sites
- Urban extensions and new free-standing settlements (urban extension sites considered and free-standing settlement at Welborne already committed through the adopted Welborne Plan (2015))
- Sites promoted to the Council through the “Call for Sites” process. (see paragraph 3.8 for more information).
- Sites promoted at Local Plan regulation 18 consultation responses.

Call for Sites

- 4.8 Fareham Borough Council has run a series of ‘Call for Sites’ to provide local landowners, developers, planning agents, local communities and any other interested parties the opportunity to promote sites within Fareham Borough. The first call for sites was undertaken in August 2010. Further sites were submitted to the Council through the various consultation stages on the current adopted Local Plan. These sites were included in the 2014 SHLAA. In preparation for the Draft Fareham Local Plan 2037 a fresh call for sites took place in November/December 2015 and sites submitted as a result were included in the 2017 SHLAA. Since the 2017 SHLAA, a further site update was undertaken, in which contact was made once again with interested parties to ensure the latest information on available sites has been collected. Sites which were promoted prior to 2015 but have not been promoted since, have been considered as currently unavailable and no further assessment of these sites has taken place. These sites are listed in Section 10 - Sites Removed from SHELAA. Sites where development is nearing completion or has been completed are also removed from the SHELAA. Further sites have been included in this assessment which were suggested for development throughout 2018 and 2019. These have been identified from a review of any planning applications for 5 or more dwellings submitted which were withdrawn, refused or found to be invalid and from sites for which pre-application advice has been sought and permission from the applicant to

include has been granted. Additional sites have been included which were submitted in response to the Issues and Options consultation undertaken in summer 2019 and the consultation on the Supplement to the Draft Local Plan in early 2020.

Stage 2: Site Assessment

Calculating Development Potential

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

| Gross Site Size | Gross to Net Ratio Reduction | Resulting Developable Area |
|-----------------|------------------------------|----------------------------|
| Up to 0.5ha | 0% | 100% |
| 0.5 to 2 ha | 20% | 80% |
| 2ha and above | 40% | 60% |

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

- 4.12 Where there were any further, particular opportunities to maximise density further, then the likely yield was increased. Likewise, if significant and/or particular constraints were identified that would further limit the yield then an appropriate adjustment was made. This balance between a quantitative and qualitative application of yield potential should ensure a more accurate assessment of the potential of individual sites.

Site Survey

- 4.13 A detailed appraisal of each site was made including the involvement of specialist officers as required (such as Tree Officers, Archaeology and Conservation Officers, Environmental Health Officers, Highway Officers and Ecology Officers). All key characteristics for the sites were recorded in accordance with the PPG. This includes site size and location (including site mapping), current use and character (the site and surrounding area), constraints, development progress and an initial assessment on suitability. An important aspect of site surveys is site visits and a concerted effort by planning officers has been made to visit sites submitted for consideration though the call for sites.

Considering whether a site is developable

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

Assessing site suitability

- 4.16 The PPG states that: 'a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Plan makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses'.
- 4.17 In considering appropriate locations, part of the assessment considered the sites' locations in relation to key facilities, being primary and secondary schools, train station and high frequency bus stops, convenience stores, GP surgeries, town/district/local centres, green spaces, play spaces and community/leisure facilities. The assessment provides an overall score from 1 to 10 in relation to whether the

sites are located within a reasonable walking distance from such facilities. Further details of the accessibility standard used can be found in the Accessibility Background Paper.⁵

- 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.

| Constraints and Potential Impacts |
|---|
| <p>Access</p> <p>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.</p> <p>Other sites constrained by limited or difficult access point(s) have been considered on their merits. This has included looking at potential solutions to overcome the constraint.</p> |
| <p>Acoustic/Air Quality Impacts</p> <p>Some sites, particularly those located close to busy roads and transport links or industry can be impacted by poor air quality or noise. This type of constraint is considered on an individual site basis as such impacts can be addressed through appropriate mitigation measures. Mitigation can add to the cost of development and may affect the viability of development.</p> |
| <p>Flood Risk</p> <p>Potential sites almost entirely affected by Flood Zones 2 or 3 will be discounted. This in accordance with national guidance on residential development in areas at risk of flooding. Where only a small proportion of the site is affected by flood risk the site will be considered on its merits and the developable area of the site may be adjusted to ensure the assessment of the site (and potential site yield) takes account of areas to be avoided due to flood risk.</p> |
| <p>Ground Conditions/Contamination</p> <p>Some sites, particularly some brownfield sites, can have contamination issues or potential contamination concerns. In most cases this can be addressed although it can add cost to the development. This type of constraint will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.</p> |

⁵ Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

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 Assessment⁶ 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.

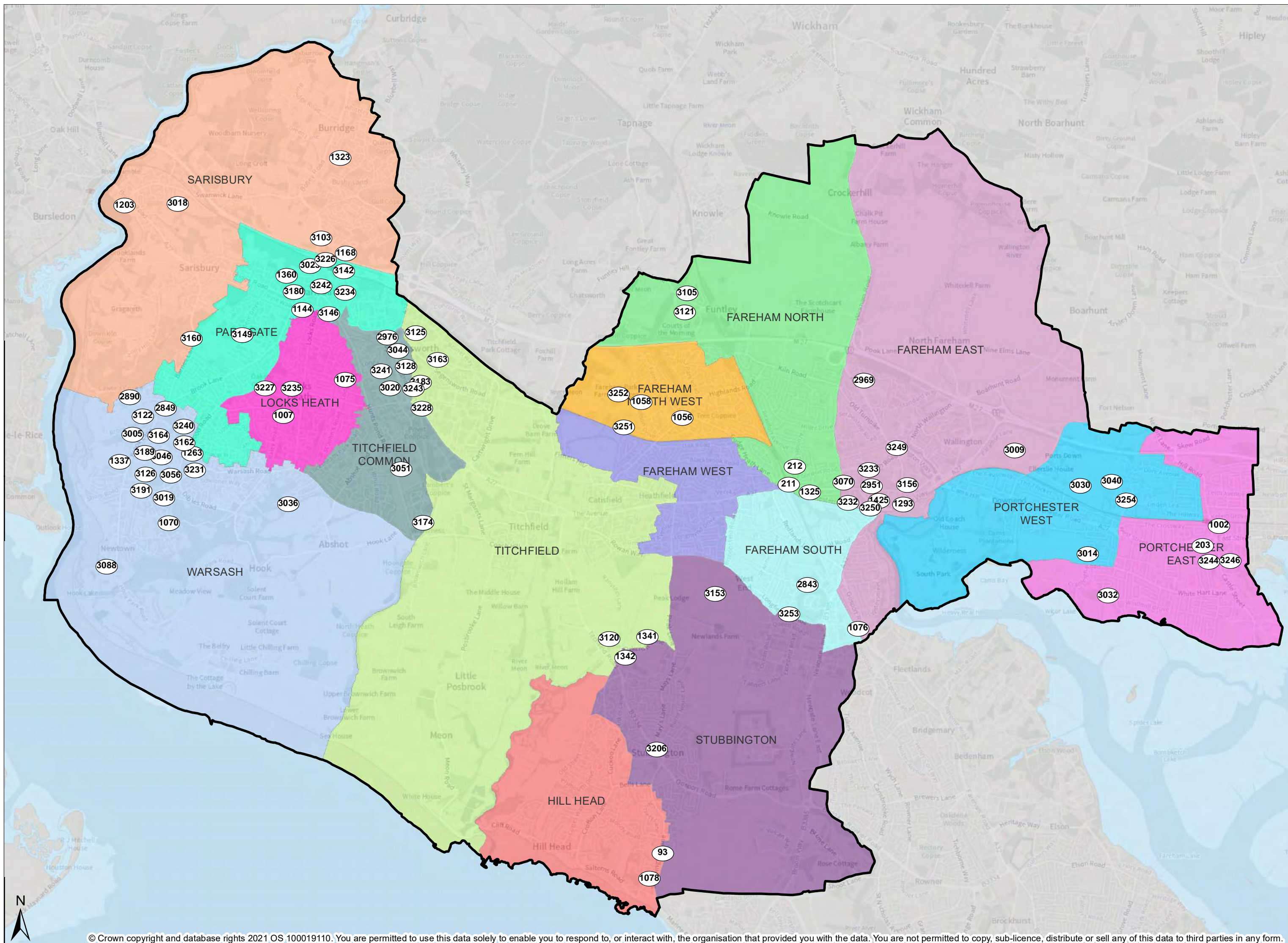
⁶ <http://www.fareham.gov.uk/planning/publicationplanevidence.aspx>



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 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 Report⁷. 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.

⁷ http://www.fareham.gov.uk/planning/local_plan/amp.aspx





5. Developable Housing Sites

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| 212 | Fareham Station West | 1.05 | Fareham North | 24 |
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| 1056 | Hampshire Rose, Fareham | 0.23 | Fareham North West | 27 |
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| 1263 | Land North of Greenaway Lane, Warsash | 1.30 | Warsash | 36 |
| 1293 | Land adjacent to Red Lion Hotel, Fareham | 0.49 | Fareham East | 37 |
| 1323 | Burridge Lodge | 1.07 | Sarisbury | 38 |
| 1325 | Crofton Conservatories, Fareham | 0.24 | Fareham North | 39 |
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| 1341 | Land east of Crofton Cemetery and west of Peak Lane | 19.25 | Stubbington | 41 |

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| 1342 | The Grange, Oakcroft Lane, Stubbington | 1.72 | Stubbington | 42 |
| 1360 | Beacon Bottom West, Park Gate | 1.24 | Park Gate | 43 |
| 1425 | Market Quay, Fareham | 1.48 | Fareham East | 44 |
| 2843 | Land South of Cams Alders | 1.29 | Fareham South | 45 |
| 2849 | Land East of Brook Lane, Warsash | 2.68 | Warsash | 46 |
| 2890 | Egmont Nursery, Warsash | 1.97 | Warsash | 47 |
| 2951 | 24 West Street, Fareham | 0.05 | Fareham East | 48 |
| 2969 | 100 Wickham Road | 0.60 | Fareham East | 49 |
| 2976 | 237 Segensworth Road, Titchfield Common (Segensworth Cluster) | 0.83 | Titchfield Common | 50 |
| 3005 | Land south of Greenaway Lane, Warsash | 3.41 | Warsash | 51 |
| 3009 | Land West of Downend Road, Portchester | 33.80 | Fareham East | 52 |
| 3014 | Cranleigh Road, Portchester | 5.56 | Portchester West, Portchester East | 53 |
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| 3020 | Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster) | 1.06 | Titchfield Common | 56 |
| 3023 | 69 Botley Road, Park Gate | 0.79 | Park Gate | 57 |
| 3030 | Land East of Downend Road, Portchester | 20.80 | Portchester West | 58 |
| 3032 | Moraunt Drive, Portchester | 1.62 | Portchester East | 59 |
| 3036 | Land South West of Sovereign Crescent, Locks Heath | 1.91 | Warsash | 60 |
| 3040 | Land west of Northfield Park, Portchester | 0.92 | Portchester West | 61 |
| 3044 | Land to the East of Southampton Road, Titchfield | 3.30 | Titchfield Common | 62 |
| 3046 | Land adjacent to 79 Greenaway Lane, Warsash | 2.11 | Warsash | 63 |
| 3051 | Hunts Pond Road, Titchfield Common | 1.58 | Titchfield Common | 64 |
| 3056 | Land South of Greenaway Lane, Warsash | 6.62 | Warsash | 65 |

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| 3070 | Magistrates Court, Fareham | 0.22 | Fareham East | 66 |
| 3088 | Warsash Maritime Academy, Warsash | 2.97 | Warsash | 67 |
| 3103 | Land at Rookery Avenue, Swanwick | 0.73 | Sarisbury | 68 |
| 3105 | Funtley Road North, Funtley | 0.96 | Fareham North | 69 |
| 3120 | The Grange, Oakcroft Lane, Stubbington | 0.72 | Stubbington | 70 |
| 3121 | Funtley Road South, Funtley | 5.74 | Fareham North | 71 |
| 3122 | Land to rear of 108-118 Brook Lane, Warsash | 0.79 | Warsash | 72 |
| 3125 | Land at Segensworth Roundabout | 0.46 | Titchfield Common | 73 |
| 3126 | North and South of Greenaway Lane, Warsash | 33.67 | Warsash | 74 |
| 3128 | Southampton Road, Titchfield Common | 7.55 | Titchfield Common | 75 |
| 3142 | 1 Station Industrial Park, Duncan Road, Park Gate | 0.09 | Park Gate | 76 |
| 3146 | Former Wavemar Electronics Building, Middle Road, Park Gate | 0.12 | Park Gate | 77 |
| 3149 | Former Scout Hut, Coldeast Way, Sarisbury Green | 0.15 | Park Gate | 78 |
| 3153 | Land South of Longfield Avenue, Fareham | 47.63 | Stubbington | 79 |
| 3156 | 18-23 Wykeham Place (Former Sports Hall) | 0.11 | Fareham East | 80 |
| 3160 | 123 Barnes Lane | 0.84 | Sarisbury | 81 |
| 3162 | Land West of Lockwood Road | 3.44 | Warsash, Park Gate | 82 |
| 3163 | 195-205 Segensworth Road | 0.42 | Titchfield | 83 |
| 3164 | Land East of Brook Lane | 6.78 | Warsash | 84 |
| 3174 | 399-403 Hunts Pond Road | 0.49 | Titchfield Common | 85 |
| 3180 | Land at 14 Beacon Bottom | 0.41 | Park Gate | 86 |
| 3183 | Land at 18 Titchfield Park Road | 0.98 | Titchfield | 87 |
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| 3191 | Land off Lockwood Road, Warsash | 0.31 | Warsash | 89 |

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| 3206 | 22-27A Stubbington Green | 0.09 | Stubbington | 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 |
| 3240 | Land North of 74 and 78 Greenaway Lane, Warsash | 0.64 | Warsash | 99 |
| 3241 | Hambrooks Garden Centre, Southampton Road | 0.56 | Titchfield Common | 100 |
| 3242 | 76-80 Botley Road | 0.19 | Park Gate | 101 |
| 3243 | Land off Southampton Road, Titchfield | 0.84 | Titchfield Common | 102 |
| 3244 | Assheton Court, Portchester | 0.44 | Portchester East | 103 |
| 3246 | 12 West Street, Portchester | 0.06 | Portchester East | 104 |
| 3249 | Wates House, Wallington Hill | 0.41 | Fareham East | 105 |
| 3250 | Portland Chambers, 66 West Street, Fareham | 0.04 | Fareham East | 106 |
| 3251 | Menin House, Privett Road, Fareham | 0.37 | Fareham North West | 107 |
| 3252 | Land north of Henry Cort Drive, Fareham | 1.24 | Fareham North West | 108 |
| 3253 | Redoubt Court, Fort Fareham Road, Fareham | 0.43 | Fareham South | 109 |
| 3254 | Land west of Dore Avenue, Portchester | 0.30 | Portchester West | 110 |

5. Developable Housing Site Assessments

| SITE DETAILS | | Developable Housing Site | | Hill Head |
|----------------------------------|--|---|---------------------------|------------------------------------|
| ID: | 93 | Site Name: | Hammond Industrial Estate | |
| Current Land Use: | Industrial Estate | | | |
| Surrounding Land Use: | Residential throughout | | | |
| Gross Site Area (ha): | 0.42 | Housing Yield (estimate): | 68 bed care home | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None, Existing industrial estate | | | |
| Highways/ Pedestrian Access: | Site is served by two access points from Stubbington Lane | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise assessment required | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | No known issues. | | | |
| Accessible Facility Types: | 7/10 Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is not recommended for retention in the Employment Land Review. Suitable site for residential development. Consideration of noise impact required due to proximity of airport runway. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



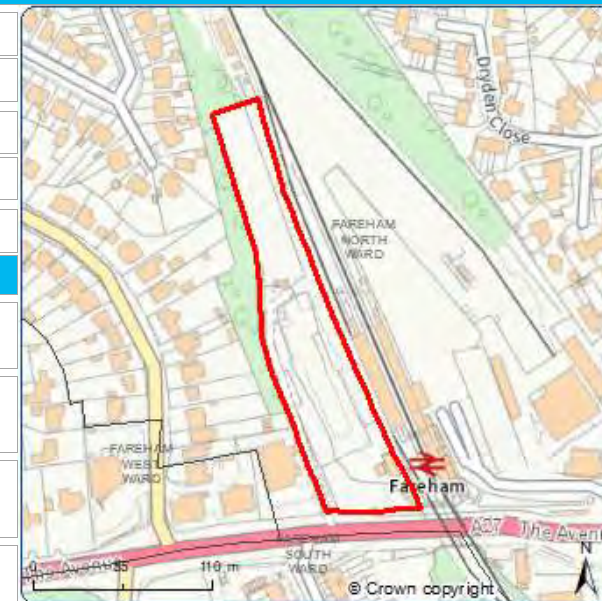
| SITE DETAILS | | Developable Housing Site | | Portchester East | |
|----------------------------------|--|--|---------------------------------|------------------------------------|-----|
| ID: | 203 | Site Name: | 3 - 33 West Street, Portchester | | |
| Current Land Use: | Mix of A-Class | | | | |
| Surrounding Land Use: | Purpose-built district shopping centre - shops, supermarket, library, residential units above shops and community facilities | | | | |
| Gross Site Area (ha): | 0.25 | Housing Yield (estimate): | 26 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3, Multiple potentially contaminative uses on site. | | | | |
| Highways/ Pedestrian Access: | No access from A27. Retain existing access adjacent to Library. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | | | |
| Archaeology: | Known Importance Buffer | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Development must have regard 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 Name: Fareham Station East | |
| Current Land Use: | Mixed Use | | |
| Surrounding Land Use: | 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 (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Minerals 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 | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Land is of low ecological value. Buildings to be assessed for bats. Biodiversity enhancement opportunities exist. | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Suitability Comment: | Relocation of existing fire station or incorporation into a redevelopment required. Impact of noise and air quality 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 Name: | Fareham Station West | |
| Current Land Use: | B8 Use Class | | | |
| Surrounding Land Use: | Industrial and service industries, car garage and residential to the west, train station to the east. | | | |
| Gross Site Area (ha): | 1.05 | Housing Yield (estimate): | 94 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Flood Zone 2, Minerals Safeguarded Site, TPO, Multiple commercial and industrial uses on site including railways | | | |
| Highways/ Pedestrian Access: | Station access road considered to be unsuitable for scale of development. Upgrade works required. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Land is of low ecological value. The wooded strip outside the boundary to be retained and protected through the inclusion of a green buffer. | | | |
| Accessible Facility Types: | 9/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Potential land contamination will have to be investigated further. Development would need to have regard to noise and air quality impacts and TPOs on site. Development will need to ensure safe access can be secured taking account of FZ2 on access point. Existing use may delay development. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Portchester East | |
|----------------------------------|--|--|---|------------------------------------|-----|
| ID: | 1002 | Site Name: | Land at corner of Station Road and A27, Portchester | | |
| Current Land Use: | Open Space/ Sui-Generis | | | | |
| Surrounding Land Use: | Residential, railway and station to the north, District Centre to the south, residential to east and west. | | | | |
| Gross Site Area (ha): | 0.22 | Housing Yield (estimate): | 16 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access off north end of Station Road frontage only. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is an existing housing allocation in the adopted plan. Highly sustainable site within the urban area. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Locks Heath | |
|----------------------------------|---|---|-------------------------|------------------------------------|-----|
| ID: | 1007 | Site Name: | Heath Road, Locks Heath | | |
| Current Land Use: | Woodland | | | | |
| Surrounding Land Use: | Residential throughout with Locks Heath District Centre to the north. | | | | |
| Gross Site Area (ha): | 2.43 | Housing Yield (estimate): | 70 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | TPO | | | | |
| Highways/ Pedestrian Access: | Primary access off Heath Road. Possible secondary access from Centre Way. Only pedestrian/cyclist connectivity across site. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Noise assessment required as potential for disturbance from deliveries to the Locks Heath Centre. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Site comprises secondary broadleaved woodland with scattered mature trees, dense scrub and open grassland. Significant vegetation clearance of the 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. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | 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 Heath Centre should be considered. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham North West | |
|----------------------------------|---|---|-------------------------|------------------------------------|-----|
| ID: | 1056 | Site Name: | Hampshire Rose, Fareham | | |
| Current Land Use: | Vacant | | | | |
| Surrounding Land Use: | Residential north and north-west and mixed shopping area with doctors and dentists east and south. | | | | |
| Gross Site Area (ha): | 0.23 | Housing Yield (estimate): | 17 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| 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. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Slow Worm populations present on site. Foraging and commuting Bats recorded on site | | | | |
| Accessible Facility Types: | 9/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Suitable mitigation for Slow Worm populations required. Possible enhancements for bat populations could be explored on this site, such as bat boxes. Site is subject of a Planning application- P/17/0956/FP. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham North West | |
|----------------------------------|--|--|---------------------|------------------------------------|-----|
| ID: | 1058 | Site Name: | Wynton Way, Fareham | | |
| Current Land Use: | D-Class/Garage Block | | | | |
| Surrounding Land Use: | Residential throughout with nearby secondary school | | | | |
| Gross Site Area (ha): | 0.43 | Housing Yield (estimate): | 13 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access road would require improvements to adoptable standard with footway. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Suitable site for development | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|--|--|------------------------------|------------------------------------|
| ID: | 1070 | Site Name: | East of Church Road, Warsash | |
| Current Land Use: | Urban Greenspace | | | |
| Surrounding Land Use: | Residential throughout, SINC to the east | | | |
| Gross Site Area (ha): | 0.85 | Housing Yield (estimate): | 20 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | | |
| SUITABILITY | | | | |
| Constraints: | Minerals Superficial sand/gravel, TPO, Within 500m of SAC Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | Access identified from Church Road. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The site appears to be covered by an area of woodland which is 'Priority Habitat'. The site is located immediately adjacent to Warsash Common Local Nature Reserve (LNR) and Land South of Dibles Road Site of Importance for Nature Conservation (SINC). Protected species such as badgers, dormice, reptiles and great crested newts may be present on site. Protection of any woodland habitat and a minimum buffer of 15m along the eastern boundary will be required. | | | |
| 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 | | |
| Suitability Comment: | Development must have regard to TPOs and proximity to SINC, LNR and woodland habitat. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Locks Heath |
|----------------------------------|---|--|----------------------------|------------------------------------|
| ID: | 1075 | Site Name: | 33 Lodge Road, Locks Heath | |
| Current Land Use: | Urban Greenspace | | | |
| Surrounding Land Use: | Residential throughout | | | |
| Gross Site Area (ha): | 0.37 | Housing Yield (estimate): | 9 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Access either central on Lodge Road frontage or from St Joseph Close. | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Potential for reptiles on site, reptile survey required. | | | |
| Accessible Facility Types: | 7/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Development must have regard to TPOs and reptile survey. | | | |
| 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 Name: | 335-357 Gosport Road, Fareham | |
| Current Land Use: | Vacant | | | |
| Surrounding Land Use: | Retail and industrial park, public house and residential | | | |
| Gross Site Area (ha): | 0.22 | Housing Yield (estimate): | 8 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Within 500m of SPA Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | Access central on Gosport Road frontage. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The site appears to be covered by bare ground, grassland and scrub. Whilst the site is quite close to the Solent SPAs, due to its location surrounded by residential and industrial units, recreational pressure is likely to be the only impact on the designated sites. Any future application to be supported by Phase I & II ecology surveys, with appropriate mitigation and enhancement strategy. | | | |
| Accessible Facility Types: | 7/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 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 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 Name: | Stubington Lane, Hill Head | | |
| Current Land Use: | Paddock | | | | |
| Surrounding Land Use: | 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 | | |
| SUITABILITY | | | | | |
| Constraints: | Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access to Stubington Lane at northern point of site, would require relocation of bus stop. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | This site is near the end of the main runway at Solent Airport meaning there is potential for noise impacts. A noise assessment should be carried out. | | | | |
| Archaeology: | Known Importance Buffer | | | | |
| Ecology Comment: | 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 | | Park Gate |
|----------------------------------|--|--|----------------------------|------------------------------------|
| ID: | 1144 | Site Name: | New Park Garage, Park Gate | |
| Current Land Use: | Vacant Car Repair | | | |
| Surrounding Land Use: | Residential and commercial | | | |
| Gross Site Area (ha): | 0.08 | Housing Yield (estimate): | 14 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Access acceptable as set out in planning application | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Low ecological sensitivity. Site is bounded by priority habitat lowland deciduous woodland connected to SINC wet woodland. | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Suitable urban site for development. Site has planning permission (P/09/0672/FP). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site, Developable Employment Site | | Salisbury |
|----------------------------------|---|--|------------------------|------------------------------------|
| ID: | 1168 | Site Name: | Land at Rookery Avenue | |
| Current Land Use: | Vacant Nursery/Residential | | | |
| Surrounding Land Use: | M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development | | | |
| Gross Site Area (ha): | 2.29 | Housing Yield (estimate): | 32 | |
| Employment Yield (estimate): | 1,817 sq m | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3c, Countryside, SINC | | | |
| Highways/ Pedestrian Access: | Suitable access achievable from Rookery Avenue. | | | |
| Conservation Comments: | No known constraints. | | | |
| 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. | | | |
| 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 mitigation measures would be required. Suitable for new small-scale employment development in accordance with emerging development strategy (DS1). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Salisbury | |
|----------------------------------|--|--|------------------------------|------------------------------------|-----|
| ID: | 1203 | Site Name: | Swanwick Marina, Bridge Road | | |
| Current Land Use: | Mix of land uses (A, B and C-Class) | | | | |
| Surrounding Land Use: | A variety of employment uses, a garage and car show room, some offices and an area of residential. | | | | |
| Gross Site Area (ha): | 4.94 | Housing Yield (estimate): | 50 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3, SAC, Countryside, Statutory Listed Buildings, Solent Brent Geese & Wader Low use, SINCR, SPA, Within 500m of SPA SAC Ramsar & SSSI, Reclaimed Land | | | | |
| Highways/ Pedestrian Access: | Existing site access from Bridge Road | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | It is believed this could be a mixed use development and therefore a noise assessment will likely be required. Air quality issues unlikely to be a concern. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is a Solent Wader & Brent Geese Strategy 'Low Use' site (F95). It is located immediately adjacent to Solent & Dorset Coast SPA, Solent Maritime SAC and River Hamble Mudflats & Saltmarsh. Direct and indirect impacts on the European designated sites are likely. Natural England should be consulted in relation to the mitigation measures/ buffers required to protect the designated sites. | | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Train Station, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Suitable urban site for development. Site has planning permission | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|---|---|---------------------------------------|------------------------------------|
| ID: | 1263 | Site Name: | Land North of Greenaway Lane, Warsash | |
| Current Land Use: | Agriculture/pasture | | | |
| Surrounding Land Use: | Ribbon development to east, south and west, woodland scrub and derelict glasshouses to north. | | | |
| Gross Site Area (ha): | 1.30 | Housing Yield (estimate): | 28 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Countryside | | | |
| Highways/ Pedestrian Access: | Access from Greenaway Lane is feasible. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Site provides ecosystem network value. Suitable buffering and sensitive lighting required. | | | |
| Accessible Facility Types: | 5/10 | Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash Cluster allocation. Site is subject to planning application | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|---|---|--|------------------------------------|-----|
| ID: | 1293 | Site Name: | Land adjacent to Red Lion Hotel, Fareham | | |
| Current Land Use: | Vacant, brownfield land. | | | | |
| Surrounding Land Use: | Mixed use residential, commercial and retail uses. A32 to south. | | | | |
| Gross Site Area (ha): | 0.49 | Housing Yield (estimate): | 18 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Brick Clay, Within 500m of SPA Ramsar & SSSI, Potentially contaminative features on site | | | | |
| Highways/ Pedestrian Access: | Access can be achieved from Bath Lane | | | | |
| Conservation Comments: | Any development should take account that the northern portion of the site lies within Fareham High Street Conservation Area | | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | Suitable urban site for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



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



| SITE DETAILS | | Developable Housing Site | Fareham North |
|----------------------------------|---|--|---------------|
| ID: | 1325 | Site Name: Crofton Conservatories, Fareham | |
| Current Land Use: | A-Class | | |
| Surrounding Land Use: | Mix use- residential, automotive and service industries, retail, hot food takeaway | | |
| Gross Site Area (ha): | 0.24 | Housing Yield (estimate): | 49 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | None, Site of a former petrol filling station amongst other potentially contaminative uses nearby | | |
| Highways/ Pedestrian Access: | Access from Maytree Road. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | No known issues. | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Development must have regard for potential of noise and air quality impact. Sustainable location. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|---|---|------------------|------------------------------------|
| ID: | 1337 | Site Name: | Medina Nurseries | |
| Current Land Use: | Nurseries | | | |
| Surrounding Land Use: | Residential throughout with wider Warsash Cluster Planning applications. | | | |
| Gross Site Area (ha): | 0.28 | Housing Yield (estimate): | 5 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside, Within 500m of SPA SAC Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | Access to be incorporated within wider Warsash Cluster master planning. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The site is mainly covered by glasshouses, areas of hardstanding and sparse grass areas and therefore of low ecological value. The hedgerow along the southern boundary of the site should be retained. The provision of continuous north-south and east-west green/wildlife corridors is considered to be important. | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash Cluster allocation. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | Stubbington |
|------------------------------------|---|--|-------------|
| ID: | 1341 | Site Name: Land east of Crofton Cemetery and west of Peak Lane | |
| Current Land Use: | Agricultural | | |
| Surrounding Land Use: | Agricultural to north (beyond Oakcroft Lane), residential to east and south, Crofton cemetery to west | | |
| Gross Site Area (ha): | 19.25 | Housing Yield (estimate): | 180 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Existing Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Secondary Support Area & Low use, TPO, Within 500m of SPA Ramsar & SSSI | | |
| 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 offers a suitable solution. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Known Importance Buffer | | |
| 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 | | |
| Suitability Comment: | Oakcroft Lane can provide a 'natural border' to the settlement edge and the integrity and function of the Strategic Gap. Identifying suitable highways access and suitable mitigation for Brent Geese & Waders secondary support designation required. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not have a significant visual impact and undermine the integrity of the Strategic Gap. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Stubbington | |
|----------------------------------|--|---|-----|------------------------------------|-----|
| ID: | 1342 | Site Name: The Grange, Oakcroft Lane, Stubbington | | | |
| Current Land Use: | Scrub | | | | |
| Surrounding Land Use: | Residential to the south, Crofton cemetery to east, agricultural land to west and north. | | | | |
| Gross Site Area (ha): | 1.72 | Housing Yield (estimate): | 16 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Existing Open Space, Countryside, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Oakcroft Lane should be considered. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites. | | | | |
| Accessible Facility Types: | 3/10 | Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is located within the Strategic Gap, however, it's urban fringe location and the enclosed nature of the site provides scope for development to be integrated into the landscape. Appropriate buffering provided to on-site springs, flood zone areas and areas of woodland. Development must have regard to the setting and character of the listed building. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | Park Gate |
|----------------------------------|--|---|-----------|
| ID: | 1360 | Site Name: Beacon Bottom West, Park Gate | |
| Current Land Use: | Grassland | | |
| Surrounding Land Use: | Residential to the east and south along Beacon Bottom and woodland to the north and west. | | |
| Gross Site Area (ha): | 1.24 | Housing Yield (estimate): | 29 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Countryside, TPO | | |
| Highways/ Pedestrian Access: | It is considered that development of this site would be acceptable subject to adequate visibility splays being achieved at the site access. Several trees may need to be accommodated clear of these splays. Capacity of Beacon Bottom junction with Botley Road would need to be investigated. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | The site appears to be a private garden, mainly laid to lawn with woodland forming the northern, eastern and western boundaries of the site. The western, 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. | | |
| 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: | Buffering of northern and eastern margins. Access to avoid sensitive areas adjacent to site. Development must have regard to TPOs and junction with Botley Road. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East |
|----------------------------------|---|---|----------------------|------------------------------------|
| ID: | 1425 | Site Name: | Market Quay, Fareham | |
| Current Land Use: | Car Park and Police Station | | | |
| Surrounding Land Use: | Commercial shopping and retail core forming the town centre. Road network to south. | | | |
| Gross Site Area (ha): | 1.48 | Housing Yield (estimate): | 100 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Minerals Brick Clay, Within 500m of SPA Ramsar & SSSI, Car parking amongst other former land uses | | | |
| Highways/ Pedestrian Access: | Suitable access can be obtained. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessment required | | | |
| Archaeology: | Known Importance | | | |
| Ecology Comment: | No known issues | | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Development must have regard for potential of noise and air quality impact. Sustainable location. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | Fareham South |
|----------------------------------|---|---|---------------|
| ID: | 2843 | Site Name: Land South of Cams Alders | |
| Current Land Use: | Public open space | | |
| Surrounding Land Use: | housing, sports pitches, industrial and leisure | | |
| Gross Site Area (ha): | 1.29 | Housing Yield (estimate): | 60 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Existing Open Space, SINC | | |
| Highways/ Pedestrian Access: | Split site with access from both Trafalgar Court and Palmerston Drive, subject to detailed design | | |
| Conservation Comments: | SAM and Listed building adjacent Fort Fareham. | | |
| Noise/Air Quality Assessment: | Sports pitches and leisure uses adjacent | | |
| Archaeology: | Adjacent to SAM | | |
| Ecology Comment: | Site within SINC. Impact required to be addressed in accordance with Local Plan Policy | | |
| 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 | | |
| Suitability Comment: | Loss of public open space and part of SINC need to be addressed | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|--|--|----------------------------------|------------------------------------|
| ID: | 2849 | Site Name: | Land East of Brook Lane, Warsash | |
| Current Land Use: | Disused horticultural land | | | |
| Surrounding Land Use: | The site is located immediately adjacent to residential areas to the north. To the south, there are nurseries and to the west are derelict glasshouses. | | | |
| Gross Site Area (ha): | 2.68 | Housing Yield (estimate): | 85 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 1, Countryside | | | |
| Highways/ Pedestrian Access: | Access to Brook Lane is considered feasible subject to alterations to the bus stop/layby provisions. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Transport Assessment required as part of planning application. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Eastern portion of site to be retained for ecological networks. Potential for passerines, reptiles, badgers, invertebrates and bats (foraging & roosting). | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash Cluster allocation. This site is subject to planning permission. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash | |
|----------------------------------|--|---|-------------------------|------------------------------------|-----|
| ID: | 2890 | Site Name: | Egmont Nursery, Warsash | | |
| Current Land Use: | Disused horticultural land | | | | |
| Surrounding Land Use: | The land is surrounded by housing development on three sides and to the north by Holly Hill Local Nature Reserve (LNR). | | | | |
| Gross Site Area (ha): | 1.97 | Housing Yield (estimate): | 8 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Countryside, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access would need to be central along the site frontage. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | A low population of slow-worm, common lizard and grass snake is present on site. Dormice are likely to be present too. Mitigation and enhancement for protected species is required. A minimum of a 15m planted buffer is required along the northern boundary due to the presence of a SINC and Ancient Woodland. | | | | |
| Accessible Facility Types: | 2/10 Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space | | | | |
| Suitability Comment: | Site considered suitable for development and is subject to planning permission (P/18/0592/OA) | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East |
|----------------------------------|--|--|-------------------------|--|
| ID: | 2951 | Site Name: | 24 West Street, Fareham | |
| Current Land Use: | A & B Class | | | |
| Surrounding Land Use: | Retail & Residential | | | |
| Gross Site Area (ha): | 0.05 | Housing Yield (estimate): | 7 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Within 500m of SPA Ramsar & SSSI, Offices | | | |
| Highways/ Pedestrian Access: | Access from Quay Street | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality 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 Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Suitable urban site for development | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|--|---|------------------|------------------------------------|-----|
| ID: | 2969 | Site Name: | 100 Wickham Road | | |
| Current Land Use: | Offices/ parking | | | | |
| Surrounding Land Use: | Residential & commercial scale offices | | | | |
| Gross Site Area (ha): | 0.60 | Housing Yield (estimate): | 13 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Ground Water Protection Zone, Former pits on site. | | | | |
| Highways/ Pedestrian Access: | Access from Furzehall Avenue. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | No. Previous clay extraction has removed the archaeological potential and the existing development has removed evidence of the brickworks. | | | | |
| Ecology Comment: | The site is of low ecological value. Enhancement measures to be considered. | | | | |
| Accessible Facility Types: | 5/10 | Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | Site has planning permission. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |




| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|--|--|---|------------------------------------|-----|
| ID: | 2976 | Site Name: | 237 Segensworth Road, Titchfield Common (Segensworth Cluster) | | |
| Current Land Use: | Equestrian uses | | | | |
| Surrounding Land Use: | Scrub/ paddock to north, residential to east, paddock to south and A27 to west. | | | | |
| Gross Site Area (ha): | 0.83 | Housing Yield (estimate): | 20 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | Existing access onto Segensworth Road would need improving to facilitate level of access required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Air quality and noise impact assessment would be required | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Buffers should be provided to tree lines and hedgerow boundaries to maintain dark areas and habitat linkage for dormice and bats. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | To be considered comprehensively alongside site 3044 to south and 3125 to the north. Suitable access upgrade required. Development must have regard to TPOs and nearby SINC. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|--|---|---------------------------------------|------------------------------------|
| ID: | 3005 | Site Name: | Land south of Greenaway Lane, Warsash | |
| Current Land Use: | Disused horticultural land | | | |
| Surrounding Land Use: | Residential to north, east and west. Horticulture and poultry buildings to south/south east. | | | |
| Gross Site Area (ha): | 3.41 | Housing Yield (estimate): | 100 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Countryside, TPO | | | |
| Highways/ Pedestrian Access: | Scale of development will require improvements to Greenaway Lane. A new site access along the main frontage with Greenaway Lane would be feasible. A transport assessment to consider wider improvements will be required. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The site comprises buildings, areas of semi-improved grassland, hedgerows, scrub, scattered trees and a dry ditch. An ecological assessment will be required. | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash Cluster allocation. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|---|---|-----|------------------------------------|-----|
| ID: | 3009 | Site Name: Land West of Downend Road, Portchester | | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | Railway line with residential on the south side of railway, M27 to the north, Waste Transfer Station, former composting depot, riding school, health club, hotel, camping and caravanning site, and several residential properties in the east. | | | | |
| Gross Site Area (ha): | 33.80 | Housing Yield (estimate): | 550 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Public ROW, Within 500m of SPA Ramsar & SSSI, Former landfill on parts of site. | | | | |
| Highways/ Pedestrian Access: | A new highways solution is required with pedestrian/cycle access to be provided to both Downend Road and Paradise Lane. Access to Downend Road can be achieved to serve the site, but an additional point of access is likely to be needed to the A27 to the west. Work carried out to date identifies that both of these options would offer potentially significant benefits to the wider highway network. These options are currently being considered and developed in liaison with Fareham Borough Council, Hampshire County Council and Highways England. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | The site is bounded by the M27 motorway to the north and the A27 slip road to the west, also a waste transfer station to the east. Therefore there is potential for noise and air quality impacts. However, the site is to the south of the motorway and its scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken. | | | | |
| Archaeology: | Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. | | | | |
| Ecology Comment: | The site is located to the south of the M27, east of the A27 and north of a railway line. The site comprises a large arable field, with hedgerows in the south and west, and scrub/woodland in the north. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles and barn owls. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. Due to the proximity of the statutory designated sites, Natural England should be consulted. The provision of wildlife corridors along all boundaries should be considered. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | Suitable highways solution would be required. Buffering of SSSI required. Provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. Extent and location of the archaeology potential needs assessment. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |





| SITE DETAILS | | Developable Housing Site | | Portchester West, Portchester East | |
|----------------------------------|---|---|-----------------------------|------------------------------------|-----|
| ID: | 3014 | Site Name: | Cranleigh Road, Portchester | | |
| Current Land Use: | Grassland with mature hedgerows | | | | |
| Surrounding Land Use: | Residential properties and the A27 to the north. Residential properties and Wicor Primary School immediately adjacent to the site in the east. Open fields and coastal plain to the west and south-west | | | | |
| Gross Site Area (ha): | 5.56 | Housing Yield (estimate): | 120 | | |
| Employment Yield (estimate): | | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Countryside, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access to the site can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes and refuse vehicle turning facilities. See planning application P/15/0260/OA. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Site comprises semi-improved grassland with dense hedgerow forming western boundary. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Provision of buffers to boundaries to align with provision of onsite green space. Retention of central hedgerow within masterplan. Site will need to create a distinctive character and high quality setting that reflects the local landscape context. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



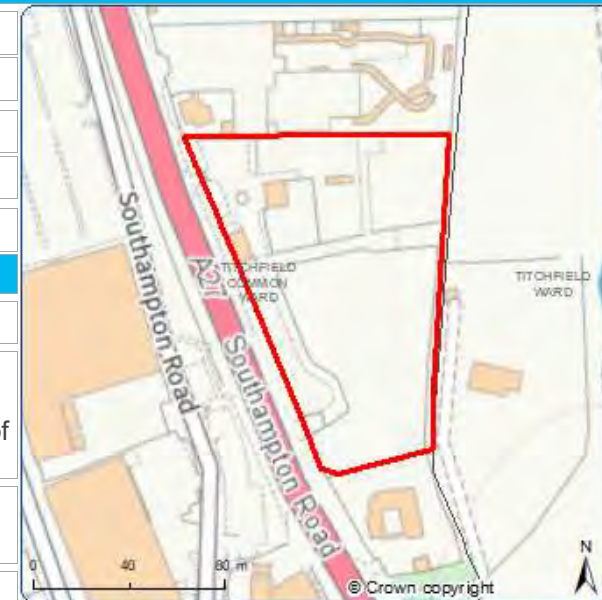
| SITE DETAILS | | Developable Housing Site | | Salisbury | |
|----------------------------------|--|---|---------------------------------|------------------------------------|-----|
| ID: | 3018 | Site Name: | Land east of Bye Road, Swanwick | | |
| Current Land Use: | Scrub/ grassland | | | | |
| Surrounding Land Use: | Residential dwellings to the north fronting Swanwick Lane and to the west fronting Bye Road. Open land to the east and a copse to the south of the site. | | | | |
| Gross Site Area (ha): | 0.80 | Housing Yield (estimate): | 7 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Countryside, SINC, TPO, Within 500m of SPA | | | | |
| Highways/ Pedestrian Access: | The principle of development is acceptable, subject to a review of the road geometry at the site access, the provision of adequate visitor parking for the existing three dwellings to the south, access and turning for a refuse vehicle and possibly some traffic calming provision on Bye Road. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | SINC quality habitat - Lowland mixed deciduous woodland grades into riparian habitat adjacent to Swanwick Stream. Potential for bats, amphibians and reptiles. | | | | |
| Accessible Facility Types: | 3/10 Within 1600m of a Train Station, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | Site has planning permission (P/17/1317/OA) Damp grassland/ marsh habitat should be retained and enhanced, whilst woodland in south of site must be retained and buffered. Drainage from site to be filtered and balanced and not enter watercourses. Adequate buffer/dark corridor on southern boundary and protection of TPOs. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



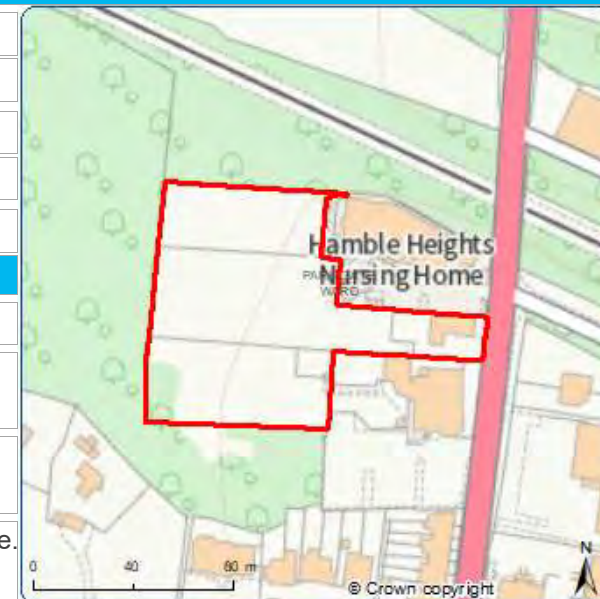
| SITE DETAILS | | Developable Housing Site | | Warsash | |
|----------------------------------|---|---|----------------------------------|------------------------------------|-----|
| ID: | 3019 | Site Name: | Land East of Brook Lane, Warsash | | |
| Current Land Use: | Mainly vacant horticultural land | | | | |
| Surrounding Land Use: | To the north, there is a series of garden nurseries. Residential properties are located to the south, east and west. | | | | |
| Gross Site Area (ha): | 5.53 | Housing Yield (estimate): | 140 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 2 & 3b, Countryside, TPO, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | The principle is acceptable. The access position should be located some 50m north of the Thornton Avenue junction opposite. Pedestrian/ cyclist connectivity should be made to the south and east. An internal loop road should be used on-site to reduce the impact of passing traffic and the resultant cul de sac length. A Transport Assessment is required to determine necessary wider highways improvements. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required as commercial development adjacent site to the northeast. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The habitats on site include buildings, poor semi-improved grassland, amenity grassland, ornamental planting, hedgerows, semi-natural woodland, scattered trees, scrub and areas of hardstanding. A good population of common lizard and an exceptional population of slow-worm have been recorded within the application site. Therefore, the existing population should either be retained on site within a suitable receptor area or translocated to a suitable offsite receptor area. One main, two annex and one outlier badger setts have been recorded on site. One of the two annex setts and the single outlier sett will be lost to the development. The remaining two setts including the main sett will be retained within the development. No bats were recorded to emerge from or return to any of the buildings on site. Bat foraging activity around the site largely comprised pipistrelle bats. A total of nine bat species were recorded within the site and some more notable species for Hampshire were occasionally recorded, including Leisler's. A large central wildlife corridor/green space should be retained in the centre of the site (minimum of 20m wide), along with a 5m corridor along the southern and northern boundaries. | | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to planning permission (P/17/0752/OA). | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|--|--|-----|------------------------------------|-----|
| ID: | 3020 | Site Name: Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster) | | | |
| Current Land Use: | Part residential, part caravan park, part grassland. | | | | |
| Surrounding Land Use: | Retail to west, residential south and east, garden centre to the north. | | | | |
| Gross Site Area (ha): | 1.06 | Housing Yield (estimate): | 49 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | The principle of development is acceptable although it will be necessary to carefully locate a left-in, left-out access clear of the Hambrooks access to the north. A Transport Assessment will be required, particularly covering the distribution and impact of traffic leaving the site on the road network leading back to Junction 9 of the M27. Good pedestrian and cyclist linkages are required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hardstanding, managed hedgerows, scattered trees, and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern boundary of the site. A minimum of 15m green buffer along the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and enhancement of hedgerows/treelines on site is required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the area. There is potential for bats, amphibians, dormice and reptiles. The residential brick buildings on site have potential to support roosting bats. | | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | Sufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and enhancement of hedgerows to minimise impacts to Dormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. More detailed highways works required. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



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



| SITE DETAILS | | Developable Housing Site | | Portchester West | |
|----------------------------------|--|---|--|------------------------------------|-----|
| ID: | 3030 | Site Name: | Land East of Downend Road, Portchester | | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2). | | | | |
| Gross Site Area (ha): | 20.80 | Housing Yield (estimate): | 350 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 3 3a & 3b, Minerals Safeguarded Site, Countryside, Within 500m of SSSI, Farm buildings and pits on site. | | | | |
| Highways/ Pedestrian Access: | It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | | | |
| Archaeology: | Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. | | | | |
| Ecology Comment: | The habitats on site include scrub, trees, grassland, arable fields, hedgerow and buildings. Higher levels of bat activity was recorded along the southern boundary and the north-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. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | Buffering of SSSI and Downend waste site required. Provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. Extent and location of the archaeology potential needs assessment. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



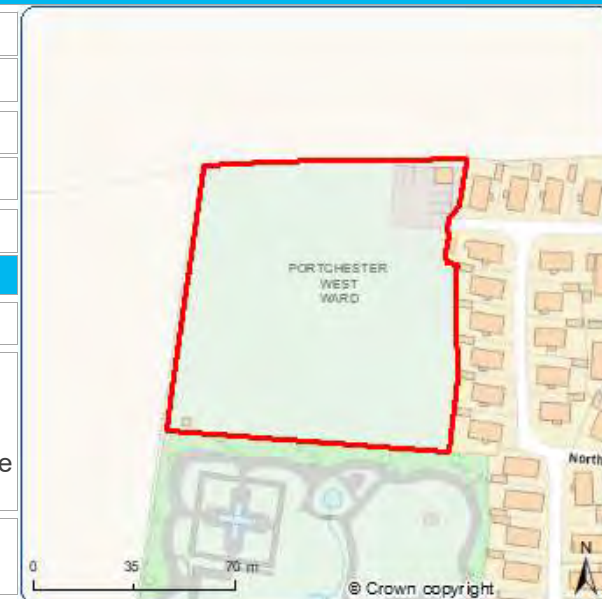
| SITE DETAILS | | Developable Housing Site | Portchester East |
|----------------------------------|--|--|------------------|
| ID: | 3032 | Site Name: Moraunt Drive, Portchester | |
| Current Land Use: | Open Space | | |
| Surrounding Land Use: | Residential north and east, open space south and west. Portsmouth Harbour SPA further south. | | |
| Gross Site Area (ha): | 1.62 | Housing Yield (estimate): | 48 |
| Employment Yield (estimate): | | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Existing Open Space, Countryside, Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | It is considered that the access route via Moraunt Drive would be satisfactory, subject to the resolution of possible on-street parking issues. A secondary pedestrian/cyclist/emergency access could be created to Seafield Road. Adequate refuse vehicle turning on site would be essential. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | Mature scrub and woodland on-site may support a good population of protected species, including dormice. Potential for reptiles, especially slow worms and 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. | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 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: | Mature scrub and woodland areas on site boundaries should be retained and buffered. Development must be sensitively located and integrated within existing 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. Site has resolution to grant planning permission. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|--|--|--|------------------------------------|
| ID: | 3036 | Site Name: | Land South West of Sovereign Crescent, Locks Heath | |
| Current Land Use: | Paddock/Woodland | | | |
| Surrounding Land Use: | Residential dwellings are to the east of the site, agricultural fields are located to the south. A woodland Site of Importance for Nature Conservation (SINC) is found to the north and west. | | | |
| Gross Site Area (ha): | 1.91 | Housing Yield (estimate): | 38 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Minerals Superficial sand/gravel, Countryside, Public ROW, TPO | | | |
| Highways/ Pedestrian Access: | It will be necessary to investigate any issues with obstruction caused by on-street parking. It may also be necessary to consider traffic calming on the access route from Warsash Road. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The site is located between two SINC's. Therefore, 15m buffers should be incorporated along these boundaries. North-south connectivity between the two SINC's, should be incorporated in the proposals (e.g. 9m wide wildlife corridor in the centre of the site). The Reptile Survey of the site found a low population of Slow Worms. The buffers on site can be used as a reptile receptor site. A Badger Sett is present beyond the northern boundary of the site; therefore, a 25m buffer should be incorporated between the sett and the built environment. The surveys in 2017 confirmed the likely absence of dormice on site. | | | |
| Accessible Facility Types: | 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 | | |
| Suitability Comment: | Site is considered suitable for development and is subject to a resolution to grant planning permission (P/18/0484/FP) | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | Portchester West |
|----------------------------------|---|---|------------------|
| ID: | 3040 | Site Name: Land west of Northfield Park, Portchester | |
| Current Land Use: | Paddock | | |
| Surrounding Land Use: | Residential park homes to east. Garden of rest to south, open field to west | | |
| Gross Site Area (ha): | 0.92 | Housing Yield (estimate): | 22 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3 3a & 3b, Countryside, Within 500m of SSSI, Adjacent pit. | | |
| Highways/ Pedestrian Access: | It is assumed this proposal is to extend the existing Northfield Park to provide 20 further park homes. Whilst there are no pedestrian facilities for this development, it is accepted that the shared-surface park roads are slow speed. There is considered to be a need for better pedestrian facilities outside the park and this should be investigated. Otherwise, the development would appear to be acceptable from a highway point of view. The southern proposed access shown is currently not available. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site contains improved or poor semi-improved grassland and an area of scrub/tall ruderal in the north of the site, with mature hedgerows, tree lines and scrub bordering the site. Hedgerow boundaries provide the majority of the interest, and retention would be recommended. It is likely that reptile population will be high. | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Suitability Comment: | Suitable reptile receptor sites should be sought, especially in combination with other site allocations within the local area. Buffer boundaries and provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|--|--|-----|------------------------------------|-----|
| ID: | 3044 | Site Name: Land to the East of Southampton Road, Titchfield | | | |
| Current Land Use: | C3 Class/Paddocks | | | | |
| Surrounding Land Use: | Residential properties to the north, with employment beyond. Mix of retail, office and residential uses to west. To the south there are further paddocks and agriculture followed by a garden nursery and office uses. SINC to the east. | | | | |
| Gross Site Area (ha): | 3.30 | Housing Yield (estimate): | 105 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | The principal of accessing onto the A27 Southampton Road is acceptable in the context of the duelling works on the A27. A Transport Assessment is required as part of the application to assess capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site is dominated by areas of grassland (both managed in the form of grazed and mowed grass and unmanaged fields), hedges, scrub and treelines. A residential building as well as a number of sheds and stables are also present on site. Low numbers of Slow Worm have been recorded on site and therefore a suitable onsite receptor area would be required. The surveys of the site confirmed the likely absence of badger setts, water voles, dormice and roosting bats from the site. Sylvan Glade SINC is located adjacent to the eastern boundary. Therefore a 15m wide, unlit and landscape buffer will be required along the eastern boundary, along with a east-west wildlife corridor to allow the movement of wildlife on site and to the wider landscape. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | 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 on site 2976 to north and 3020 to south. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|---|--|---|------------------------------------|
| ID: | 3046 | Site Name: | Land adjacent to 79 Greenaway Lane, Warsash | |
| Current Land Use: | Paddock | | | |
| Surrounding Land Use: | 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 (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 1 2 & 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 | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered 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 planning permission (P/18/0107/OA). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |

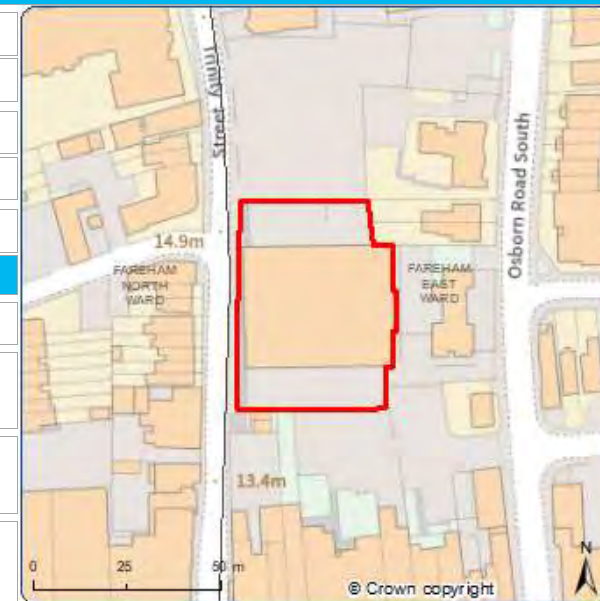


| SITE DETAILS | | Developable Housing Site | Titchfield Common |
|----------------------------------|---|--|-------------------|
| ID: | 3051 | Site Name: Hunts Pond Road, Titchfield Common | |
| Current Land Use: | Grassland | | |
| Surrounding Land Use: | Residential, open space, school | | |
| Gross Site Area (ha): | 1.58 | Housing Yield (estimate): | 38 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Countryside | | |
| Highways/ Pedestrian Access: | Subject to the surrounding road network being shown to have the capacity to accommodate generated traffic, the site has sufficient frontage to provide satisfactory access. The opportunity would be presented to review the operation and route of Hunts Pond Road along this section. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site was subject to a Preliminary Ecological Appraisal by HCC in August 2018. The site is an improved grassland, grazed by horses. The eastern boundary of the site is a narrow strip of broad-leaved woodland with a dry ditch. The western boundary is covered by dense scrub and scattered trees. To the north is a construction site, with the land to the south used as a public open space. Due to the confirmed presence of reptiles and dormice to the south of the site, any future application should be supported by Phase II ecology surveys and mitigation for protected species. The eastern and western boundary features to be retained and protected by the provision of green buffers. An east-west green corridor, either along the northern or southern boundary is required to link the habitats on site and improve connectivity. | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Suitability Comment: | Development must not impact recreation ground. Development will need to significantly buffer the priority habitat woodland at the NE of site and the grassland (contiguous to the woodland) to the SE. The buffers could be used for natural/low use recreation, and must be kept dark in order for the development to avoid impacts. The boundaries of the site should be improved, and an east west provision of green space should be considered. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



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

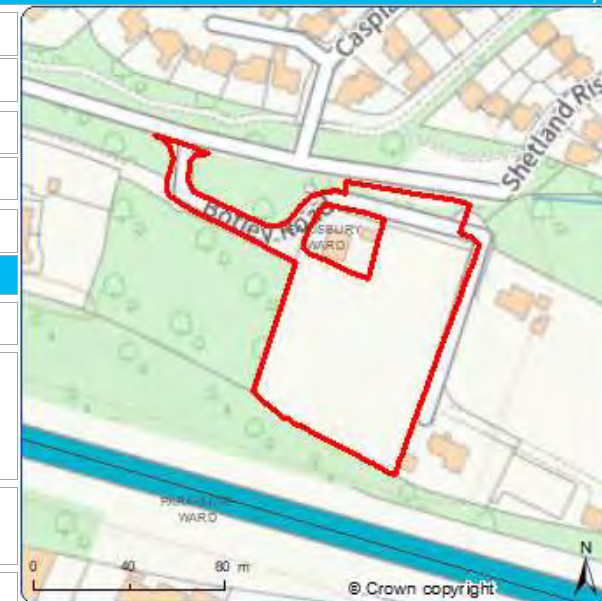
| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|--|--|----------------------------|------------------------------------|-----|
| ID: | 3070 | Site Name: | Magistrates Court, Fareham | | |
| Current Land Use: | D-Class | | | | |
| Surrounding Land Use: | Residential, a public surface car park, health and beauty salon, a public house and restaurant | | | | |
| Gross Site Area (ha): | 0.22 | Housing Yield (estimate): | 45 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access from Trinity Street | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment recommended as opposite The Good Intent public house | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Sustainable urban site suitable for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



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



| SITE DETAILS | | Developable Housing Site | | Salisbury |
|----------------------------------|---|--|----------------------------------|------------------------------------|
| ID: | 3103 | Site Name: | Land at Rookery Avenue, Swanwick | |
| Current Land Use: | C3 Class/ Agriculture/Woodland | | | |
| Surrounding Land Use: | Residential to north, M27 to the south, woodland east and west | | | |
| Gross Site Area (ha): | 0.73 | Housing Yield (estimate): | 6 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3c, Existing Open Space, Countryside | | | |
| Highways/ Pedestrian Access: | The retained section of road leading to the site from Rookery Avenue is very narrow but could be widened sufficiently to provide satisfactory access including a footway. Pedestrian facilities would be required at the junction with Rookery Avenue along with heavy cutting back of vegetation for visibility splays. Access and turning for a refuse vehicle would be required on site. | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | Noise Assessment required. This is not an ideal location for housing in such close proximity to, and north of, the M27; with the small scale of the site leaving little room for incorporating noise attenuation measures such as bunds and barriers that would be effective. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The application site supports areas of grassland, scrub and trees, with a woodland forming the western boundary of the site. Gull Coppice SW (Shetland Rise) SINC is located approximately 20m to the north-east. A good population of Slow Worms, along with a low population of Grass Snakes, Adders and Common Lizards have been found on site. As the existing reptile population could not be retained on site, an offsite receptor site such as Hook with Warsash Local Nature Reserve will be required for the translocation of the reptiles. Myotis bat species, Noctule, Brown Long-eared bat and Common and Soprano Pipistrelles have been recorded utilising the site. Dormice are present on site. Green buffers and enhancements along the western, southern and northern boundaries of the site will be required. | | | |
| 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 should have regard to ecological sensitivities and adjacent TPOs. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | Fareham North |
|----------------------------------|---|---|---------------|
| ID: | 3105 | Site Name: Funtley Road North, Funtley | |
| Current Land Use: | Paddock | | |
| 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. | | |
| Gross Site Area (ha): | 0.96 | Housing Yield (estimate): | 27 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Brick Clay, Countryside | | |
| Highways/ Pedestrian Access: | It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely accommodate the likely impact of development traffic would need assessing further. Opportunity to provide pedestrian and cyclist routes | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | Dormice and low numbers of slow-worm are confirmed to be present on site. All site boundaries to be retained and enhanced and protected through incorporating a sensitive lighting scheme. | | |
| Accessible Facility Types: | 3/10 Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Scale of development can be accommodated, as long as it is of a similar character and scale to other dwellings within the locality and is sensitively integrated within the landscape to avoid adverse impacts. Measures to protect the SINC will be required. Site is subject of a Planning application P/17/1135/OA | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Stubbington | |
|----------------------------------|--|---|--|------------------------------------|-----|
| ID: | 3120 | Site Name: | The Grange, Oakcroft Lane, Stubbington | | |
| Current Land Use: | Scrub | | | | |
| Surrounding Land Use: | Residential to the south, Crofton cemetery to east, agricultural land to west and north. | | | | |
| Gross Site Area (ha): | 0.72 | Housing Yield (estimate): | 9 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Oakcroft Lane should be considered. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites. | | | | |
| Accessible Facility Types: | 3/10 | Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Stubbington Bypass, and seeking opportunities in terms of community benefits. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



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



| SITE DETAILS | | Developable Housing Site | | Warsash | |
|------------------------------------|--|---|---|------------------------------------|-----|
| ID: | 3122 | Site Name: | Land to rear of 108-118 Brook Lane, Warsash | | |
| Current Land Use: | Scrub | | | | |
| Surrounding Land Use: | Residential to south and west. Scrub woodland and paddocks to north and east. | | | | |
| Gross Site Area (ha): | 0.79 | Housing Yield (estimate): | 19 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Countryside | | | | |
| Highways/ Pedestrian Access: | Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Transport Assessment required as part of planning application. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site has potential for reptiles and badgers. Wildlife/Green corridors of sufficient width to be implemented along the northern, western and southern boundaries of the site. | | | | |
| Accessible Facility Types: 3/10 | 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 | | | | |
| Suitability Comment: | Site considered suitable for development as part of the proposed Warsash cluster allocation. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|---|--|--------------------------------|------------------------------------|-----|
| ID: | 3125 | Site Name: | Land at Segensworth Roundabout | | |
| Current Land Use: | Paddock | | | | |
| Surrounding Land Use: | A27 to the North and West, Business Park uses to the east, undeveloped land to the south. | | | | |
| Gross Site Area (ha): | 0.46 | Housing Yield (estimate): | 75 C2 Care Beds | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | Existing access onto Segensworth Road would need improving to facilitate level of access required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Buffers should be provided to tree lines and hedgerow boundaries to maintain dark areas and habitat linkage for Dormice and bats. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | To be considered comprehensively alongside sites to south. Site has planning permission. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash | |
|----------------------------------|--|---|--|------------------------------------|-----|
| ID: | 3126 | Site Name: | North and South of Greenaway Lane, Warsash | | |
| Current Land Use: | Area mix of vegetation, scrub, woodland, agriculture and horticultural uses. | | | | |
| Surrounding Land Use: | Residential and nurseries border the site. | | | | |
| Gross Site Area (ha): | 33.67 | Housing Yield (estimate): | 824 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 2 & 3b, Countryside, TPO, Within 500m of SPA SAC Ramsar & SSSI, Large pit to the East of site, possibly infilled - potential issues | | | | |
| Highways/ Pedestrian Access: | A highways solution is feasible through a master planning approach | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Air quality (travel) assessment required. | | | | |
| Archaeology: | See individual site assessments | | | | |
| Ecology Comment: | 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 sites to ensure sufficient foraging/commuting habitat is available to wildlife and connectivity in the local area is maintained. | | | | |
| Accessible Facility Types: | 5/10 | Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site considered suitable for development as the proposed Warsash cluster. Comprises individual sites 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191 | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | Titchfield Common |
|----------------------------------|---|--|-------------------|
| ID: | 3128 | Site Name: Southampton Road, Titchfield Common | |
| Current Land Use: | C3 Class/ paddocks/ agriculture/nursery | | |
| Surrounding Land Use: | 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 | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Countryside, TPO | | |
| Highways/ Pedestrian Access: | The principal of accessing onto the A27 Southampton Road is acceptable in the context of the dualling works on the A27. A Transport Assessment is required as part of the application to assess capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | Sylvan Glade SINC and Ancient Woodland form the eastern boundary of the sites. Therefore, up to 15m buffers are required in the east. The sites have potential for reptiles, foraging and commuting bats and dormice. | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | |
| Suitability Comment: | Site formed of individual sites 2976, 3020, 3044 and 3125. Considered suitable for development if considered comprehensively. Noise and air pollution assessments will be required. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Park Gate |
|----------------------------------|---|---|-----|--|
| ID: | 3142 | Site Name: 1 Station Industrial Park, Duncan Road, Park Gate | | |
| Current Land Use: | Offices B1 | | | |
| Surrounding Land Use: | Industrial/commercial, station and railway line to north | | | |
| Gross Site Area (ha): | 0.09 | Housing Yield (estimate): | 15 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Access from Duncan Road. Retain existing access to parking area. | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | Noise assessment required. Would also recommend an air quality assessment given proximity to railway station. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Low ecological sensitivity. | | | |
| 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: | Prior approval application (P/17/1219/PC). Development would need to assess and mitigate any potential noise and air quality issues from adjoining land uses. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Developable Housing Site | | Park Gate |
|----------------------------------|--|--|-----|------------------------------------|
| ID: | 3146 | Site Name: Former Wavemar Electronics Building, Middle Road, Park Gate | | |
| Current Land Use: | Offices B1 | | | |
| Surrounding Land Use: | Shops, residential | | | |
| Gross Site Area (ha): | 0.12 | Housing Yield (estimate): | 9 | |
| Employment Yield (estimate): | 2 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Highways access has been addressed through the application process. | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Low ecological sensitivity. | | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site has planning permission (P/16/0914/FP). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Park Gate |
|----------------------------------|--|---|---|------------------------------------|
| ID: | 3149 | Site Name: | Former Scout Hut, Coldeast Way, Sarisbury Green | |
| Current Land Use: | Vacant, formerly scout hut, now demolished | | | |
| Surrounding Land Use: | Residential, School | | | |
| Gross Site Area (ha): | 0.15 | Housing Yield (estimate): | 7 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Historic Park & Garden, Minerals Superficial sand/gravel, Countryside, TPO, Former Land Use Assessment required | | | |
| Highways/ Pedestrian Access: | Access from Montefiore Drive | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The site comprises a building with areas of unmanaged amenity grassland. A low population of slow worms is present on site. The building may be used by roosting bats. Coldeast Hospital Heathland SINC is located 20m south-west. | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, 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 | | |
| Suitability Comment: | Suitable site for development. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



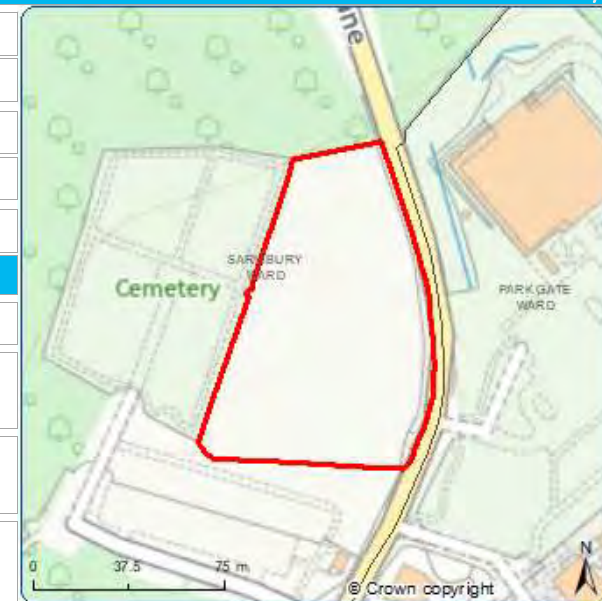
| SITE DETAILS | | Developable Housing Site | | Stubbington |
|----------------------------------|---|---|---|------------------------------------|
| ID: | 3153 | Site Name: | Land South of Longfield Avenue, Fareham | |
| Current Land Use: | Agriculture | | | |
| Surrounding Land Use: | Residential to the north, agriculture to east, west and south | | | |
| Gross Site Area (ha): | 47.63 | Housing Yield (estimate): | 1250 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand, Countryside, Public ROW, Solent Brent Geese & Wader Low use | | | |
| 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 | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required | | | |
| Archaeology: | Known Importance Buffer | | | |
| Ecology Comment: | The site itself contains arable fields with hedgerows around the field margins. Low use areas for Solent Wader & Brent Geese on site. Potential for reptiles, bats and badgers. | | | |
| 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 | | |
| Suitability Comment: | Site contains Brent Geese and Solent Waders designations. Subject to an agreed masterplan and design code, the site is developable where there is a strategy compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|---|--|--|------------------------------------|-----|
| ID: | 3156 | Site Name: | 18-23 Wykeham Place (Former Sports Hall) | | |
| Current Land Use: | Former school sports hall | | | | |
| Surrounding Land Use: | residential/commercial | | | | |
| Gross Site Area (ha): | 0.11 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access from East Street | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Known Importance, Known Importance Buffer. Part of site lies within historic core of medieval Fareham. Site has high archaeological potential but offset by existing development onsite compromising survival. Potential to encounter some archaeological compr | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site has planning permission. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Sarisbury |
|----------------------------------|--|--|------------------|------------------------------------|
| ID: | 3160 | Site Name: | 123 Barnes Lane | |
| Current Land Use: | Residential garden | | | |
| Surrounding Land Use: | Residential | | | |
| Gross Site Area (ha): | 0.84 | Housing Yield (estimate): | 75 bed care home | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Historic Park & Garden, Minerals Superficial sand/gravel, Countryside | | | |
| Highways/ Pedestrian Access: | Suitable access from Barnes Lane | | | |
| Conservation Comments: | No known constraints. | | | |
| Noise/Air Quality Assessment: | Unclear on use of building to the east, so a noise assessment may be required. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | The habitats on site include grassland, scrub, woodland, scattered trees, areas of hard standing and a building. A suitable onsite or offsite receptor site for reptiles and a replacement roost feature for bats is required, along with a sensitive lighting strategy. A minimum of 15m buffer is required along the northern boundary to protect the ancient woodland, SINC and Local Nature Reserve. | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Site has planning permission (P/18/0690/FP). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Warsash, Park Gate | |
|----------------------------------|--|---|----------------------------|------------------------------------|-----|
| ID: | 3162 | Site Name: | Land West of Lockwood Road | | |
| Current Land Use: | Scrub, woodland | | | | |
| Surrounding Land Use: | Residential, glasshouses, agriculture border the site. | | | | |
| Gross Site Area (ha): | 3.44 | Housing Yield (estimate): | 62 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 2 & 3b, Countryside, Public ROW, TPO | | | | |
| Highways/ Pedestrian Access: | A highways solution is feasible through a master planning approach | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Iron Age material was found within this allocation during gravel extraction, and a Bronze Age cremation cemetery was found to the north. The site has a high archaeological potential, although this unlikely to constrain development. | | | | |
| Ecology Comment: | Badgers are known to be present in the area, with extensive setts and well-used foraging/commuting routes. An exceptional population of slow worms and common lizards and a low population of grass snakes has been confirmed on site. Common and Soprano Pipistrelle, Noctule, Serotine and Myotis bats have been recorded along the site boundaries and the woodland edge. Protection of the stream on site and provision of wide buffers along the boundaries is required. A sensitive lighting strategy for the buffers along the boundaries will be required. | | | | |
| Accessible Facility Types: | 5/10 | Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is considered suitable as part of the proposed Warsash cluster allocation. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield |
|----------------------------------|--|--|--------------------------|------------------------------------|
| ID: | 3163 | Site Name: | 195-205 Segensworth Road | |
| Current Land Use: | Residential/Garden Land | | | |
| Surrounding Land Use: | Residential | | | |
| Gross Site Area (ha): | 0.42 | Housing Yield (estimate): | 8 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside, TPO | | | |
| Highways/ Pedestrian Access: | Access from Segensworth Road. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | 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. | | | |
| Ecology Comment: | The application site supports a residential building and a number of outbuildings, along with an area of grassland, shrubs, trees and hedgerows. A suitable buffer in the south-western corner to be included to protect the existing woodland and act as a reptile receptor site. | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | TPO's in the western corner of the site. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Warsash | |
|------------------------------------|--|---|-------------------------|------------------------------------|-----|
| ID: | 3164 | Site Name: | Land East of Brook Lane | | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | Residential properties are found to the south and west. Scrub woodland and paddocks are found to the north and east. | | | | |
| Gross Site Area (ha): | 6.78 | Housing Yield (estimate): | 180 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 2 & 3b, Countryside, Large nursery on site, site investigation report available for site | | | | |
| Highways/ Pedestrian Access: | Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Bus stop improvements would also be required. Transport Assessment required as part of planning application. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Iron Age material was found to the east during gravel extraction, Bronze Age cremation cemetery found to the north. The site has a high archaeological potential, low likelihood that archaeological remains will present a constraint to development. | | | | |
| Ecology Comment: | Low ecological value due to existing glasshouses. Potential for bats, amphibians (common toad); badgers and reptiles. | | | | |
| Accessible Facility Types: 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | | |
| Suitability Comment: | Site is considered suitable for development as part of the proposed Warsash cluster allocation. Site and adjoining land to north east subject to planning application P/16/0959/OA. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | Titchfield Common |
|----------------------------------|---|---|-------------------|
| ID: | 3174 | Site Name: 399-403 Hunts Pond Road | |
| Current Land Use: | Paddock | | |
| Surrounding Land Use: | Residential | | |
| Gross Site Area (ha): | 0.49 | Housing Yield (estimate): | 16 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Flood Zone 2 & 3 | | |
| Highways/ Pedestrian Access: | Satisfactory access from Noble Road | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site is covered by areas of improved grassland with a hedge along the northern and southern boundaries of the site. Kites Croft Local Nature Reserve and The Wilderness Site of Importance for Nature Conservation is located immediately to the east of the site. Therefore, a large green buffer is required in the east. The site has potential for reptiles and dormice. Enhancement and management of the buffer in the east will be required. | | |
| 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 | | |
| Suitability Comment: | Suitable site in existing residential 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. | | |
| Gross Site Area (ha): | 0.41 | Housing Yield (estimate): | 9 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Countryside, TPO | | |
| Highways/ Pedestrian Access: | 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 accommodated clear of these splays. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | The site comprises hardstanding, with several buildings, and associated neglected garden habitats on site. Boundary vegetation consists of trees and hedgerows connecting to the surrounding landscape. Site likely to have low biodiversity interest. | | |
| 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: | Proposals for development should retain sufficient respect to setting of timber framed rural cottage. Consider buffering boundaries to prevent impacts to adjacent woodland habitat and associated species. Development should also have regard to TPOs and junction with Botley Road. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield | |
|----------------------------------|--|---|---------------------------------|------------------------------------|-----|
| ID: | 3183 | Site Name: | Land at 18 Titchfield Park Road | | |
| Current Land Use: | Paddocks/ residential | | | | |
| Surrounding Land Use: | SINC to west, residential to east, north & south. | | | | |
| Gross Site Area (ha): | 0.98 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | The site has a fairly restricted frontage within which a bell-mouth junction would need to be constructed. The principle of highway access is acceptable, subject to suitable access for a super large refuse vehicle to serve the site. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Given the scale of the allocation on land overlooking the river valley there is some potential that archaeological remains as yet unlocated will exist. | | | | |
| Ecology Comment: | The woodland along the boundaries to be retained and protected through the inclusion of a suitable green buffer. The development to be limited to the non-wooded areas. A larger buffer is required in the west to protect the SINC. Avoidance, mitigation and compensation hierarchy to be applied in relation to the habitats and protected species. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School | | | |
| Suitability Comment: | Developable subject to appropriate access, suitable ecological mitigation, flood risk assessment and appropriate tree protection. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|--|---|--------------------------------|------------------------------------|
| ID: | 3189 | Site Name: | Land rear of 59 Greenaway Lane | |
| Current Land Use: | Residential garden, scrub, storage | | | |
| Surrounding Land Use: | Car sales showroom, greenhouses and agriculture borders the site. | | | |
| Gross Site Area (ha): | 0.33 | Housing Yield (estimate): | 9 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Countryside, TPO | | | |
| Highways/ Pedestrian Access: | A highways solution is feasible through a master planning approach | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise assessment required | | | |
| Archaeology: | An archaeological survey just to the north did not locate any substantive archaeological remains. | | | |
| Ecology Comment: | 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. Low population of slow worms and common lizards is present on site. Evidence of foraging and commuting badgers has been recorded on site. Green features along the northern, western and southern boundaries of the site should be retained and protected/enhanced through the inclusion of landscaped buffers. | | | |
| Accessible Facility Types: | 4/10 | Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Site is considered suitable for development as part of the proposed Warsash cluster allocation. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash | |
|----------------------------------|--|--|---------------------------------|------------------------------------|-----|
| ID: | 3191 | Site Name: | Land off Lockwood Road, Warsash | | |
| Current Land Use: | Greenhouses, open storage, residential, garden | | | | |
| Surrounding Land Use: | Scrub, woodland and greenhouses border the site. | | | | |
| Gross Site Area (ha): | 0.31 | Housing Yield (estimate): | 9 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Countryside | | | | |
| Highways/ Pedestrian Access: | A highways solution is feasible through a master planning approach | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | An archaeological survey just to the north did not locate any substantive archaeological remains | | | | |
| Ecology Comment: | No known ecological issues | | | | |
| Accessible Facility Types: | 4/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site is part of wider Warsash Cluster allocation. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Stubbington | |
|----------------------------------|---|---|--------------------------|------------------------------------|-----|
| ID: | 3206 | Site Name: | 22-27A Stubbington Green | | |
| Current Land Use: | Snooker Club | | | | |
| Surrounding Land Use: | Retail/Residential | | | | |
| Gross Site Area (ha): | 0.09 | Housing Yield (estimate): | 9 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access and parking considered satisfactory from Stubbington Green | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 8/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | Suitable urban site, subject to noise and ventilation mitigation from adjacent uses | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Park Gate |
|----------------------------------|--|---|----------------|------------------------------------|
| ID: | 3226 | Site Name: | 94 Botley Road | |
| Current Land Use: | Offices | | | |
| Surrounding Land Use: | Mix of commercial and residential | | | |
| Gross Site Area (ha): | 0.09 | Housing Yield (estimate): | 8 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Access from Botley Road | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Low ecological sensitivity | | | |
| Accessible Facility Types: | 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: | Suitable urban site. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Locks Heath |
|----------------------------------|---|---|-------------------------------------|------------------------------------|
| ID: | 3227 | Site Name: | Land at Locks Heath District Centre | |
| Current Land Use: | Existing car park | | | |
| Surrounding Land Use: | Shopping Centre | | | |
| Gross Site Area (ha): | 0.27 | Housing Yield (estimate): | 35 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None, Former Land Use Assessment required | | | |
| Highways/ Pedestrian Access: | Access from Centre Way | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | No known ecological issues | | | |
| Accessible Facility Types: | 8/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Suitable urban site, subject to appropriate parking provision. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Titchfield | |
|----------------------------------|--|--|-------------------------|------------------------------------|-----|
| ID: | 3228 | Site Name: | 68 Titchfield Park Road | | |
| Current Land Use: | Residential, garden | | | | |
| Surrounding Land Use: | Residential (former care home) | | | | |
| Gross Site Area (ha): | 0.19 | Housing Yield (estimate): | 9 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | Satisfactory access can be achieved from Titchfield Park Road with adequate visibility | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known ecological issues | | | | |
| Accessible Facility Types: | 4/10 | Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School | | | |
| Suitability Comment: | Conversion of the existing building to apartments would be acceptable, subject to the creation of suitable access and appropriate tree protection. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|---|--|---------------------------|------------------------------------|
| ID: | 3231 | Site Name: | Land at 51 Greenaway Lane | |
| Current Land Use: | Garden Land | | | |
| Surrounding Land Use: | Residential to north and east, agricultural nursery to south, paddock to west | | | |
| Gross Site Area (ha): | 0.21 | Housing Yield (estimate): | 5 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Countryside | | | |
| Highways/ Pedestrian Access: | Site does not have access to highway, however there is potential for access to the site through adjacent developable sites. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | No major constraints associated with designated sites, notable habitats or protected species, subject to ecological survey. | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Site suitable for development subject to acceptable access via adjoining development sites and appropriate ecological survey. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | Fareham East |
|----------------------------------|--|---|--------------|
| ID: | 3232 | Site Name: 97-99 West Street, Fareham | |
| Current Land Use: | Vacant commercial premises | | |
| Surrounding Land Use: | Mix of retail and residential - Fareham Town Centre | | |
| Gross Site Area (ha): | 0.06 | Housing Yield (estimate): | 9 |
| Employment Yield (estimate): | | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | Site is in sustainable location however the nature of the site is very restricted in terms of parking and access. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | |
| Archaeology: | Known Importance Buffer | | |
| Ecology Comment: | Low ecological sensitivity | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Suitable urban site for development. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Fareham East |
|----------------------------------|--|---|---------------------|------------------------------------|
| ID: | 3233 | Site Name: | Palmerston Car Park | |
| Current Land Use: | Car park | | | |
| Surrounding Land Use: | Residential to north, south and east. Multistorey car park to west | | | |
| Gross Site Area (ha): | 0.08 | Housing Yield (estimate): | 20 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None, Former Land Use Assessment required | | | |
| Highways/ Pedestrian Access: | Access can be achieved via the service road from Palmerston Road | | | |
| Conservation Comments: | The setting of the adjacent Osborn Road Conservation Area to the north of the site should be considered. | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Low ecological sensitivity | | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Suitable urban site for development subject to consideration of the adjacent Conservation Area | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Park Gate | |
|----------------------------------|--|---|----------------|------------------------------------|-----|
| ID: | 3234 | Site Name: | 42 Botley Road | | |
| Current Land Use: | Vacant commercial premises | | | | |
| Surrounding Land Use: | Church to north east, residential to east and south, mixed residential and commercial use to west | | | | |
| Gross Site Area (ha): | 0.04 | Housing Yield (estimate): | 5 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access from Botley Road and Duncan Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Low ecological sensitivity | | | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | Suitable urban site for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



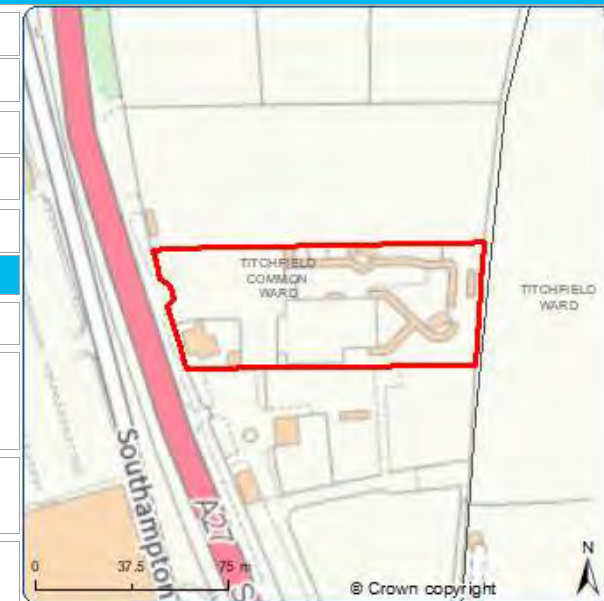
| SITE DETAILS | | Developable Housing Site | | Locks Heath | |
|----------------------------------|---|---|--|------------------------------------|-----|
| ID: | 3235 | Site Name: | Former Filling Station, Locks Heath Centre | | |
| Current Land Use: | Vacant Petrol Filling Station | | | | |
| Surrounding Land Use: | Shopping Centre | | | | |
| Gross Site Area (ha): | 0.31 | Housing Yield (estimate): | 30 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None, Former Land Use Assessment required | | | | |
| Highways/ Pedestrian Access: | Access from Centre Way | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known ecological issues | | | | |
| Accessible Facility Types: | 8/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | Suitable urban site for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Warsash |
|----------------------------------|---|--|---|------------------------------------|
| ID: | 3240 | Site Name: | Land North of 74 and 78 Greenaway Lane, Warsash | |
| Current Land Use: | Grassland, grazing | | | |
| Surrounding Land Use: | Residential to the south, grassland and grazing to north and east, agriculture/greenhouses to west. | | | |
| Gross Site Area (ha): | 0.64 | Housing Yield (estimate): | 6 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Countryside | | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved from Greenaway Lane | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Potential for protected species, ecological survey should be undertaken. | | | |
| 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. Site is subject to planning application | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|---|---|-----|------------------------------------|-----|
| ID: | 3241 | Site Name: Hambrooks Garden Centre, Southampton Road | | | |
| Current Land Use: | Garden Centre & residential dwelling | | | | |
| Surrounding Land Use: | Caravan park to south, SINC to east, A27 to west & agriculture to north | | | | |
| Gross Site Area (ha): | 0.56 | Housing Yield (estimate): | 18 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | The principal of accessing onto the A27 Southampton Road is acceptable in the context of the wider site development (see site 3128). A Transport Assessment is required as part of the application to assess capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | 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 building on site has the potential to support roosting bats. | | | | |
| Accessible Facility Types: | 5/10 | Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | Site is considered suitable as part of the wider proposed Southampton Road allocation. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Park Gate |
|----------------------------------|--|--|-------------------|------------------------------------|
| ID: | 3242 | Site Name: | 76-80 Botley Road | |
| Current Land Use: | Detached residential dwellings and garden ground | | | |
| Surrounding Land Use: | Residential to north, east and south, Botley Road to west. | | | |
| Gross Site Area (ha): | 0.19 | Housing Yield (estimate): | 18 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | None | | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved onto Botley Road | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | No known ecological issues | | | |
| Accessible Facility Types: | 9/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | Suitable urban site for development. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Housing Site | | Titchfield Common | |
|----------------------------------|--|--|---------------------------------------|------------------------------------|-----|
| ID: | 3243 | Site Name: | Land off Southampton Road, Titchfield | | |
| Current Land Use: | C3 Class/Paddocks | | | | |
| 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. | | | | |
| Gross Site Area (ha): | 0.84 | Housing Yield (estimate): | 30 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | The principal of accessing onto the A27 Southampton Road is acceptable in the context of the wider site development (see site 3128). A Transport Assessment is required as part of the application to assess capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is dominated by areas of grassland, hedges, scrub and treelines. Low numbers of Slow Worm have been recorded on site and therefore a suitable onsite receptor area would be required. The surveys of the site confirmed the likely absence of badger setts, water voles, dormice and roosting bats from the site. Sylvan Glade SINC is located adjacent to the eastern boundary. Therefore a 15m wide, unlit and landscape buffer will be required along the eastern boundary, along with a east-west wildlife corridor to allow the movement of wildlife on site and to the wider landscape. | | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | |
| Suitability Comment: | 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 with sites 3044 and 2976 to north and 3020 to south. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



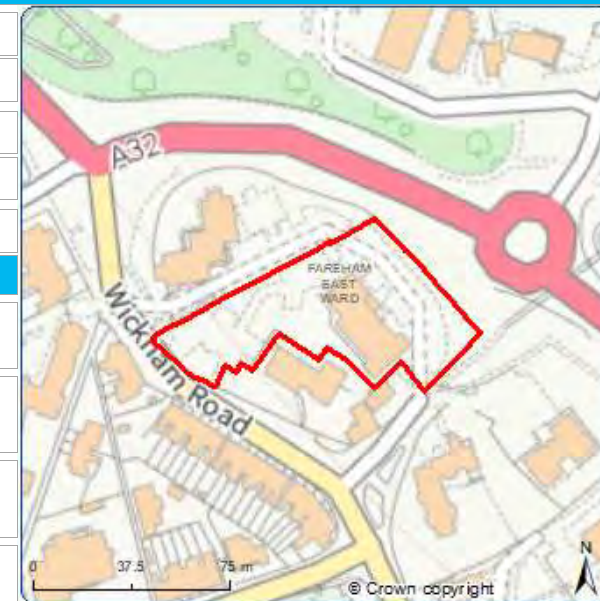
| SITE DETAILS | | Developable Housing Site | | Portchester East |
|----------------------------------|---|---|-----------------------------|--|
| ID: | 3244 | Site Name: | Assheton Court, Portchester | |
| Current Land Use: | Sheltered housing and car parking | | | |
| Surrounding Land Use: | Residential to north and west, car park and district centre to south and east | | | |
| Gross Site Area (ha): | 0.44 | Housing Yield (estimate): | 60 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Flood Zone 2 & 3, Within 500m of SPA Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | Existing access road from Castle Street | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Known Importance Buffer | | | |
| Ecology Comment: | No known ecological issues | | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | The site is in a sustainable location. Redevelopment will achieve improved capacity for the site. Flood risk assessment required. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Developable Housing Site | | Portchester East | |
|----------------------------------|--|--|-----------------------------|------------------------------------|-----|
| ID: | 3246 | Site Name: | 12 West Street, Portchester | | |
| Current Land Use: | Vacant Retail Storage | | | | |
| Surrounding Land Use: | Retail and Residential | | | | |
| Gross Site Area (ha): | 0.06 | Housing Yield (estimate): | 8 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3 | | | | |
| Highways/ Pedestrian Access: | Accessible via car park to rear of property, access leads to Castle Street. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | No known ecological issues | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | The site is in a sustainable location. Redevelopment will achieve improved capacity for the site. Flood risk assessment required | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |

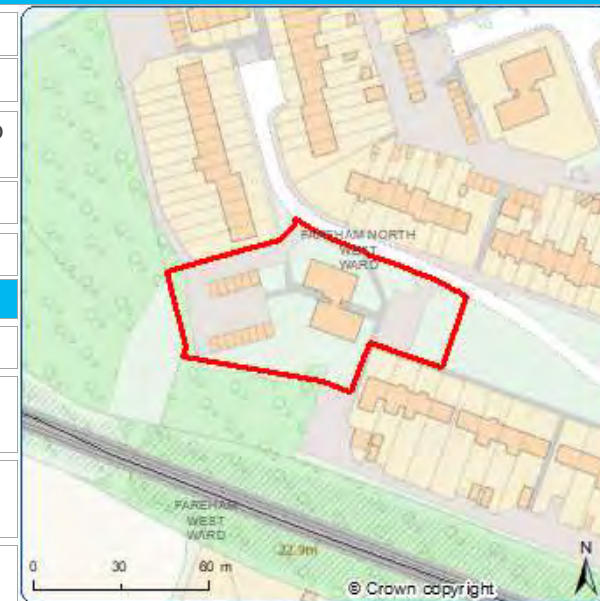


| SITE DETAILS | | Developable Housing Site | | Fareham East |
|----------------------------------|--|--|------------------------------|------------------------------------|
| ID: | 3249 | Site Name: | Wates House, Wallington Hill | |
| Current Land Use: | Office building | | | |
| Surrounding Land Use: | Town Centre location, residential and office uses | | | |
| Gross Site Area (ha): | 0.41 | Housing Yield (estimate): | 8 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Flood Zone 2, Ground Water Protection Zone, TPO, Within 500m of SPA, Former Land Use Assessment required | | | |
| Highways/ Pedestrian Access: | The existing access will provide satisfactory accessibility | | | |
| Conservation Comments: | Within Conservation Area and adjacent to Listed Building. | | | |
| Noise/Air Quality Assessment: | Site adjacent to A32. Noise assessment would be required.. | | | |
| Archaeology: | Known Importance | | | |
| Ecology Comment: | No known ecological issues | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | The site is in a very sustainable location. Impact on the conservation area and adjacent listed building must be considered. Impact on groundwater protection zone must be considered. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Housing Site | | Fareham East | |
|----------------------------------|---|---|-----|------------------------------------|-----|
| ID: | 3250 | Site Name: Portland Chambers, 66 West Street, Fareham | | | |
| Current Land Use: | Retail space and storage | | | | |
| Surrounding Land Use: | Town Centre location, residential and office uses | | | | |
| Gross Site Area (ha): | 0.04 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Statutory Listed Buildings, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Pedestrian Access via West Street. The site is located close to town centre car parks but will not provide vehicular access. | | | | |
| Conservation Comments: | Development would need to avoid harm to this grade II listed building . | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Suitability Comment: | The site is in a very sustainable location. Impact on the listed building must 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 West | |
|----------------------------------|--|---|------------------------------------|------------------------------------|-----|
| ID: | 3251 | Site Name: | Menin House, Privett Road, Fareham | | |
| Current Land Use: | Existing flats, adjacent garage/parking area and areas of grass/open space. | | | | |
| Surrounding Land Use: | Residential to north, open space and residential to east, open space and SINC to west and open space to south. | | | | |
| Gross Site Area (ha): | 0.37 | Housing Yield (estimate): | 50 (net gain 26) | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Existing Open Space | | | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved via Privett Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | None | | | | |
| Ecology Comment: | Mature trees along the southern boundary should be retained and a suitable wooded buffer provided along the western boundary to protect Henry Cort Copse SINC. The site itself forms part of the Network Opportunity mapping and therefore creation of wooded buffers are essential. Furthermore, retention of the trees along the southern boundary is essential as they provide east-west habitat connectivity in the wider landscape. Ecology surveys would be required to support any future planning application. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Suitability Comment: | Site consists largely of pre-existing residential development. Sustainable location. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | Fareham North West |
|----------------------------------|--|--|--------------------|
| ID: | 3252 | Site Name: Land north of Henry Cort Drive, Fareham | |
| Current Land Use: | A mix of informal open space, car parking, community buildings, play park and recreation spaces. | | |
| Surrounding Land Use: | School buildings, playing field and car parking to north, west and south, residential to east. | | |
| Gross Site Area (ha): | 1.24 | Housing Yield (estimate): | 55 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Superficial sand/gravel, Existing Open Space, Countryside | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved via Henry Cort Drive. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | None | | |
| Ecology Comment: | The mature treeline along the northern boundary should be retained and a suitable wooded buffer incorporated along the southern boundary to protect Henry Cort Copse SINC and enhance better ecological connectivity in the wider landscape. Ecology surveys would be required to support any future planning application. | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Suitability Comment: | Site lies between urban area and school facilities and is well screened from the Meon Gap. Loss of open space and community facilities needs to be addressed. Sustainable location. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |

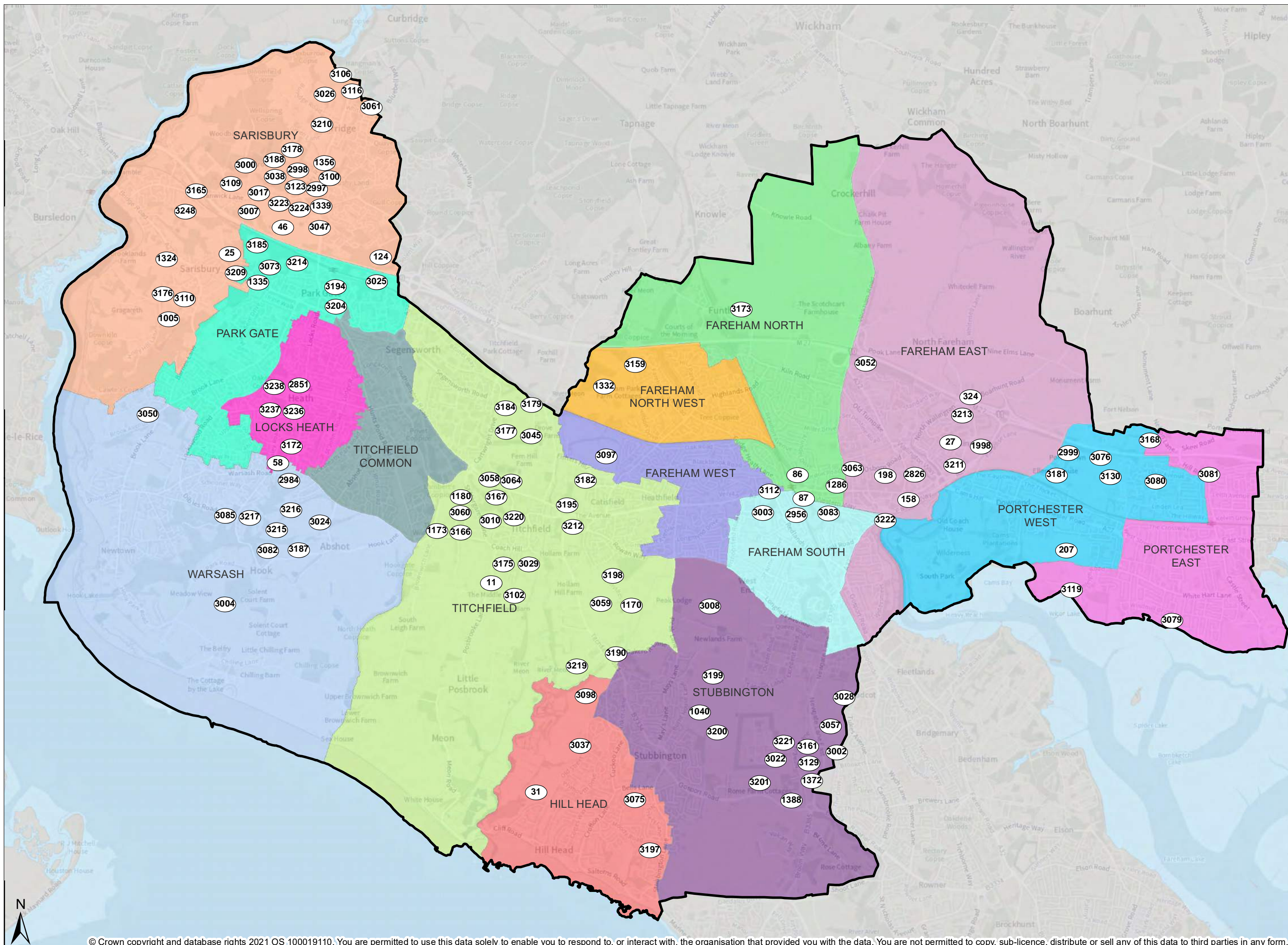


| SITE DETAILS | | Developable Housing Site | | Fareham South | |
|----------------------------------|---|---|---|------------------------------------|-----|
| ID: | 3253 | Site Name: | Redoubt Court, Fort Fareham Road, Fareham | | |
| Current Land Use: | Existing housing and open space | | | | |
| Surrounding Land Use: | Residential to north, residential and open space to west and east, Longfield Avenue to south | | | | |
| Gross Site Area (ha): | 0.43 | Housing Yield (estimate): | 20 (net gain 12) | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Existing Open Space | | | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved via Fort Fareham Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | None | | | | |
| Ecology Comment: | A suitable wooded buffer along the south-eastern boundary is required to reduce impacts on Fort Fareham SINC. Ecology surveys would be required to support any future planning application. | | | | |
| 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 | | | |
| Suitability Comment: | Loss of open space needs to be addressed. Sustainable urban site suitable for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Housing Site | | Portchester West | |
|----------------------------------|---|---|---------------------------------------|------------------------------------|-----|
| ID: | 3254 | Site Name: | Land west of Dore Avenue, Portchester | | |
| Current Land Use: | Informal open space | | | | |
| Surrounding Land Use: | Residential to north and west, open space and car park to south, Dore Avenue to east. | | | | |
| Gross Site Area (ha): | 0.30 | Housing Yield (estimate): | 12 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Existing Open Space, Countryside | | | | |
| Highways/ Pedestrian Access: | Access can be achieved via Dore Avenue subject to opposing junction consideration. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | None | | | | |
| Ecology Comment: | Ecology surveys would be required to support any future planning application. | | | | |
| 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: | Loss of open space need to be addressed. Sustainable location. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |





6. Discounted Housing Sites

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| 25 | 7 Spring Road, Sarisbury Green | 0.42 | Sarisbury | 119 |
| 27 | Military Road, Wallington | 2.17 | Fareham East | 120 |
| 31 | Land West of Old Street, Hill Head | 10.65 | Hill Head | 121 |
| 46 | Rookery Farm | 20.05 | Sarisbury | 122 |
| 58 | Raley Road, Locks Heath | 2.03 | Warsash, Locks Heath | 123 |
| 86 | 1-2 The Avenue, Fareham | 0.18 | Fareham North, Fareham West | 124 |
| 87 | 280-282 (UTP) West Street, Fareham | 0.17 | Fareham North | 125 |
| 124 | Solent Business Park - Solent 2, Sarisbury | 9.84 | Sarisbury | 126 |
| 158 | Norgar House, 10 East Street, Fareham | 0.08 | Fareham East | 127 |
| 198 | Civic Quarter, Fareham | 3.35 | Fareham East | 128 |
| 207 | Romsey Avenue, Portchester | 12.71 | Portchester West, Portchester East | 129 |
| 324 | North Wallington Rd and Standard Way, Wallington | 0.87 | Fareham East | 130 |
| 1005 | Land adjacent to 75 Holly Hill Lane, Sarisbury | 2.64 | Sarisbury | 131 |
| 1040 | Land East of Burnt House Lane, Stubbington | 13.70 | Stubbington | 132 |
| 1170 | Land at 171 Ranvilles Lane, Titchfield | 0.90 | Titchfield | 133 |
| 1173 | Land at Common Lane | 1.28 | Titchfield | 134 |
| 1180 | Holly Cottage | 2.36 | Titchfield | 135 |
| 1286 | Russell Place, Fareham | 0.48 | Fareham North | 136 |
| 1324 | Land by Durrants Lodge | 3.38 | Sarisbury | 137 |
| 1332 | Fareham Park Farm Site, Fareham | 7.15 | Fareham North West | 138 |
| 1335 | Land at Addison Rd, Sarisbury | 0.54 | Park Gate | 139 |

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| 1339 | Old Orchard, Botley Rd, Swanwick | 2.14 | Sarisbury | 140 |
| 1356 | 187 Botley Road - Site A Proposal, Burr ridge | 0.48 | Sarisbury | 141 |
| 1372 | Newgate Lane Peel Nook | 0.71 | Stubbington | 142 |
| 1388 | Land at Junction of Newgate Lane, Stubbington | 3.64 | Stubbington | 143 |
| 1998 | Pinks Hill, Wallington | 5.33 | Fareham East | 144 |
| 2826 | Lysses Car Park, Fareham | 0.42 | Fareham East | 145 |
| 2851 | Genesis Centre, Locks Heath | 0.27 | Locks Heath | 146 |
| 2956 | Delme Court, Fareham | 0.11 | Fareham North | 147 |
| 2984 | Land east of Raley Road | 1.17 | Locks Heath | 148 |
| 2997 | 187 Botley Road - Site B Proposal, Burr ridge | 1.23 | Sarisbury | 149 |
| 2998 | 187 Botley Road - Site C Proposal, Burr ridge | 1.74 | Sarisbury | 150 |
| 2999 | Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester | 4.21 | Portchester West | 151 |
| 3000 | Land at 60 Swanwick Lane | 1.92 | Sarisbury | 152 |
| 3002 | Land East of Newgate Lane East, Peel Common | 3.92 | Stubbington | 153 |
| 3003 | Land Rear of 23 The Avenue, Fareham | 0.75 | Fareham South | 154 |
| 3004 | Land South of Hook Park Road, Warsash | 30.00 | Warsash | 155 |
| 3007 | Land to the south of Swanwick Lane, Sarisbury | 0.29 | Sarisbury | 156 |
| 3008 | Land South of Longfield Avenue, Fareham | 110.27 | Stubbington, Fareham S, Fareham W | 157 |
| 3010 | Land at Southampton Road, Titchfield | 1.26 | Titchfield | 158 |
| 3017 | Land adj Swanwick Lane, Swanwick | 2.54 | Sarisbury | 159 |
| 3022 | Land West of Newgate Lane, Stubbington | 3.06 | Stubbington | 160 |
| 3024 | Land at Great Abshot, Warsash | 13.65 | Warsash | 161 |
| 3025 | Little Park Farm, Park Gate | 5.55 | Park Gate | 162 |
| 3026 | Eyersdown Farm, Burr ridge | 5.24 | Sarisbury | 163 |
| 3028 | Copps Field, Newgate Lane, Peel Common | 4.61 | Stubbington | 164 |

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| 3029 | Land south of Bridge Street, Titchfield | 1.76 | Titchfield | 165 |
| 3037 | Land west of Old Street, Stubbington | 3.00 | Hill Head | 166 |
| 3038 | Land in Upper Swanwick, Swanwick | 31.94 | Salisbury | 167 |
| 3045 | Carron Row Farm Segensworth East, Titchfield | 7.29 | Titchfield | 168 |
| 3047 | Land on south west side of Botley Road, Swanwick | 0.70 | Salisbury | 169 |
| 3050 | Land at Brook Avenue, Warsash | 2.04 | Warsash | 170 |
| 3052 | Land to the East of Furze Court, Wickham Road, Fareham | 0.86 | Fareham East | 171 |
| 3057 | Land East of Newgate Lane, Peel Common | 13.55 | Stubbington | 172 |
| 3058 | Land East of St Margaret's Lane, Titchfield | 0.57 | Titchfield | 173 |
| 3059 | Land East of Titchfield Road, Titchfield | 36.01 | Titchfield | 174 |
| 3060 | Land West of St Margaret's Lane, Titchfield | 3.51 | Titchfield | 175 |
| 3061 | Land to rear of 310 Botley Road, Burridge | 1.32 | Salisbury | 176 |
| 3063 | Trinity Street Car Park, Fareham | 0.17 | Fareham East | 177 |
| 3064 | 320 Southampton Road, Titchfield | 1.06 | Titchfield | 178 |
| 3073 | Land at Addison Road, Park Gate | 0.67 | Park Gate | 179 |
| 3075 | Land at Bells Lane, Stubbington | 1.27 | Hill Head | 180 |
| 3076 | Danes Road Grazing Land, Portchester | 0.79 | Portchester West | 181 |
| 3079 | Land at Grove Avenue, Portchester | 0.78 | Portchester East | 182 |
| 3080 | Land at High View, Dore Ave, Portchester | 3.45 | Portchester West | 183 |
| 3081 | Land at Hill Road, Portchester | 1.05 | Portchester East | 184 |
| 3082 | Hook Recreation Ground, Hook | 11.35 | Warsash | 185 |
| 3083 | Land at The Gillies r/o Belvoir Estate, Fareham | 1.88 | Fareham South | 186 |
| 3085 | Land at New Road, Warsash (north) | 0.15 | Warsash | 187 |
| 3097 | Catisfield Lane, Fareham | 14.09 | Titchfield, Fareham West | 188 |
| 3098 | Land West of Cuckoo Lane, Stubbington | 22.05 | Titchfield, Hill Head, Stubbington | 189 |

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| 3100 | East of Botley Road, Burridge | 2.12 | Salisbury | 190 |
| 3102 | Land East of Posbrook Lane, Titchfield | 12.43 | Titchfield | 191 |
| 3106 | Land adj to 316 Botley Road, Burridge | 0.33 | Salisbury | 192 |
| 3109 | Land off Sopwith Way, Swanwick | 2.29 | Salisbury | 193 |
| 3110 | Land South of Holly Hill Lane, Salisbury | 4.11 | Salisbury | 194 |
| 3112 | 16-20 The Avenue, Fareham, Fareham | 0.46 | Fareham West | 195 |
| 3116 | Cherry Tree Industrial Park, Burridge | 0.92 | Salisbury | 196 |
| 3119 | Wicor Farm, Cranleigh Road, Portchester | 1.34 | Portchester East | 197 |
| 3123 | 177-181 Botley Road, Burridge | 1.44 | Salisbury | 198 |
| 3129 | Land West of Newgate Lane South, Stubbington | 6.19 | Stubbington | 199 |
| 3130 | Land East of Downend Road, Portchester (North of Winnham Farm) | 7.39 | Portchester West | 200 |
| 3159 | Land South of Hope Lodge | 1.40 | Fareham North West | 201 |
| 3161 | Land West of Newgate Lane | 3.79 | Stubbington | 202 |
| 3165 | Bursledon Brickworks Swanwick Lane Lower Swanwick | 0.76 | Salisbury | 203 |
| 3166 | Haykin, St Margaret's Lane | 0.77 | Titchfield | 204 |
| 3167 | Land to rear of 320 Southampton Rd | 1.32 | Titchfield | 205 |
| 3168 | Land Off Nelson Lane, Portchester | 1.76 | Portchester West, Portchester East | 206 |
| 3172 | 24 Raley Road | 1.22 | Locks Heath | 207 |
| 3173 | Land at 86 Funtley Road | 0.95 | Fareham North | 208 |
| 3175 | Posbrook Lane | 6.77 | Titchfield | 209 |
| 3176 | Land at Holly Hill Lane | 3.30 | Salisbury | 210 |
| 3177 | Land south of Segensworth Road | 14.24 | Titchfield | 211 |
| 3178 | Land west of Botley Road, Burridge | 36.66 | Salisbury | 212 |
| 3179 | Carron Row Farm | 1.24 | Titchfield | 213 |
| 3181 | Ellerslie House, Downend Road | 1.79 | Portchester West | 214 |


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| 3182 | Kingfisher House, Fishers Hill | 0.80 | Titchfield | 215 |
| 3184 | Land East of Cartwright Drive | 11.61 | Titchfield | 216 |
| 3185 | Land East of Glen Road | 8.71 | Park Gate, Sarisbury | 217 |
| 3187 | Lowater Nursery, Hook Lane | 1.65 | Warsash | 218 |
| 3188 | 177-181 Botley Road | 0.72 | Sarisbury | 219 |
| 3190 | Land at Titchfield Road and Ranvilles Lane | 1.98 | Titchfield | 220 |
| 3194 | Bassaire Ltd, Duncan Road | 0.12 | Park Gate | 221 |
| 3195 | Conifer Rise | 3.75 | Titchfield | 222 |
| 3197 | Land at Springfield Way | 0.13 | Hill Head | 223 |
| 3198 | Newlands Plus - Area A | 5.20 | Titchfield | 224 |
| 3199 | Newlands Plus - Area B1 | 23.60 | Stubbington | 225 |
| 3200 | Newlands Plus - Area B2 | 11.96 | Stubbington | 226 |
| 3201 | Newlands Plus - Area C | 15.43 | Stubbington | 227 |
| 3204 | 20 Botley Road, Park Gate | 0.09 | Park Gate | 228 |
| 3209 | 116 Bridge Road, Sarisbury Green | 0.09 | Sarisbury | 229 |
| 3210 | 21 Burridge Road, Burridge | 0.49 | Sarisbury | 230 |
| 3211 | Land South of 1 & 6 Woodlands, Pinks Hill | 0.78 | Fareham East | 231 |
| 3212 | Fareham MF Site, Ranvilles Lane | 0.94 | Titchfield | 232 |
| 3213 | Maindell Pumping Station, Fareham | 1.50 | Fareham East | 233 |
| 3214 | Land at Beacon Bottom II | 2.07 | Park Gate | 234 |
| 3215 | The Paddocks | 2.39 | Warsash | 235 |
| 3216 | Land south of Sovereign Crescent | 3.37 | Warsash | 236 |
| 3217 | Fleet End South East | 0.39 | Warsash | 237 |
| 3219 | Crofton Equestrian Centre | 21.53 | Titchfield | 238 |
| 3220 | Southampton Hill | 1.01 | Titchfield | 239 |

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| 3221 | Land south of Solar Farm | 3.01 | Stubbington | 240 |
| 3222 | Tarmac Trading Ltd, Upper Wharf | 0.34 | Fareham East, Portchester West | 241 |
| 3223 | Land adjoining Friends Farm | 0.90 | Sarisbury | 242 |
| 3224 | Land South of Swanwick Lane | 0.84 | Sarisbury | 243 |
| 3236 | Land to the rear of Lockswood Library | 0.05 | Locks Heath | 244 |
| 3237 | 4-10 Locks Heath Centre | 0.16 | Locks Heath | 245 |
| 3238 | 38-43 Locks Heath Centre | 0.27 | Locks Heath | 246 |
| 3248 | Land South of Swanwick Lane | 1.11 | Sarisbury | 247 |

6. Discounted Housing Site Assessments

| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|------------------------------------|---|---|-----|---|-----|
| ID: | 11 | Site Name: Land East of Posbrook and South of Bellfield | |  | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | Open space and residential to north, agricultural to east and south | | | | |
| Gross Site Area (ha): | 3.39 | Housing Yield (estimate): | 60 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Superficial sand/gravel, Countryside, Public ROW, Solent Brent Geese & Wader Primary Support Area | | | | |
| Highways/ Pedestrian Access: | Access is readily available to Posbrook Lane although the preferred location would be at the northern end, avoiding the trees. Pedestrian facilities would be required at the access. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Semi-improved grassland with potential for reptiles, barn owls, bats, badgers. Brent Geese & Solent Waders primary support site. | | | | |
| Accessible Facility Types: 3/10 | Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.1b)) and is a primary support area for Brent Geese and Solent Waders. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |

| SITE DETAILS | | Discounted Housing Site | Sarisbury |
|----------------------------------|---|---|-----------|
| ID: | 25 | Site Name: 7 Spring Road, Sarisbury Green | |
| Current Land Use: | Grassland | | |
| Surrounding Land Use: | Residential throughout | | |
| Gross Site Area (ha): | 0.42 | Housing Yield (estimate): | 6 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Countryside | | |
| Highways/ Pedestrian Access: | Access suitable for a single dwelling if a kerb line adjustment and pedestrian refuge area was introduced to improve visibility splays at the restricted frontage with Spring Road. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Low ecological sensitivity. Site is bounded by priority habitat lowland deciduous woodland connected to SINC wet woodland. | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site has insufficient highway access available to provide for a number of units above the study threshold. It is therefore considered unsuitable and unachievable. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Fareham East |
|----------------------------------|---|--|---------------------------|------------------------------------|
| ID: | 27 | Site Name: | Military Road, Wallington | |
| Current Land Use: | Paddock | | | |
| Surrounding Land Use: | Residential to north and along south boundary. Employment (Fort Wallington) to northeast (Grade II Listed Building) | | | |
| Gross Site Area (ha): | 2.17 | Housing Yield (estimate): | 22 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside, TPO, Within 500m of SPA Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | Access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be required and are considered feasible. Pinks Hill would require improvement to the A27 slip road. Pedestrian and cycle connections would be required to link the site to local services. | | | |
| Conservation Comments: | Site adjacent to Grade II listed Fort Wallington. Development of the eastern area of the site would harm the setting of the listed building. The existing northern boundary marks the line of the fort perimeter, retaining a break to define the outline of the former fort would be preferable. | | | |
| Noise/Air Quality Assessment: | A noise assessment would be required given the sites proximity to Fort Wallington Industrial Estate but otherwise unlikely to be any issues in this regard. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Site provides good habitat for notable invertebrate and supports dormice and reptiles. Bat flight line connectivity between wooded habitats and flight line/grazing/roosting habitat for intertidal grazing birds. Woodland should be maintained and any introduced gaps should minimise loss of connectivity. Lighting strategy should leave edges dark. | | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Site has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes can be provided. There are also concerns relating to heritage at this site, in relation to the proximity of development and the setting of Fort Wallington. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | No |



| SITE DETAILS | | Discounted Housing Site | Hill Head |
|------------------------------------|--|---|-----------|
| ID: | 31 | Site Name: Land West of Old Street, Hill Head | |
| Current Land Use: | Agricultural/Paddocks | | |
| Surrounding Land Use: | Fields and paddocks to the north, residential to the east and south (predominately detached), Titchfield Haven NNR, SPA and SSSI to west | | |
| Gross Site Area (ha): | 10.65 | Housing Yield (estimate): | 192 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 3 & 3a, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, Within 500m of SPA Ramsar & SSSI, Adjacent to a former landfill | | |
| Highways/ Pedestrian Access: | The site can be adequately accessed from Old Street, but is somewhat isolated from the centre of Stubbington. Any development would need to consider the quality of the existing bus service on Old Street, identify accessibility for cyclists and complete the continuous footpath to Hill Head Road to the south. Some widening of Old Street, across the site frontage, with a western footway, would be required. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | Site is immediately adjacent to European designated sites. Potential habitat for bats, water vole, otter, reptiles, Dormice and badgers. | | |
| Accessible Facility Types: 5/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c)) and within an Area of Special Landscape Quality. It has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|----------------------------------|---|---|--------------|------------------------------------|-----|
| ID: | 46 | Site Name: | Rookery Farm | | |
| Current Land Use: | Recycling Business, remnant orchard, vacant grazing | | | | |
| Surrounding Land Use: | Motorway to south, Botley Road to east, residential and undeveloped land to the north, woodland & scrub to west | | | | |
| Gross Site Area (ha): | 20.05 | Housing Yield (estimate): | 175 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 3a 3b & 3c, Minerals Safeguarded Site, Countryside, Landfill on part of site | | | | |
| Highways/ Pedestrian Access: | Re-use of the existing access to Botley Road would be difficult in view of its position almost opposite the Rookery Avenue junction. There would however be the prospect that the two junctions could be incorporated into a large four arm roundabout. The critical mass of the development could secure additional/rerouted bus services. The negative impacts of a long cul de sac would need to be designed out of the layout. Cyclist improvements would need to be secured leading from the site. The traffic impacts upon Park Gate would need to be assessed and ameliorated. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | The site is bounded by the M27 motorway to the south. Therefore there is potential for noise and air quality impacts. However, the site's scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Eastern part of the site supports an area of semi-improved grassland with scrub and scattered trees. Potential for reptile, birds and badger. Northern part of the site lies to improved grassland, with scrub and scattered trees merging into mature tree boundary. Potential for reptiles, badgers, breeding birds and dormice. Careful retention of southern section for public open space, and protection of the mature boundaries will minimise impacts, and provide an attractive natural green space to the site. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Site topography and boundary likely to create isolated cul de sac development. Main developable area of the site is not well related to existing settlement and is relatively isolated from local services. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Warsash, Locks Heath |
|----------------------------------|---|---|----------------------|
| ID: | 58 | Site Name: Raley Road, Locks Heath | |
| Current Land Use: | Residential Garden/ Urban Greenspace | | |
| Surrounding Land Use: | Residential throughout | | |
| Gross Site Area (ha): | 2.03 | Housing Yield (estimate): | 50 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | TPO | | |
| Highways/ Pedestrian Access: | Vehicular access from Raley Road | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | No known issues. | | |
| 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: | There is insufficient evidence that part of this site, including site access, is available for residential 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 Name: | 1-2 The Avenue, Fareham | | |
| Current Land Use: | B2 Class | | | | |
| Surrounding Land Use: | Railway line and station to the east, beyond which is Fareham Town Centre area. Residential development to the north, south and west. | | | | |
| Gross Site Area (ha): | 0.18 | Housing Yield (estimate): | maximum 20 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None, Existing vehicle repair garage | | | | |
| Highways/ Pedestrian Access: | Access using existing Station access road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality 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. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 9/10 | Within 1600m of a Secondary School, within 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 evidence that this site is available for residential development during the plan period and the 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 Housing Site | | Fareham North | |
|----------------------------------|---|--|------------------------------------|------------------------------------|-----|
| ID: | 87 | Site Name: | 280-282 (UTP) West Street, Fareham | | |
| Current Land Use: | B2 Class | | | | |
| Surrounding Land Use: | Automotive and retail uses, and residential. Railway immediately to the south | | | | |
| Gross Site Area (ha): | 0.17 | Housing Yield (estimate): | 34 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access from the Station Roundabout and Western Way slip road | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Potential for both noise and air quality impacts. Assessments should be undertaken in advance. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | There is no indication from the landowners that this site is available for residential development during the plan period and the site is currently in active economic use. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|---|--|------------------------------------|-----|
| ID: | 124 | Site Name: | Solent Business Park - Solent 2, Sarisbury | | |
| Current Land Use: | Ancient & Semi-natural Woodland and Scrub | | | | |
| Surrounding Land Use: | Business Park uses to the east, M27 to the south, undeveloped land to the west, residential to the north | | | | |
| Gross Site Area (ha): | 9.84 | Housing Yield (estimate): | 207 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Ancient Woodland, Countryside, SINC, TPO | | | | |
| Highways/ Pedestrian Access: | This site is readily accessible from the eastern stub of Rookery Avenue. Improved pedestrian facilities (including crossing) on Rookery Avenue would need to be considered. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Site comprises ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for common toads, great crested newt, bats, dormice, reptiles and badgers. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | The site is still appropriate and suitable for employment allocation. Employment allocation is favoured in order to address employment need in the borough. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Fareham East |
|----------------------------------|---|--|--------------|
| ID: | 158 | Site Name: Norgar House, 10 East Street, Fareham | |
| Current Land Use: | Offices B1 | | |
| Surrounding Land Use: | Offices/ retail/ residential/ car parking | | |
| Gross Site Area (ha): | 0.08 | Housing Yield (estimate): | 5 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Statutory Listed Buildings, Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | Access from East Street. The two sites have a total of 12 car parking spaces. A fifty percent parking requirement would be appropriate for this town centre site. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Known Importance | | |
| Ecology Comment: | The site includes buildings and areas of hardstanding. The buildings on site may have potential for roosting bats. There are a number of trees on site which should be retained where possible. | | |
| 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: | 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 |
|----------------------------------|---|---|-----------------------|
| ID: | 198 | Site Name: Civic Quarter, Fareham | |
| Current Land Use: | Car Parks/ B1, D1 and Sui Generis Classes | | |
| Surrounding Land Use: | Mix use area - Library, Retail, Multi-storey Car Park, Offices, Health Centre and Entertainment hall. | | |
| Gross Site Area (ha): | 3.35 | Housing Yield (estimate): | 100 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Existing Open Space, Public ROW, Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | Use of existing accesses. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No air quality concerns, but a noise assessment will likely be required. | | |
| Archaeology: | Known Importance Buffer | | |
| Ecology Comment: | No known issues. | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Majority of the site is required for existing use and is not immediately available for development. | | |
| Is the site suitable? | Yes | Is the site available? | Not in the short term |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Portchester West, Portchester East | |
|----------------------------------|--|---|----------------------------|------------------------------------|----|
| ID: | 207 | Site Name: | Romsey Avenue, Portchester | | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | Residential to the north and east, agriculture to west and south | | | | |
| Gross Site Area (ha): | 12.71 | Housing Yield (estimate): | 225 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 1 & 2, Minerals Brick Clay, Countryside, Solent Brent Geese & Wader Primary Support Area, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Subject to the surrounding road network being considered suitable, this site could be satisfactorily accessed from Romsey Avenue, via the stub road west of No.14. A loop road would be required on site to reduce the environmental effects of traffic on properties. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Slow worms and a badger sett, along with 6 species of commuting and foraging bats are present on site. The entire site is a Brent Geese and Solent Waders 'Primary Support Area' (F21). Appropriate measures are required to mitigate for loss of a Primary Support Area. Natural England should be consulted. | | | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Site is a designated as Brent Geese and Solent Waders Primary Support site. There is no evidence of a strategy compliant solution. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |




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

| SITE DETAILS | | Discounted Housing Site | Sarisbury |
|----------------------------------|--|--|-----------|
| ID: | 1005 | Site Name: Land adjacent to 75 Holly Hill Lane, Sarisbury | |
| Current Land Use: | Paddock | | |
| Surrounding Land Use: | Residential properties, Paddock, SINC to South | | |
| Gross Site Area (ha): | 2.64 | Housing Yield (estimate): | 20 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Historic Park & Garden, Minerals Superficial sand/gravel, Existing Open Space, Countryside, SINC, TPO | | |
| Highways/ Pedestrian Access: | The principle of highway access is acceptable, subject to allowing for the turning of a refuse vehicle within the design of the access road. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Moderate to high quality habitat/ecological interest in woodland areas. | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | Site is within area of special landscape quality. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Stubbington |
|------------------------------------|--|---|-----|------------------------------------|
| ID: | 1040 | Site Name: Land East of Burnt House Lane, Stubbington | | |
| Current Land Use: | Agricultural | | | |
| 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. | | | |
| Gross Site Area (ha): | 13.70 | Housing Yield (estimate): | 125 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Public ROW, Solent Brent Geese & Wader Low use | | | |
| Highways/ Pedestrian Access: | Access to the site can be achieved from Burnt House Lane. The traffic impact on junctions within Stubbington would need to be carefully assessed. Windermere Avenue and Burnt House Lane form an important cycle route into Stubbington. This would need to be protected or redirected. Service access along the northern section of Burnt House Lane would usefully be redirected through the site. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Noise assessment would be required as close to route of new Stubbington bypass; as well as an odour assessment (Peel Common Wastewater Treatment Works) recommended | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Solent Brent Geese and Wader Low Use site. Some potential that bats, reptiles and badgers might use the site. | | | |
| Accessible Facility Types: 7/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 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 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 Solent Waders Low Use site and there is no evidence of a strategy compliant solution. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | No |



| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|---|---|-----|---|----|
| ID: | 1170 | Site Name: Land at 171 Ranvilles Lane, Titchfield | |  | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | Agriculture | | | | |
| Gross Site Area (ha): | 0.90 | Housing Yield (estimate): | 10 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand, Countryside | | | | |
| Highways/ Pedestrian Access: | Ranvilles Lane is too narrow for increased vehicular use and lacks footways. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Site is a connecting habitat between Priority Habitats. Potential for bats, water vole, reptiles and badger. | | | | |
| Accessible Facility Types: | Within 800m of a Accessible Green or Play Space 1/10 | | | | |
| Reason for Discounting: | Development of scale promoted 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 considered achievable? | No |

| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|--|--|---------------------|------------------------------------|-----|
| ID: | 1173 | Site Name: | Land at Common Lane | | |
| Current Land Use: | Field/agriculture | | | | |
| Surrounding Land Use: | Residential | | | | |
| Gross Site Area (ha): | 1.28 | Housing Yield (estimate): | 30 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3, Countryside | | | | |
| Highways/ Pedestrian Access: | Site has adequate frontages with both Warsash Road and Common Lane from which vehicular access could physically be achieved. Warsash Road is classified with a 40mph speed limit which could mitigate against a new access. Common Lane is a lesser road to which access through an existing tree-belt could be secured with some hedge loss for visibility splays. Such splays, at any access, would need to be commensurate with the speeds of passing vehicles. Improvements of the adjacent bus-stops would be required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is a grass field with treelined boundaries. The boundary features to be retained and protected via a suitable planted buffer. Recreational impact on the LNR and SINC to be addressed. | | | | |
| Accessible Facility Types: | 5/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | 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 | | Titchfield | |
|----------------------------------|--|--|---------------|------------------------------------|-----|
| ID: | 1180 | Site Name: | Holly Cottage | | |
| Current Land Use: | Horticulture, residential, nursery and open space. | | | | |
| Surrounding Land Use: | Grade II* Listed Building opposite (St Margaret's Priory) and residential. | | | | |
| Gross Site Area (ha): | 2.36 | Housing Yield (estimate): | 27 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3, Countryside, Several potentially contaminative features on site | | | | |
| Highways/ Pedestrian Access: | A sufficient length of site frontage to St Margarets Lane is available to lay out an access to the site. There would be the potential to allow some frontage development subject to on-plot turning and adequate visibility. St Margarets Lane, however, is narrow and lacks any pedestrian or cyclist provisions south of the site. The prospect of additional pedestrian and cyclist activity associated with the development would be contrary to highway safety. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site appear to be grass fields/disturbed land, with glass houses, two residential units, areas of hardstanding and hedge lined boundaries in the north, west and south. The boundary features to be retained and enhanced. Recreational pressure impact on the non-statutory sites to be addressed. | | | | |
| 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 | Fareham North |
|----------------------------------|---|---|---------------|
| ID: | 1286 | Site Name: Russell Place, Fareham | |
| Current Land Use: | Mixed Inc. C-Class | | |
| Surrounding Land Use: | Residential and retail uses | | |
| Gross Site Area (ha): | 0.48 | Housing Yield (estimate): | 35 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | None, Depot, electrical substation, and fuel storage amongst uses on site | | |
| Highways/ Pedestrian Access: | Access subject to road improvements. Need to locally relocate car parking linked to surrounding development. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | No known issues. | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | This site has multiple ownership and leases. Correspondence from two landowners has confirmed their land is not available. Appears that the comprehensive site cannot be assembled for development during the plan period. | | |
| Is the site suitable? | Yes | Is the site available? | No |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|--|--|------------------------|------------------------------------|-----|
| ID: | 1324 | Site Name: | Land by Durrants Lodge | | |
| Current Land Use: | Historic Park/Garden | | | | |
| Surrounding Land Use: | Residential to north & west, community facilities to east, greenfield to south | | | | |
| Gross Site Area (ha): | 3.38 | Housing Yield (estimate): | 60 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Historic Park & Garden, Minerals Superficial sand/gravel, Countryside, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | This site has a long frontage with the A27 Bridge Road which is considered to be sufficient to accommodate a satisfactory junction. A Transport Assessment would be required to justify its form and siting on this steep incline. Footway improvements and bus stop relocation would need to be considered. | | | | |
| Conservation Comments: | Sarisbury Green conservation area, Brooklands historic park, Durrants Lodge is not listed but is within the local listed park. Conservation area to southern part is well screened with fences etc. The house (Durrants Lodge) is not of heritage interest but the parkland trees are part of the historic park and would require significant understanding in relation to the locally listed historic parkland. There is a well-established tree screen alongside Bridge Road which defines the site. A track to Durrants Lodge from Bridge Road is well screened from the highway. The undulating land form and sporadic established parkland trees are indicative of the historic parkland. The conservation area includes the car park, tennis courts and community centre, which are relatively well screened with established fences which define the area around the community centre and also provide open space to the east of Durrants Lodge. Oak Cottage to the south is a listed building and there is an attractive group of established traditional cottages within the conservation area. Development within the conservation area and the locally listed park setting would change the landscape character which would be detrimental to the historic character and landscape setting, although there may be potential for limited, carefully designed development in well screened locations. | | | | |
| Noise/Air Quality Assessment: | Site borders the A27 at its northeast edge and therefore a noise assessment is recommended. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site appears to be an arable field with treelined boundaries in the north, east and west. The habitats along the boundaries should be retained and enhanced. Likely significant effects on Natura 2000 sites and the SINC should be assessed. | | | | |
| Accessible Facility Types: | 5/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Site is located in Countryside, Historic Parks & Gardens Designation and within a sensitive landscape affecting the adjacent conservation area and is therefore unsuitable for development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Fareham North West |
|----------------------------------|---|--|--------------------|
| ID: | 1332 | Site Name: Fareham Park Farm Site, Fareham | |
| Current Land Use: | Paddock/Equestrian uses | | |
| Surrounding Land Use: | Residential further to the east , playing field/school to the south, open valley fields and woods to the west. | | |
| Gross Site Area (ha): | 7.15 | Housing Yield (estimate): | 133 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, agricultural land use, potential for waste materials inc. asbestos sheeting, and therefore site investigation of discrete areas of site necessary | | |
| Highways/ Pedestrian Access: | It is considered that adequate access can be achieved from Hillson Drive, although it will be necessary to assess the ability of the road to accommodate generated traffic, given the extent of on-street parking. Signal controls at the junction of Hillson Drive with Highlands Road may be necessary. The site is considered unsustainable in transport terms because of its isolated location. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Potential for invertebrates, foraging, commuting and roosting bats, Great Crested Newts (pond to east and west), Dormice, harvest mouse, hedgehog, otter, reptiles and badger. Woodland field boundaries likely to contain ancient trees. | | |
| Accessible Facility Types: | 7/10 | Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.2b)). The site will also have a detrimental impact on the Strategic Gap in this location and the Area of Special Landscape Quality. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Park Gate |
|----------------------------------|---|---|-----------|
| ID: | 1335 | Site Name: Land at Addison Rd, Sarisbury | |
| Current Land Use: | Rough Pasture | | |
| Surrounding Land Use: | 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 |
| 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 | Within 1600m of a Train Station, 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: | 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 | Salisbury |
|----------------------------------|--|--|-----------|
| ID: | 1339 | Site Name: Old Orchard, Botley Rd, Swanwick | |
| Current Land Use: | Former orchard/copse | | |
| Surrounding Land Use: | Residential, woodland, paddocks, grassland | | |
| Gross Site Area (ha): | 2.14 | Housing Yield (estimate): | 40 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3b, Minerals Safeguarded Site, Existing Open Space, Countryside, Public ROW, TPO | | |
| Highways/ Pedestrian Access: | Access to the site should be taken from Yew Tree Drive near the southern end of the frontage. Access from Botley Road may be feasible as an alternative. Overflow parking for the adjacent Whiteley Surgery should be considered within any proposals. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Woodland habitat connected to water and a quarry - offers high value to European Protected Species. | | |
| 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 | |
| Reason for Discounting: | The site has extensive TPO coverage and high ecological value. 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 | Salisbury |
|----------------------------------|---|--|-----------|
| ID: | 1356 | Site Name: 187 Botley Road - Site A Proposal, Burridge | |
| Current Land Use: | House and garden | | |
| Surrounding Land Use: | 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 | | | |
| 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 suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Stubbington | |
|----------------------------------|---|---|------------------------|------------------------------------|-----|
| ID: | 1372 | Site Name: | Newgate Lane Peel Nook | | |
| Current Land Use: | Amenity/storage/vacant. | | | | |
| Surrounding Land Use: | Church, residential, paddocks, car park | | | | |
| Gross Site Area (ha): | 0.71 | Housing Yield (estimate): | 8 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Soft Sand & Superficial sand/gravel, Countryside | | | | |
| Highways/ Pedestrian Access: | Satisfactory access is available from Newgate Lane subject to the clearance of vegetation overhanging the highway. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | | | |
| 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 | | Stubbington | |
|----------------------------------|--|---|---|------------------------------------|-----|
| ID: | 1388 | Site Name: | Land at Junction of Newgate Lane, Stubbington | | |
| Current Land Use: | Equestrian uses | | | | |
| Surrounding Land Use: | Housing and mixed use to the north, to the east is housing & Newgate Lane, to the south is Gosport Road & Daedalus airfield employment sites. To the west is farmland & the proposed Stubbington bypass. | | | | |
| Gross Site Area (ha): | 3.64 | Housing Yield (estimate): | 66 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Superficial sand/gravel, Countryside | | | | |
| Highways/ Pedestrian Access: | Satisfactory access can be achieved from Gosport Road, subject to the access being located in the eastern third of the site frontage. The future provisions of the Stubbington Bypass should be safeguarded along the southern boundary. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Known Importance Buffer | | | | |
| Ecology Comment: | Low interest for biodiversity. | | | | |
| Accessible Facility Types: | 5/10 | Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. The site is therefore considered unsuitable for residential development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Fareham East |
|----------------------------------|--|---|------------------------|------------------------------------|
| ID: | 1998 | Site Name: | Pinks Hill, Wallington | |
| Current Land Use: | Grassland/ Paddock | | | |
| Surrounding Land Use: | Residential, Grade II Listed Building and employment to the west, Waste Transfer Station to the north and A27 to the south and east. | | | |
| Gross Site Area (ha): | 5.33 | Housing Yield (estimate): | 130 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Within 500m of SPA Ramsar & SSSI, 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 assessments would be required. | | | |
| Archaeology: | Green Alert | | | |
| 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 links to local services and there is no evidence to suggest that safe routes can be provided. Noise level concerns due to site's proximity to A27. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | No |



| SITE DETAILS | | Discounted Housing Site | | Fareham East | |
|----------------------------------|---|---|--------------------------|------------------------------------|----|
| ID: | 2826 | Site Name: | Lysses Car Park, Fareham | | |
| Current Land Use: | Sui-Generis / Public Car Park | | | | |
| Surrounding Land Use: | Automotive and service industries, residential, and green open space | | | | |
| Gross Site Area (ha): | 0.42 | Housing Yield (estimate): | 24 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Brick Clay & sand/gravel, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access from Lysses Path. Two pedestrian links with High Street. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required due to nearby industrial estate and Lysses Hotel (entertainment events) | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Site is required for current use to provide parking provision for Fareham Town Centre and is therefore not available 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 Housing Site | | Locks Heath | |
|----------------------------------|---|---|-----------------------------|------------------------------------|----|
| ID: | 2851 | Site Name: | Genesis Centre, Locks Heath | | |
| Current Land Use: | Youth Centre, open space | | | | |
| Surrounding Land Use: | District shopping centre, shops, supermarket, library, post office and GP surgery, residential | | | | |
| Gross Site Area (ha): | 0.27 | Housing Yield (estimate): | 13 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Suitable access can be obtained. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is dominated by a large building in the west, areas of hardstanding, amenity grassland, hedgerows and scattered trees. The building may have potential for roosting bats. Therefore, appropriate mitigation and enhancement strategy for the site will be required. Recreational pressure on the nearby SINC to be assessed and mitigated accordingly. | | | | |
| 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: | Site is required for current use. No evidence that this site will become available for development in the plan period. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | No |



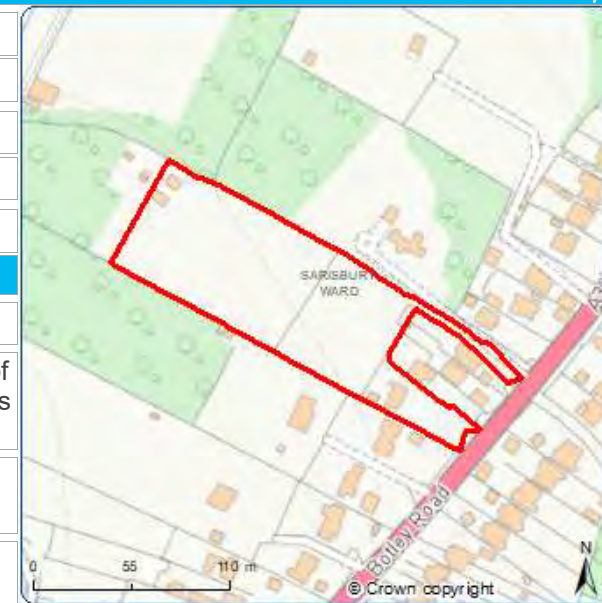
| SITE DETAILS | | Discounted Housing Site | | Fareham North | |
|----------------------------------|---|--|----------------------|------------------------------------|----|
| ID: | 2956 | Site Name: | Delme Court, Fareham | | |
| Current Land Use: | A-Classes and C3 Class | | | | |
| Surrounding Land Use: | Mixed use - residential, industrial and service industries. Rail and fire station nearby. | | | | |
| Gross Site Area (ha): | 0.11 | Housing Yield (estimate): | 32 (net 11) | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None, Motorcycle dealers and former brickyard including clay pit | | | | |
| Highways/ Pedestrian Access: | Access from Maytree Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Air quality and noise impact assessments would be required | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | No certainty that the site is available within the plan period. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | No |



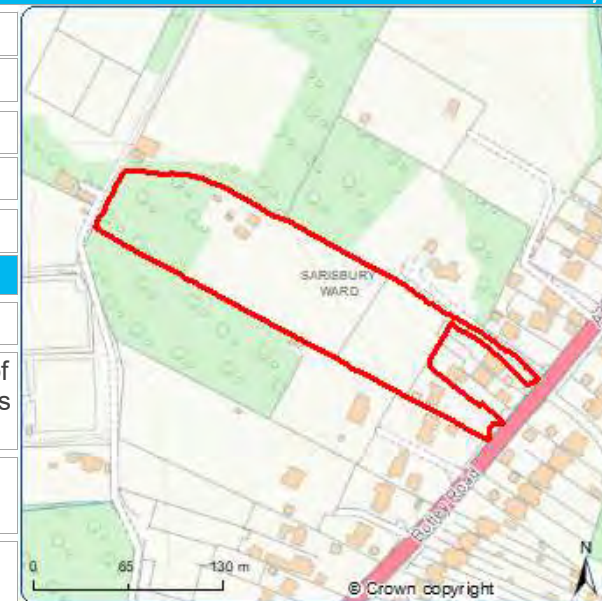
| SITE DETAILS | | Discounted Housing Site | | Locks Heath | |
|----------------------------------|---|---|-------------------------|------------------------------------|----|
| ID: | 2984 | Site Name: | Land east of Raley Road | | |
| Current Land Use: | Residential Garden/ Urban Greenspace | | | | |
| Surrounding Land Use: | Residential to north, south & east; horticulture and agriculture to west. | | | | |
| Gross Site Area (ha): | 1.17 | Housing Yield (estimate): | 28 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | TPO | | | | |
| Highways/ Pedestrian Access: | Promoted access from Locks Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| 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: | 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: | No evidence that access to site is available or achievable. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|----------------------------------|--|--|-----|------------------------------------|-----|
| ID: | 2997 | Site Name: 187 Botley Road - Site B Proposal, Burr ridge | | | |
| Current Land Use: | House and garden | | | | |
| Surrounding Land Use: | Residential to north, south & east; horticulture and agriculture to west. | | | | |
| Gross Site Area (ha): | 1.23 | Housing Yield (estimate): | 15 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a, Countryside | | | | |
| 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. | | | | |
| 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 considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Salisbury |
|----------------------------------|--|--|-----------|
| ID: | 2998 | Site Name: 187 Botley Road - Site C Proposal, Burr ridge | |
| Current Land Use: | House and garden | | |
| Surrounding Land Use: | Residential to north, south & east; horticulture and agriculture to west. | | |
| Gross Site Area (ha): | 1.74 | Housing Yield (estimate): | 20 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a, Countryside | | |
| 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. | | |
| 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 considered achievable? | Yes |



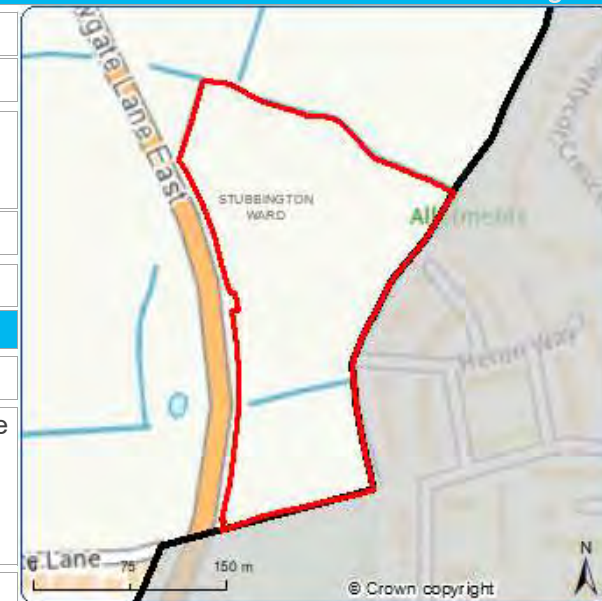
| SITE DETAILS | | Discounted Housing Site | | Portchester West | |
|------------------------------------|--|---|-----|------------------------------------|----|
| ID: | 2999 | Site Name: Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester | | | |
| Current Land Use: | Woodland/ Scrub | | | | |
| Surrounding Land Use: | Motorway to north, Veolia tip to east, hotel and sports and camping south, houses and road then agriculture west. | | | | |
| Gross Site Area (ha): | 4.21 | Housing Yield (estimate): | 76 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Safeguarded Site, SSSI, Countryside, Within 500m of SSSI, Former landfill site. | | | | |
| Highways/ Pedestrian Access: | Suitable access to the site can be achieved from Down End Road. Turning for a refuse vehicle would be required on site. Safe pedestrian facilities would be required at the site access. The site is isolated and thus sustainable transport provisions would be required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Site is a designated SSSI for geological strata. Potential for bats, badger, reptiles, barn owl and Brent geese. | | | | |
| Accessible Facility Types: 1/10 | Within 1600m of a Secondary School | | | | |
| Reason for Discounting: | This site is of national importance for geological strata and has significant ecological potential. It is therefore unsuitable for residential development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|------------------------------------|---|---|--------------------------|------------------------------------|-----|
| ID: | 3000 | Site Name: | Land at 60 Swanwick Lane | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | Residential to west, woodland to north, agricultural/residential to east | | | | |
| Gross Site Area (ha): | 1.92 | Housing Yield (estimate): | 30 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Countryside, Former clay pit | | | | |
| Highways/ 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. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified 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 development proposed is out of keeping with the character of the area and does not accord with the development strategy. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Stubbington |
|----------------------------------|--|--|-------------|
| ID: | 3002 | Site Name: Land East of Newgate Lane East, Peel Common | |
| Current Land Use: | Mostly agriculture, with the south west field used for horse grazing. | | |
| Surrounding Land Use: | Immediately to the north are open fields currently in agricultural use. These have previously been submitted for consideration for residential development alongside this site. Further north are playing pitches associated with HMS Collingwood. To the east | | |
| Gross Site Area (ha): | 3.92 | Housing Yield (estimate): | 99 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low use | | |
| Highways/ Pedestrian Access: | This proposal includes the creation of an access onto Brookers Lane and an access to the proposed Newgate Lane South Relief Road through a roundabout scheme (in combination with site. 3057). HCC Highways consider that junctions along this route would interfere with the free-flow of traffic which the Relief Road now provides and is as such unsatisfactory. FBC are confident that the evidence demonstrates that the access is deliverable and would not unduly impact traffic flows on the relief road. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment required due to proximity to rerouted Newgate Lane | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site is a Brent Geese and Solent Waders 'Low Use' site. All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | Development in this location would have a detrimental impact on the Strategic Gap. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Fareham South |
|----------------------------------|--|--|---------------|
| ID: | 3003 | Site Name: Land Rear of 23 The Avenue, Fareham | |
| Current Land Use: | Unused Land / Paddock | | |
| Surrounding Land Use: | Adjacent to Fareham College grounds, residential, historic park and garden | | |
| Gross Site Area (ha): | 0.75 | Housing Yield (estimate): | 12 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Historic Park & Garden, TPO | | |
| Highways/ Pedestrian Access: | Subject to turning on site, the site would be suitable for a limited scale of development. | | |
| Conservation Comments: | Development would lead to harm to the setting of grade II* house and character of the historic park and garden. | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | Habitat has potential for Dormice and invertebrates. | | |
| 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: | This site has significant TPO coverage and is located within a Historic Park and Garden. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|---|--|---------------------------------------|------------------------------------|-----|
| ID: | 3004 | Site Name: | Land South of Hook Park Road, Warsash | | |
| Current Land Use: | Agricultural and equestrian | | | | |
| Surrounding Land Use: | The site is bordered by residential development to the north-west. To the south there is woodland, agriculture and coastal plain. | | | | |
| Gross Site Area (ha): | 30.00 | Housing Yield (estimate): | 55 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 3 & 3b, Flood Zone 2 & 3, Historic Park & Garden, Minerals Superficial sand/gravel, Existing Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Candidate, SINC, TPO, Within 500m of SPA SAC Ramsar & SSSI, Former landf | | | | |
| Highways/ Pedestrian Access: | Access is from low standard roads unsuitable for any significant development traffic. The site is very isolated from any local facilities and is unsustainable in transport terms. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Site contains grassland, broadleaved woodland, scattered trees and several water bodies. Potential for amphibians, bats, badger, dormice and reptiles. Candidate site for SWBG species. | | | | |
| 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: | Site within Special Area of Landscape Quality. Impacted by significant transport and ecology constraints, SINC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly within flood zone, partly candidate site for Brent Geese and Waders. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|--|---|---|------------------------------------|----|
| ID: | 3007 | Site Name: | Land to the south of Swanwick Lane, Sarisbury | | |
| Current Land Use: | Family leisure area | | | | |
| Surrounding Land Use: | Residential to the north (along Swanwick Lane), stables to the east, No 85 Swanwick Lane to the south and Glen House playing field to the west. | | | | |
| Gross Site Area (ha): | 0.29 | Housing Yield (estimate): | 8 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Safeguarded Site, Countryside | | | | |
| Highways/ Pedestrian Access: | The access track from Swanwick Lane is only single vehicle width and has poor visibility onto Swanwick Lane. This track would be unacceptable for residential development, unless widened to dual width. Uncertain as to whether this can be achieved in regards to land ownerships. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Site is heavily covered by mixed deciduous woodland - loss of which should be avoided. Site is likely to support bats, Great Crested Newt 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: | Development 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? | No |



| SITE DETAILS | | Discounted Housing Site | | Stubbington, Fareham South, Fareham West | |
|----------------------------------|--|---|---|--|----|
| ID: | 3008 | Site Name: | Land South of Longfield Avenue, Fareham | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | 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. | | | | |
| Gross Site Area (ha): | 110.27 | Housing Yield (estimate): | 1250 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Existing Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Low use | | | | |
| Highways/ Pedestrian Access: | Access from Longfield Avenue and Peak Lane. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Air quality and noise impact assessment required | | | | |
| Archaeology: | Known Importance, Green Alert | | | | |
| Ecology Comment: | The site itself contains arable fields with hedgerows around the field margins. A pond is present on site. Low use 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. | | | | |
| 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 in this location would have a detrimental impact on the Strategic Gap. Site contains Brent Geese and Solent Waders designations. If appropriately masterplanned, areas of the site are likely to be developable where there is a strategy compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap. | | | | |
| Is the site suitable? | No | Is the site available? | Not wholly | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|---|---|--------------------------------------|------------------------------------|-----|
| ID: | 3010 | Site Name: | Land at Southampton Road, Titchfield | | |
| Current Land Use: | Scrub/ rough grassland | | | | |
| Surrounding Land Use: | Residential to east and west and north, with open land/woodland to the south. | | | | |
| Gross Site Area (ha): | 1.26 | Housing Yield (estimate): | 15 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Countryside | | | | |
| Highways/ Pedestrian Access: | The site has existing access from the A27. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Site is covered by woodland and scrub grassland. Potential for bats, Dormice, badger and barn owl. | | | | |
| Accessible Facility Types: | 7/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|----------------------------------|---|--|----------------------------------|------------------------------------|-----|
| ID: | 3017 | Site Name: | Land adj Swanwick Lane, Swanwick | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | Residential to west, woodland to north, agricultural/residential to east | | | | |
| Gross Site Area (ha): | 2.54 | Housing Yield (estimate): | 46 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Countryside | | | | |
| Highways/ 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. | | | | |
| Noise/Air Quality Assessment: | Noise assessment required as commercial development adjacent site to the northwest. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Priority habitat lowland mixed deciduous woodland present directly adjacent to north of site. Potential for bats, Great Crested Newts, Hazel Dormice; Common Lizard, Badger and BoCC. | | | | |
| 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 development proposed is out of keeping with the character of the area and does not accord with the development strategy. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



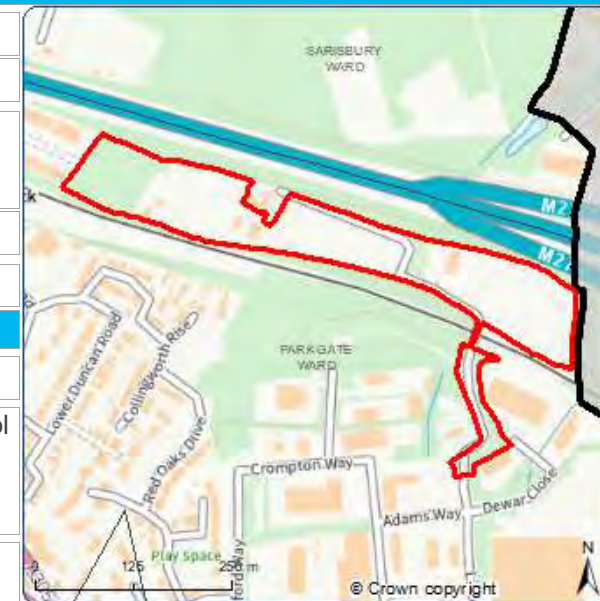
| SITE DETAILS | | Discounted Housing Site | Stubbington |
|----------------------------------|--|--|-------------|
| ID: | 3022 | Site Name: Land West of Newgate Lane, Stubbington | |
| Current Land Use: | Paddock | | |
| Surrounding Land Use: | Solar farm off Newgate Lane to north of the site. Open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



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|---|---|-------------------------------|------------------------------------|-----|
| ID: | 3024 | Site Name: | Land at Great Abshot, Warsash | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | The site is surrounded by agriculture, hedges and woodland and some isolated residential housing. | | | | |
| Gross Site Area (ha): | 13.65 | Housing Yield (estimate): | 246 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, TPO, Former landfill to South, pits to North | | | | |
| Highways/ Pedestrian Access: | Physical access to the site could be obtained, however the site is somewhat isolated from the Titchfield Common settlement and would need to provide adequate pedestrian and cyclist linkage to the north. Little Abshot Lane and the Local Road Network are likely to be inadequate to provide access for the scale of development proposed. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Known Importance Buffer | | | | |
| 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 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: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and is within an Area of Special Landscape Quality. There are also highway access constraints. 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? | Yes |



| SITE DETAILS | | Discounted Housing Site | Park Gate |
|----------------------------------|--|---|-----------|
| ID: | 3025 | Site Name: Little Park Farm, Park Gate | |
| Current Land Use: | The site is in a mixture of uses, including residential, kennels and amenity grazing. | | |
| Surrounding Land Use: | Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District | | |
| Gross Site Area (ha): | 5.55 | Housing Yield (estimate): | 103 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Minerals Superficial sand/gravel, TPO, Former Land Use Assessment required | | |
| Highways/ Pedestrian Access: | The site plan indicates that a satisfactory access could be provided for the site, subject to measures to control vehicles and pedestrians under the 3.7m wide rail underbridge. Traffic signals would appear to be feasible, linked to a separate pedestrian phase. There would be some concern over the length of the cul de sac and potential vulnerability if the underbridge became obstructed, such as by a large/ high vehicle. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley Wood. Potential for reptiles, dormice and bats. | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | |
| Reason for Discounting: | The site is unsuitable for residential development and is an employment allocation. | | |
| Is the site suitable? | No | Is the site available? | No |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Sarisbury |
|----------------------------------|---|---|-----------|
| ID: | 3026 | Site Name: Eversdown Farm, Burridge | |
| Current Land Use: | Agriculture | | |
| Surrounding Land Use: | To the north is the Burridge Recreation Ground, to the east, south and west are residential dwellings and associated gardens. | | |
| Gross Site Area (ha): | 5.24 | Housing Yield (estimate): | 38 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 & 3c, Minerals Superficial sand/gravel, SAC, Ramsar, SSSI, Existing Open Space, Countryside, SPA, Within 500m of SPA SAC Ramsar & SSSI, Former Land Use Assessment required | | |
| Highways/ Pedestrian Access: | Access from Botley Road can be accommodated at any point along the site frontage with hedge loss for visibility. Good pedestrian and cyclist connectivity to North Whiteley would be essential to make the site sustainable from a transport point of view. Safe pedestrian facilities on Botley Road would also be required. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | The site itself contains mainly grassland with hedgerows surrounding it and buildings on the east and south of the site. Bats, Badger, Great Crested Newt and Dormice could utilise the site. | | |
| Accessible Facility Types: | 2/10 Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | The scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Stubbington |
|------------------------------------|---|---|-------------|
| ID: | 3028 | Site Name: Copps Field, Newgate Lane, Peel Common | |
| Current Land Use: | Pasture | | |
| Surrounding Land Use: | Arable fields border the site to the south, playing fields are found to the north and west, with residential dwellings to the east. | | |
| Gross Site Area (ha): | 4.61 | Housing Yield (estimate): | 90 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Countryside, Solent Brent Geese & Wader Secondary Support Area | | |
| Highways/ Pedestrian Access: | Site does not have access to the highway, however there is potential for access to the site through adjacent developable sites. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment - Newgate Lane industrial estate(s) to the north. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site comprises a grass field with hedge lined boundaries. A ditch is located along the southern boundary of the site. The site is a Brent Geese and Solent Waders 'Low Use' site. All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. The hedgerows on site should be retained and protected by a planted buffer. Due to the presence of suitable habitats on site, it is likely that reptiles, Badgers, Water Voles, amphibians, Dormice and bats are present on site. | | |
| Accessible Facility Types: 8/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Development in this location would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|--|---|---|------------------------------------|----|
| ID: | 3029 | Site Name: | Land south of Bridge Street, Titchfield | | |
| Current Land Use: | Pasture | | | | |
| Surrounding Land Use: | Residential to the west and north. Open land to the east and south. | | | | |
| Gross Site Area (ha): | 1.76 | Housing Yield (estimate): | 28 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Superficial sand/gravel, Countryside, Statutory Listed Buildings | | | | |
| 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 setting 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. | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Known Importance | | | | |
| 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 and 3 and has high ecological potential (adjacent to a SINC). Development could also be harmful to the setting of the conservation area. | | | | |
| 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 | Site Name: | Land west of Old Street, Stubbington | |
| Current Land Use: | C3 Class and B8 Class | | | |
| Surrounding Land Use: | Residential to the east, open countryside/ Meon Valley and SPA/SSSI to the west | | | |
| Gross Site Area (ha): | 3.00 | Housing Yield (estimate): | 6 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3 3a & 3b, Countryside, TPO, Within 500m of SPA Ramsar & SSSI | | | |
| Highways/ Pedestrian Access: | No in principle highway access issues. Safe site access and visibility to Old Street would be a priority and pedestrian provisions would also need to be considered. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | Site contains residential detached housing with associated large gardens containing scattered mature trees and shrubs. Potential for bats, water vole, otter, badger, Dormice and reptiles. | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Area of special landscape quality and strategic gap. Development in this location is not suitable. | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | No | |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|--|----------------------------------|------------------------------------|----|
| ID: | 3038 | Site Name: | Land in Upper Swanwick, Swanwick | | |
| Current Land Use: | Horticultural land/ paddock/ grassland/ woodland | | | | |
| Surrounding Land Use: | Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve to the north | | | | |
| Gross Site Area (ha): | 31.94 | Housing Yield (estimate): | 575 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 3a 3b & 3c, Minerals Safeguarded Site, Countryside, Public ROW, TPO, Within 500m of SPA SAC Ramsar & SSSI, Former clay pit | | | | |
| Highways/ Pedestrian Access: | Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly 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. | | | | |
| Conservation Comments: | The site lies directly adjacent to Morgan's Farmhouse and its barn, both are grade II listed buildings. The proximity of any development would need to respect the setting of both these buildings which is presently semi rural in character. | | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments due to scale of proposed development. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| 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. | | | | |
| 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 with the development strategy. The site is ecologically sensitive (adjacent to a SINC) and does not seem capable of providing suitable highway access for the scale of development proposed. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|----------------------------------|---|---|-----|------------------------------------|
| ID: | 3045 | Site Name: Carron Row Farm Segensworth East, Titchfield | | |
| Current Land Use: | C3 Class/ Agricultural/ Horticultural | | | |
| Surrounding Land Use: | Allotments, paddocks, Titchfield Abbey Scheduled Ancient Monument and caravan site. | | | |
| Gross Site Area (ha): | 7.29 | Housing Yield (estimate): | 131 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2 & 3, Minerals Superficial sand/gravel, Countryside, Statutory Listed Buildings, Scheduled Monument, Public ROW, SINC | | | |
| Highways/ Pedestrian Access: | Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays at the prospective accesses. | | | |
| Conservation Comments: | This site contains a grade II listed building, the Barn at Carron Row Farm, and part of the site lies within the boundary of the Titchfield Abbey Conservation Area. To the south the site encroaches on the scheduled 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 the scale and siting of new buildings. English Heritage should be consulted concerning the character and setting of the scheduled monument. | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | SAM, National Interest | | | |
| Ecology Comment: | 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 value as horse paddock. Potential for bats, Dormice, reptiles and badger. | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Scheduled Ancient Monument. No safe highway access identified. | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | No | |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|--|--|------------------------------------|----|
| ID: | 3047 | Site Name: | Land on south west side of Botley Road, Swanwick | | |
| Current Land Use: | Former garden/orchard | | | | |
| Surrounding Land Use: | Residential to the east, open countryside to north, south, east and west | | | | |
| Gross Site Area (ha): | 0.70 | Housing Yield (estimate): | 5 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside | | | | |
| Highways/ Pedestrian Access: | Access to this site is considered to be acceptable from a central point on the frontage with Botley Road, tying in to the adjacent layby. Pedestrian facilities on the frontage and a possible pedestrian refuge would be required on Botley Road. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site comprises a Priority Habitat Lowland Mixed Deciduous Woodland which is considered to be of high value for biodiversity. The site is part of a valuable network of habitats with rich biodiversity. Potential to support EPS species including bats, Dormice and Great Crested Newts. | | | | |
| 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 | | | |
| Reason for Discounting: | This site has extensive mature tree cover across the majority of the site with high biodiversity value. The site is therefore considered unsuitable for residential development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|---|--|-------------------------------|------------------------------------|-----|
| ID: | 3050 | Site Name: | Land at Brook Avenue, Warsash | | |
| Current Land Use: | Paddock | | | | |
| Surrounding Land Use: | 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. | | | | |
| Gross Site Area (ha): | 2.04 | Housing Yield (estimate): | 25 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3b, Countryside, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | Access from the south would be unacceptable as the link to Brook Lane is narrow. Access from the north onto Brook Avenue is considered feasible. Footway provision along Brook Avenue would be required to Brook Lane. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site contains an improved grassland field with boundary vegetation, which could be utilised by foraging and commuting bats, reptiles, dormice and breeding birds. Issues arising from increased recreation within the SINC will need to be considered. Protection and enhancement of the boundary vegetation is required. | | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre | | | |
| Reason for Discounting: | The site is located in the countryside and in an Area of Special Landscape Quality and would 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 | Fareham East |
|----------------------------------|---|---|--------------|
| ID: | 3052 | Site Name: Land to the East of Furze Court, Wickham Road, Fareham | |
| Current Land Use: | Open Space | | |
| 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 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay, Existing Open Space, Ground Water Protection Zone, Countryside, Pumping station in corner on site. | | |
| Highways/ Pedestrian Access: | Access provision, subject to satisfactory refuse collection and turning and safe pedestrian facilities leading to Wickham Road is acceptable. Pedestrian and cycle connection to Furzehall Avenue should be investigated. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | The impacts of noise and air quality from the M27 motorway are a constraint to development, the site is not ideal for residential use. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | 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, invertebrates, reptiles, amphibians and BoCC. | | |
| Accessible Facility Types: | 4/10 | 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 Town/District or Local Centre | |
| Reason for Discounting: | Development would result in the loss of open space. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Stubbington | |
|----------------------------------|---|---|-----|------------------------------------|----|
| ID: | 3057 | Site Name: Land East of Newgate Lane, Peel Common | | | |
| Current Land Use: | Agricultural | | | | |
| Surrounding Land Use: | MOD Playing fields (use class D2) to the north-west. Tukes Avenue public open space is to the north east. Speedfields Retail Park (including A1, B1, B2 uses) to the north and residential to the east. Arable land to the south west of Newgate Lane. | | | | |
| Gross Site Area (ha): | 13.55 | Housing Yield (estimate): | 286 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low use | | | | |
| Highways/ Pedestrian Access: | This proposal includes the creation of an access direct from the proposed Newgate Lane South Relief Road through the construction of a roundabout. HCC Highways have raised concerns over the acceptability of this access but FBC are confident that the Local Plan Transport Assessment and other evidence supports this allocation by demonstrating a deliverable junction scheme for this access. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise and air quality (travel) assessments both required | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site itself contains arable fields with linear hedgerows. Potential for badger, bat, reptile and green sandpiper. The site is a Brent Geese and Solent Waders 'Low Use' site. All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. | | | | |
| Accessible Facility Types: | 5/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School | | | |
| Reason for Discounting: | Development in this location would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |

| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|------------------------------------|---|---|---|--|
| ID: | 3058 | Site Name: | Land East of St Margaret's Lane, Titchfield | |
| Current Land Use: | Woodland | | | |
| Surrounding Land Use: | 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 | |
| SUITABILITY | | | | |
| 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 | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| 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 suitable? | No | Is the site available? | No | Is the site considered achievable? Yes |



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



| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|---|--|-----|------------------------------------|-----|
| ID: | 3060 | Site Name: Land West of St Margaret's Lane, Titchfield | | | |
| Current Land Use: | Mix use-horticultural, paddocks, cattery, storage, vacant and residential. | | | | |
| Surrounding Land Use: | 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 (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| 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, without which the site is in a unsustainable location. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment - adjacent works and a school | | | | |
| 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 | | Salisbury | |
|----------------------------------|---|---|---|------------------------------------|----|
| ID: | 3061 | Site Name: | Land to rear of 310 Botley Road, Burridge | | |
| Current Land Use: | Woodland | | | | |
| Surrounding Land Use: | Allocated housing land to north and east, residential to south and west | | | | |
| Gross Site Area (ha): | 1.32 | Housing Yield (estimate): | 32 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3b & 3c, Ancient Woodland, Countryside, SINC, TPO, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | It is considered this site would be unsuitable due to the width of the access lane and visibility onto Botley Road. Access from the North Whiteley development to the east may be appropriate. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Noise assessment required, site is immediately south of Cherry Tree Farm Industrial Estate. | | | | |
| Archaeology: | Site not within identified area of archaeological 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 | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Fareham East | |
|----------------------------------|---|---|----------------------------------|------------------------------------|-----|
| ID: | 3063 | Site Name: | Trinity Street Car Park, Fareham | | |
| Current Land Use: | Car Park | | | | |
| Surrounding Land Use: | Residential, a church with grounds, a public house and a restaurant | | | | |
| Gross Site Area (ha): | 0.17 | Housing Yield (estimate): | 12 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Access from Trinity Street | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | No known issues | | | | |
| Accessible Facility Types: | 10/10 Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Not available | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



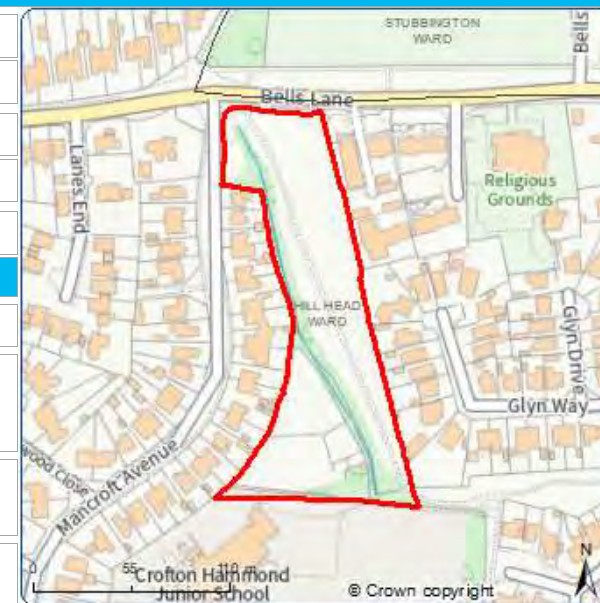
| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|----------------------------------|--|---|-----|------------------------------------|
| ID: | 3064 | Site Name: | | 320 Southampton Road, Titchfield |
| Current Land Use: | C3 Class/ garden land/ paddock | | | |
| Surrounding Land Use: | Residential, open area to South , A27 to the North | | | |
| Gross Site Area (ha): | 1.06 | Housing Yield (estimate): | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside | | | |
| Highways/ Pedestrian Access: | Site acceptable in highway terms subject to planned A27 duelling works will have been completed. Access should be created at the eastern end of the frontage. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The site contains improved grassland with boundary vegetation comprising hedgerows. Adjacent to SINC and Priority Habitat woodland. The boundaries are connected to the wider landscape and will be of some importance to species such as bats, reptiles and possibly dormice. | | | |
| Accessible Facility Types: | 8/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Discounted Housing Site | Park Gate |
|----------------------------------|---|--|-----------|
| ID: | 3073 | Site Name: Land at Addison Road, Park Gate | |
| Current Land Use: | Open space | | |
| Surrounding Land Use: | Residential to the south, open space and countryside to north | | |
| Gross Site Area (ha): | 0.67 | Housing Yield (estimate): | 16 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Existing Open Space, Countryside | | |
| Highways/ Pedestrian Access: | Subject to no intervening land, access to the site would be acceptable from Addison Road, midway along the southern boundary. Priority or traffic calming measures would be required at the junction of Addison Road with Edenbridge Way. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | The site appears to comprise grass fields with tree-lined boundaries. A woodland is also located along the western boundary of the site. Due to the presence of mature treelines, TPOs and a woodland along the boundaries, these features should be retained where possible and protected through the inclusion of appropriate buffers. Likely to support foraging and commuting bats, Dormice, reptiles, and invertebrates. Recreational pressure impact on the nearby SINC should be assessed and mitigated accordingly. | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | The site provides valuable public open space and the existing woodland which includes TPOs and wildlife habitat would make development difficult to accommodate. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Hill Head |
|----------------------------------|---|---|---------------------------------|------------------------------------|
| ID: | 3075 | Site Name: | Land at Bells Lane, Stubbington | |
| Current Land Use: | Open space | | | |
| Surrounding Land Use: | 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 | | | |
| Highways/ Pedestrian Access: | It is considered that access could be secured from Mancroft Avenue subject to suitable spacing from the Bell's Lane junction. The public footpath would need to be accommodated through the site. No vehicular access to Bell's Lane would be acceptable. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Known Importance Buffer | | | |
| Ecology Comment: | Some Priority Habitat such as woodland and grassland on site. Potential for commuting bats, reptiles, badger, 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 valuable public open space and the existing public footpath would make development difficult to accommodate. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | No |



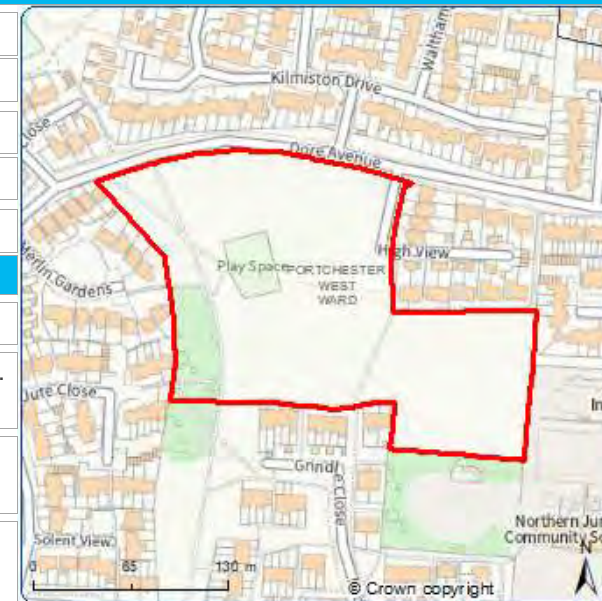
| SITE DETAILS | | Discounted Housing Site | Portchester West |
|----------------------------------|---|---|------------------|
| ID: | 3076 | Site Name: Danes Road Grazing Land, Portchester | |
| Current Land Use: | Paddock | | |
| Surrounding Land Use: | Agriculture to the south and west, allotments to east, M27 cutting to north | | |
| Gross Site Area (ha): | 0.79 | Housing Yield (estimate): | 14 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a, Minerals Safeguarded Site, Countryside, Within 500m of SSSI, Former landfill 80m north, motorway cut out separates site and landfill. | | |
| Highways/ Pedestrian Access: | There is no suitable vehicle access to this site. The only access at all is along a footpath that could not be suitably improved for vehicles. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | In close proximity to the M27 motorway and other noise sources - not recommended for residential development | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site contains grassland with scattered trees and scrub. Site is suitable for foraging bats, dormice, reptiles, BoCC and badger. | | |
| Accessible Facility Types: | Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School 2/10 | | |
| Reason for Discounting: | No suitable highways access has been identified or confirmed at this stage. For this reason the site is not considered suitable or achievable at this stage. | | |
| Is the site suitable? | Yes | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



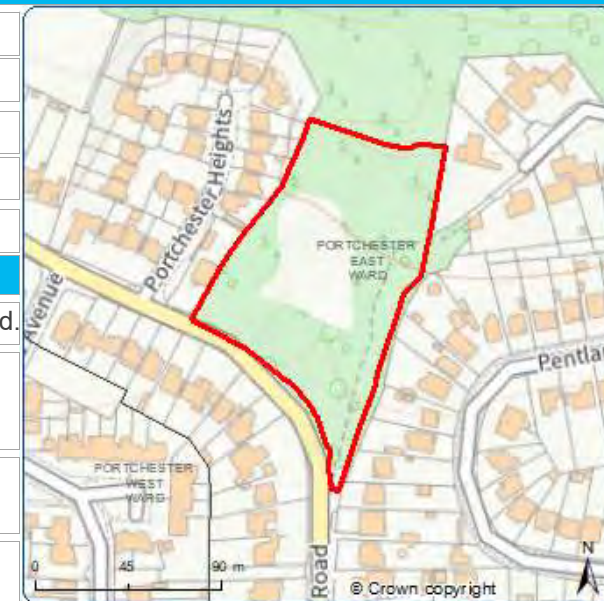
| SITE DETAILS | | Discounted Housing Site | Portchester East |
|----------------------------------|--|---|------------------|
| ID: | 3079 | Site Name: Land at Grove Avenue, Portchester | |
| Current Land Use: | Open space | | |
| Surrounding Land Use: | Residential to the north, Portsmouth Harbour SPA to the South | | |
| Gross Site Area (ha): | 0.78 | Housing Yield (estimate): | 19 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Flood Zone 2 & 3, Existing Open Space, Countryside, Solent Brent Geese & Wader Primary Support Area, Within 500m of SPA Ramsar & SSSI, Site bordering former landfill. | | |
| Highways/ Pedestrian Access: | This site would appear to be accessible from the west, east and at two points from the north. To minimise the impact on these routes, it may be appropriate to divide the development up into four small cul de sac with pedestrian/cycle interconnectivity. Alternatively, a west-east link road could be considered, subject to traffic impacts. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site is a well-used and important SPA bird strategy site (Brent Geese are sensitive to reduction of area, visitor disturbance and edge effects). It is also buffer and adjacent to internationally important coastal vegetated shingle and Ramsar communities of botanical interest, that support nationally scarce and county scarce invertebrates. | | |
| Accessible Facility Types: | 9/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 12.1c)) and within an Area of Special Landscape Quality. It also provides valuable open space. For these reasons residential development at this site is considered unsuitable. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



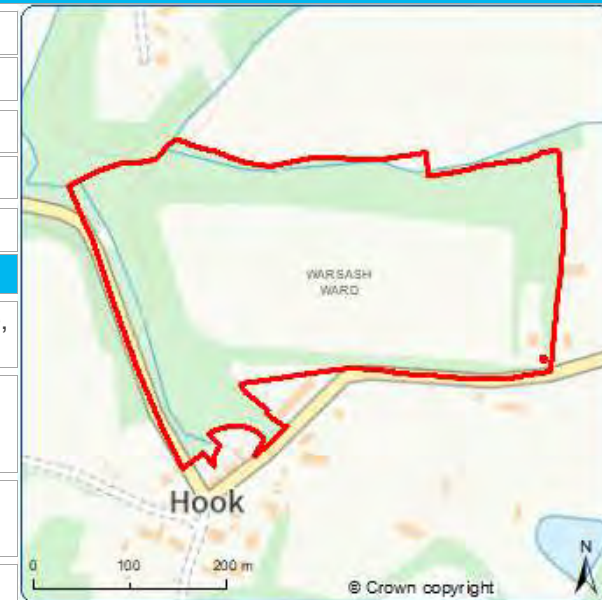
| SITE DETAILS | | Discounted Housing Site | Portchester West |
|----------------------------------|--|---|------------------|
| ID: | 3080 | Site Name: Land at High View, Dore Ave, Portchester | |
| Current Land Use: | Open space | | |
| Surrounding Land Use: | Residential throughout, school to the south-east | | |
| Gross Site Area (ha): | 3.45 | Housing Yield (estimate): | 81 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| 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. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site 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 residential development. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Portchester East |
|----------------------------------|---|--|------------------|
| ID: | 3081 | Site Name: Land at Hill Road, Portchester | |
| Current Land Use: | Open space | | |
| Surrounding Land Use: | Residential to south, M27 and open space to the north | | |
| Gross Site Area (ha): | 1.05 | Housing Yield (estimate): | 25 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Existing Open Space, Countryside, Public ROW, SINC, Within 500m of SSSI, Site within a chalk pit not infilled. | | |
| 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. | | |
| 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 achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|---|---|------------------------------|------------------------------------|----|
| ID: | 3082 | Site Name: | Hook Recreation Ground, Hook | | |
| Current Land Use: | Open space | | | | |
| Surrounding Land Use: | Agriculture, open countryside and woodland border the site. | | | | |
| Gross Site Area (ha): | 11.35 | Housing Yield (estimate): | 204 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2, Minerals Superficial sand/gravel, Existing Open Space, Countryside, SINC, 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 | | | | |
| Noise/Air Quality Assessment: | No issues re noise or air quality | | | | |
| Archaeology: | Green Alert | | | | |
| Ecology Comment: | The site contains grassland with areas of scrubby 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: | Within 800m of a Accessible Green or Play Space 1/10 | | | | |
| 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 |



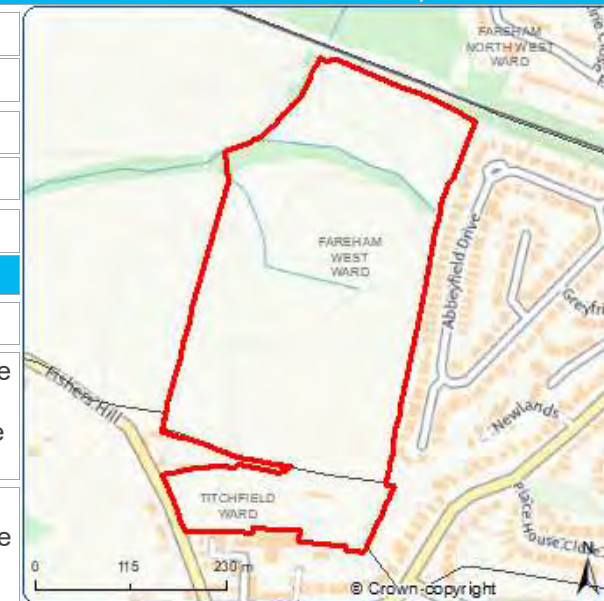
| SITE DETAILS | | Discounted Housing Site | | Fareham South | |
|----------------------------------|--|--|---|------------------------------------|----|
| ID: | 3083 | Site Name: | Land at The Gillies r/o Belvoir Estate, Fareham | | |
| Current Land Use: | Open space | | | | |
| Surrounding Land Use: | Railway to the north, residential and open space, allotment gardens | | | | |
| Gross Site Area (ha): | 1.88 | Housing Yield (estimate): | 45 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3, Existing Open Space, Public ROW, SINC, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | The site appears to be land-locked unless suitable access can be gained from Belvoir Close. The only opportunity would be via a private parking/garage court at the western end. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to the railway line meaning there is potential for noise impacts. A noise assessment would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site contains grassland and woodland. Potential for bats and reptiles. | | | | |
| Accessible Facility Types: | 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | The site designated as a SINC it is also partly covered by a high risk flood zone. In addition the site is a valuable public open space. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|---|---|-----------------------------------|------------------------------------|-----|
| ID: | 3085 | Site Name: | Land at New Road, Warsash (north) | | |
| Current Land Use: | Scrub | | | | |
| Surrounding Land Use: | Residential to the north, open space to the south of the site. | | | | |
| Gross Site Area (ha): | 0.15 | Housing Yield (estimate): | 5 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Existing Open Space, Countryside, SINC | | | | |
| Highways/ Pedestrian Access: | The site is located at a point where Dibles Road is pinched to a single vehicle width. Development of the site would present an opportunity to improve this width and create space for occasional commercial/refuse vehicles to pass and for delivery vehicles to stand. Suitable access, including adequate visibility splays, can be provided for development here. On-site turning would be required. Traffic calming and/or a footway should be considered for Dibles Road. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site is heavily wooded. Bats, badger, reptiles and dormice may be present on site. Bats may roost in mature trees on site. | | | | |
| Accessible Facility Types: | 4/10 | Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | The site is heavily wooded, designated as a SINC and open space. It is therefore 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 | Titchfield, Fareham West |
|----------------------------------|---|---|--------------------------|
| ID: | 3097 | Site Name: Catisfield Lane, Fareham | |
| Current Land Use: | Agricultural/ Paddock | | |
| Surrounding Land Use: | Residential to the east, open countryside to the east, Meon Valley | | |
| Gross Site Area (ha): | 14.09 | Housing Yield (estimate): | 254 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 3 & 3b, Minerals Soft Sand & Superficial sand/gravel, Countryside, TPO | | |
| Highways/ Pedestrian Access: | The site has only a limited frontage with Fishers Hill. Whilst it is considered that a satisfactory access could be provided here, Fishers Hill is relatively narrow, has no footways and carries high levels of commuter traffic. Unless alternative pedestrian and cyclist access could be achieved to the east, the development would not be acceptable in highway terms. | | |
| Conservation Comments: | The land lies in the Titchfield Abbey Conservation Area. The rural character of the conservation area comprising the historic Meon Valley provides a wider setting for Titchfield Abbey (a scheduled monument), the 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. | | |
| Noise/Air Quality Assessment: | Northern end of site lies adjacent railway line but may not require a noise assessment if a buffer strip is incorporated. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| 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. | | |
| Accessible Facility Types: | 5/10 | 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 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. Development at the site would potentially have significant impacts upon a Scheduled Ancient Monument. No safe highway access identified. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Titchfield, Hill Head, Stubbington |
|----------------------------------|--|--|------------------------------------|
| ID: | 3098 | Site Name: Land West of Cuckoo Lane, Stubbington | |
| Current Land Use: | Agricultural | | |
| Surrounding Land Use: | Residential to east, National Nature Reserve (NNR), Special Protection Area (SPA)/Site of Special Scientific Interest (SSSI) to the west with agriculture to north and south. | | |
| Gross Site Area (ha): | 22.05 | Housing Yield (estimate): | 240 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 3 3a & 3b, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Ramsar, SSSI, Countryside, Public ROW, SPA, Within 500m of SPA Ramsar & SSSI, Adjacent to former landfill and small infilled pit on site | | |
| Highways/ Pedestrian Access: | As the semi-circular area on the west side of Titchfield Road is public highway, there are several ways in which the north and south sites could be accessed. For the southern part of the site, the preferred access would be from Cuckoo Lane, with which the site has an adequate frontage. For the northern part of the site, there would be an opportunity to improve or divert the southern section of Ranvilles Lane, particularly if the link to Peak Lane was being improved as part of other development further east. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No issues | | |
| Archaeology: | Known Importance Buffer | | |
| Ecology Comment: | Site contains several priority habitats and important areas such as an identified Biodiversity Opportunity Area. Priority habitat includes Lowland mixed deciduous woodland, mixed Reedbeds and Coastal and Floodplain Grazing Marsh. Site currently forms a buffer to European sites and is adjacent to a low use site for Brent Geese and Solent Waders . | | |
| Accessible Facility Types: | 4/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and within an Area of Special Landscape Quality. Significant ecological constraints associated with the adjacent SPA/SSSI affect the suitability of the site. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|------------------------------------|--|---|-------------------------------|------------------------------------|----|
| ID: | 3100 | Site Name: | East of Botley Road, Burridge | | |
| Current Land Use: | scrub/ woodland/ C3 class | | | | |
| Surrounding Land Use: | Residential and garden land | | | | |
| Gross Site Area (ha): | 2.12 | Housing Yield (estimate): | 384 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3b & 3c, Flood Zone 2 & 3, Countryside, Public ROW, TPO | | | | |
| Highways/ Pedestrian Access: | On the basis of the land controlled, the site would not be sufficient to provide a satisfactory access to Botley Road. The current access drive is only single-track and is thus clearly unsuitable. Should properties to the north of the access drive be available, suitable access could be obtained. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is predominantly woodland with small sections of grassland and multiple buildings. Site forms an ecological link between a Priority Habitat Woodland to the south and an Ancient Woodland/SINC to the north. Suitable for Birds of Conservation Concern, Schedule 1 protected birds, bats, Dormice, reptiles, invertebrates and badger. | | | | |
| Accessible Facility Types: 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 |



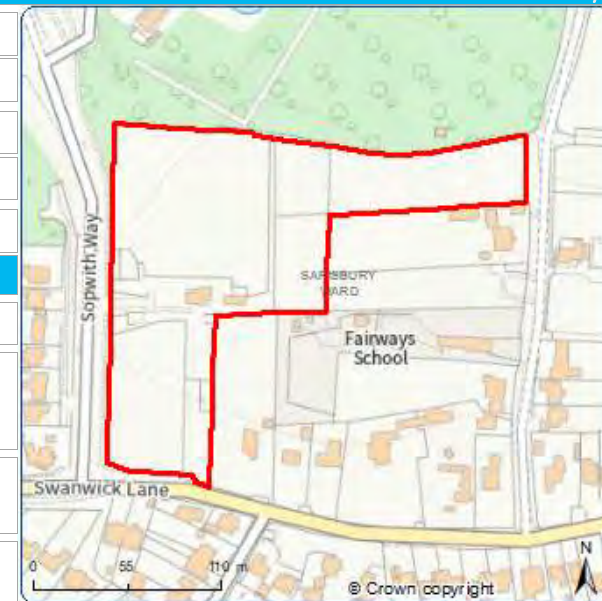
| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|--|--|--|------------------------------------|----|
| ID: | 3102 | Site Name: | Land East of Posbrook Lane, Titchfield | | |
| Current Land Use: | Paddock | | | | |
| Surrounding Land Use: | Residential to the north, River Meon floodplain to east, agricultural fields to the south, horse paddocks to the west. Residential to the south west (Barn Close). | | | | |
| Gross Site Area (ha): | 12.43 | Housing Yield (estimate): | 1494 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, Public ROW, Solent Brent Geese & Wader Primary Support Area, SINC, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway would need to be extended into the site from the junction with Bellfield. Footpaths run through the site to the north and would provide an opportunity for an improved pedestrian/cycle route into Titchfield. | | | | |
| Conservation Comments: | No known constraints | | | | |
| 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 available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|---|---------------------------------------|------------------------------------|-----|
| ID: | 3106 | Site Name: | Land adj to 316 Botley Road, Burridge | | |
| Current Land Use: | Scrub/Grassland/Former Paddocks | | | | |
| Surrounding Land Use: | Allocated housing to the east, business to the north and south, recreation ground to the west | | | | |
| Gross Site Area (ha): | 0.33 | Housing Yield (estimate): | 7 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Superficial sand/gravel, Countryside, Within 500m of SPA SAC Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | It is considered that the southern end of site frontage is sufficient to accommodate a satisfactory junction with Botley Road. Subject to relocating the 30mph speed limit further north, the northern site frontage could 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. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Commercial/ industrial developments north and south - noise assessment recommended. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | 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 protected species. | | | | |
| Accessible Facility Types: | 2/10 Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Site has not been promoted for a number of years and correspondence with original promoter indicates they are no longer instructed on the site. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|---|--------------------------------|------------------------------------|-----|
| ID: | 3109 | Site Name: | Land off Sopwith Way, Swanwick | | |
| Current Land Use: | Paddock | | | | |
| Surrounding Land Use: | Residential to south, woodland SINC to north and west, agricultural to east | | | | |
| Gross Site Area (ha): | 2.29 | Housing Yield (estimate): | 42 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 & 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. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area 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 with the development strategy. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



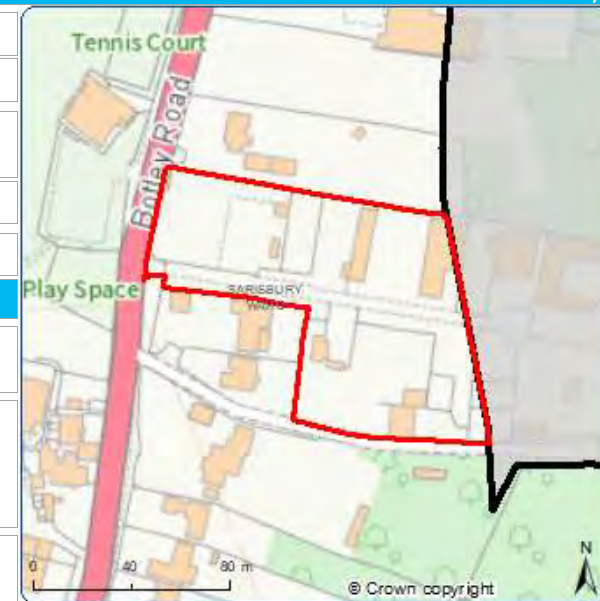
| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|--|--|------------------------------------|-----|
| ID: | 3110 | Site Name: | Land South of Holly Hill Lane, Sarisbury | | |
| Current Land Use: | Part C3 Class, Small amounts of B8 Storage, Trees/Open Pasture | | | | |
| Surrounding Land Use: | Residential to north east and west, Holly Hill SINC and LNR to the South | | | | |
| Gross Site Area (ha): | 4.11 | Housing Yield (estimate): | 37 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Superficial sand/gravel, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | Access to site can be satisfactorily gained from the three available frontages. However a Transport Assessment and upgrade of nearby junctions and roads is likely to be required. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Site mainly consists of improved pasture/utility grassland, with evidence of routine recreation. Trees are scattered across the site, and in the eastern part of the site form a rough broad line that connects with similar habitat to the east of the site. Parts of the site are likely to support common protected species, and potentially roosting/commuting/foraging bats. | | | | |
| Accessible Facility Types: | 5/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | It is unclear at this time as to whether the site is available for development during the plan period. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Fareham West | |
|----------------------------------|--|--|------------------------------------|------------------------------------|----|
| ID: | 3112 | Site Name: | 16-20 The Avenue, Fareham, Fareham | | |
| Current Land Use: | C3 Class | | | | |
| Surrounding Land Use: | 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 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Site already benefits from existing access on to A27. However, this will need to be improved considerably to accommodate the level of development proposed. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts but can be mitigated if dwellings were set back from the road. | | | | |
| 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 trees, scattered shrubs and utility grassland. Potential bat roosting and commuting/foraging will need to be taken into consideration. | | | | |
| 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: | It is not clear at this stage whether all landowners are willing to dispose of the site for residential development during the plan period. There are also concerns as to whether the redevelopment of the site would be viable (achievable). | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|------------------------------------|---|---|---|------------------------------------|-----|
| ID: | 3116 | Site Name: | Cherry Tree Industrial Park, Burr ridge | | |
| Current Land Use: | B1-8 Class | | | | |
| Surrounding Land Use: | Residential development to south and north, recreation ground to west, woodland to east with SINC to south-east | | | | |
| Gross Site Area (ha): | 0.92 | Housing Yield (estimate): | 15 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Ancient Woodland, Countryside, TPO, Within 500m of SPA SAC Ramsar & SSSI, Former Land Use Assessment required | | | | |
| Highways/ Pedestrian Access: | The site can be satisfactorily accessed from Botley Road with amendments. 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. If a mix of residential and commercial uses were retained this would be a safety concern. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Subject to entire industrial park being included for development (not just the portion within Fareham Borough). Noise impact assessment required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | No known issues. | | | | |
| Accessible Facility Types: 2/10 | Within 800m of a Accessible Green or Play Space, 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 | Portchester East |
|----------------------------------|--|--|------------------|
| ID: | 3119 | Site Name: Wicor Farm, Cranleigh Road, Portchester | |
| Current Land Use: | Agricultural Buildings/Paddock | | |
| Surrounding Land Use: | Agricultural land, Portsmouth Harbour SPA, commercial boatyard and Wicor Recreation Ground. | | |
| Gross Site Area (ha): | 1.34 | Housing Yield (estimate): | 10 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2, Minerals Brick Clay, Countryside, Within 500m of SPA Ramsar & SSSI, Multiple potentially contaminative uses on and adjacent the site, including landfilling. | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved to the highway although improvement works necessary. Due to adjacent industrial estate access, locate a development access at least 30m west. A footpath connection would be required to the west directly into the adjacent recreation area. There is a concern over the two blind bends along Cranleigh Road, east of the site. Traffic calming/warning measures will need to be employed on these bends at the developers expense. Similarly, there is concern over the available width of Cranleigh Road along its eastern section, given the high on-street parking demand here. Development of site would provide an opportunity to provide the widening of Cranleigh Road along its northern frontage up to Wicor Recreation Ground | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Industrial units to the east - noise assessment required. | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site supports mainly rough grassland, occasional scrub and hardstanding, with mature trees along the western boundary with the lane. The site is likely to support reptiles within the rough grassland areas. There is some likelihood of Brent Geese and Solent Waders utilising the site at high tide, and the mudflats adjacent to the site for foraging. Immediately adjacent to internationally protected sites, potential for significant direct adverse effects through pollution, lighting and disturbance to overwintering birds. Consultation with Natural England required. Bats are recorded within the area, and will be using the foreshore, grassland and trees to forage and possibly roost. | | |
| 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: | Wider landscape along the coastal margin is highly sensitive. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Sarisbury |
|----------------------------------|--|--|-----------|
| ID: | 3123 | Site Name: 177-181 Botley Road, Burr ridge | |
| Current Land Use: | C3 Class/Garden Land | | |
| Surrounding Land Use: | Residential development to the east and south, woodland and glass houses to the west, woodland and hedgerows to north | | |
| Gross Site Area (ha): | 1.44 | Housing Yield (estimate): | 6 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a, Countryside | | |
| Highways/ Pedestrian Access: | 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. | | |
| 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: | Scale of growth does not accord with the development strategy. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Stubbington | |
|------------------------------------|---|---|-----|------------------------------------|-----|
| ID: | 3129 | Site Name: Land West of Newgate Lane South, Stubbington | | | |
| Current Land Use: | Agriculture/ Pasture | | | | |
| Surrounding Land Use: | Immediately to the north are open fields currently in agricultural use. These have previously been submitted for consideration for residential development alongside this site. Further north are playing pitches associated with HMS Collingwood. To the south | | | | |
| Gross Site Area (ha): | 6.19 | Housing Yield (estimate): | 130 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Soft Sand - Superficial sand/gravel & Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use, SINC | | | | |
| Highways/ Pedestrian Access: | Vehicular access from existing Newgate Lane and potentially Woodcote Lane. Proposals would need to be tested through a Transport Assessment. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Low use site for Brent Geese and Solent Waders. Appropriate avoidance mitigation would be required and consultation with Natural England. | | | | |
| Accessible Facility Types: 6/10 | Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. The site is therefore considered unsuitable for residential development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Portchester West |
|----------------------------------|---|---|------------------|
| ID: | 3130 | Site Name: Land East of Downend Road, Portchester (North of Winnham Farm) | |
| Current Land Use: | Agricultural | | |
| Surrounding Land Use: | Railway line with residential on south side of railway. South-east, Portchester Crematorium. East, residential (C3) North-east, allotments. North, M27. North-west, former composting facility. South-west, hotel (C1) and gym (D2). | | |
| Gross Site Area (ha): | 7.39 | Housing Yield (estimate): | 100 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Within 500m of SSSI, Pits along site boundary, one pit in eastern side of site. | | |
| Highways/ Pedestrian Access: | It is considered that suitable access can be achieved onto Downend Road and that off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. However there are capacity issues at junction with A27 | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | |
| Archaeology: | Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. | | |
| Ecology Comment: | Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles, barn owls and other hawks and suitability for migratory bats. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | At this time, it is not possible to establish suitability of this site. | | |
| 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 Name: | Land South of Hope Lodge | | |
| Current Land Use: | Paddock/caravan storage | | | | |
| Surrounding Land Use: | 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 (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| 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. | | | | |
| Archaeology: | 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. | | | | |
| Ecology Comment: | Improved grassland pasture, with ancient woodland forming the eastern boundary and a significant proportion of the southern boundary. It is likely that bats are utilising the site for foraging and commuting and may use mature trees or the dwelling to roost. The margins of the pasture may be suitable for reptiles and the 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 |
|----------------------------------|--|---|-------------|
| ID: | 3161 | Site Name: Land West of Newgate Lane | |
| Current Land Use: | Agriculture | | |
| Surrounding Land Use: | A sewerage works and gypsy site are located across the road. | | |
| Gross Site Area (ha): | 3.79 | Housing Yield (estimate): | 91 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Soft Sand & Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use, Farm on site, 2 pits on site, several pits along boundary of site, site near source protection zone | | |
| Highways/ Pedestrian Access: | Access only possible from the closed off section of Newgate Lane, which is currently a private road. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment required | | |
| 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: | The site is a Solent Waders and a Brent Geese Strategy 'Low Use' site. Appropriate avoidance/ mitigation would be required and consultation with Natural England. The western habitats, along with suitable green buffers in the north, south and east should be retained and enhanced, to be used as a wildlife area. | | |
| 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 Site | | Sarisbury | |
|----------------------------------|---|---|---|------------------------------------|-----|
| ID: | 3165 | Site Name: | Bursledon Brickworks Swanwick Lane Lower Swanwick | | |
| Current Land Use: | Open storage to brickworks | | | | |
| Surrounding Land Use: | Brickworks, motorway, residential | | | | |
| Gross Site Area (ha): | 0.76 | Housing Yield (estimate): | 20 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Countryside, Former pits and brickworks on site | | | | |
| Highways/ Pedestrian Access: | Access would only be permissible direct from Swanwick Lane. The site is isolated in non-motorised travel terms and so justification of the location will be required. Site layout would need to respect and not prejudice public access to the museum. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Noise and air quality assessments required, however this site is 25m from the M27 motorway and therefore may not be an ideal location for housing development due to the potential health effects arising from increased exposure to environmental noise (road traffic noise in this instance). | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site appears to be mainly wooded. Woodland is a 'Priority Habitat' and should therefore be retained where possible. Avoidance, mitigation and compensation hierarchy to be followed in relation to the habitats and species present on site. Likely impacts on the SAC and SINC to be considered. | | | | |
| Accessible Facility Types: | 1/10 Within 800m of a Accessible Green or Play Space | | | | |
| Reason for Discounting: | The site is in an unsustainable location and subject to high noise levels due to proximity to the motorway. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|------------------------------------|---|---|----------------------------|------------------------------------|-----|
| ID: | 3166 | Site Name: | Haykin, St Margaret's Lane | | |
| Current Land Use: | Residential/commercial | | | | |
| Surrounding Land Use: | Cattery and grazing to the north, woodland to the east and school grounds/wooded area to the south and west | | | | |
| Gross Site Area (ha): | 0.77 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3, Countryside, Scrap yard/car breakers | | | | |
| Highways/ Pedestrian Access: | Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Noise assessment required as site is adjacent a kennels. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site comprises buildings, areas of hardstanding, scrub and trees. Immediately to the south is a parcel of woodland. St. Margaret's Copse SINC is located to the east of the site. Dormice are known to be present on site. The site also has suitability for reptiles, badgers and bats. Boundary features to be retained and enhanced and a green buffer retained in the south, outside the residential curtilage is required to protect the woodland. | | | | |
| Accessible Facility Types: 8/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|----------------------------------|--|---|------------------------------------|------------------------------------|
| ID: | 3167 | Site Name: | Land to rear of 320 Southampton Rd | |
| Current Land Use: | C3 Class/ garden land/ paddock | | | |
| Surrounding Land Use: | Residential, open area to South , A27 to the North | | | |
| Gross Site Area (ha): | 1.32 | Housing Yield (estimate): | 17 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside | | | |
| Highways/ Pedestrian Access: | Subject to A27 dualling works being completed, site considered acceptable. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The site contains improved grassland with boundary vegetation comprising hedgerows. Adjacent to SINC and Priority Habitat woodland. The boundaries are connected to the wider landscape and will be of some importance to species such as bats, reptiles and possibly dormice. | | | |
| Accessible Facility Types: | 8/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Discounted Housing Site | Portchester West, Portchester East |
|----------------------------------|---|--|------------------------------------|
| ID: | 3168 | Site Name: Land Off Nelson Lane, Portchester | |
| Current Land Use: | Downland | | |
| Surrounding Land Use: | Downland | | |
| Gross Site Area (ha): | 1.76 | Housing Yield (estimate): | 8 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Countryside, Former landfill. | | |
| Highways/ Pedestrian Access: | The site access and access road are too narrow whilst no adequate visibility splays are available onto Nelson Lane. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise assessment required due to site being north of the M27. | | |
| Archaeology: | Archaeological evidence is recorded in the immediate vicinity of this site. Site has high archaeological potential. There is a moderate likelihood of archaeological remains which may constrain the extent of the site. | | |
| 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 chalk 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 and highway access 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 | | Locks Heath | |
|----------------------------------|--|---|---------------|------------------------------------|-----|
| ID: | 3172 | Site Name: | 24 Raley Road | | |
| Current Land Use: | Residential (property and garden) | | | | |
| Surrounding Land Use: | Residential | | | | |
| Gross Site Area (ha): | 1.22 | Housing Yield (estimate): | 42 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | TPO | | | | |
| Highways/ Pedestrian Access: | An access from Raley Road would be acceptable with some hedge loss to secure visibility splays. A TRO is likely to be required to deter parking near the access. Access to single dwellings fronting Raley Road would be acceptable. A connection with the footpath to the north should be secured. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site comprises semi-improved grassland with scrub and scattered trees. A block of woodland is located in the south-west. Avoidance, mitigation and compensation hierarchy to be followed in relation to the habitats and species present on site. The woodland on site and mature trees to be retained, enhanced and protected through the inclusion of a landscaped buffer. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | No evidence that site is available for development. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Fareham North | |
|------------------------------------|---|---|-------------------------|------------------------------------|-----|
| ID: | 3173 | Site Name: | Land at 86 Funtley Road | | |
| Current Land Use: | Part field / part builders yard | | | | |
| Surrounding Land Use: | Residential | | | | |
| Gross Site Area (ha): | 0.95 | Housing Yield (estimate): | 21 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Brick Clay, Countryside, Piggery/builders yard on Eastern side of site, small pit to south west | | | | |
| Highways/ Pedestrian Access: | This site has a limited frontage and is poorly sited adjacent to Funtley Social Club and opposite The Waters junction. Subject to suitable visibility splays, a smaller scale of development may be acceptable. There is a proposal to demolish 86 Funtley Road to widen existing access. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | The site is grass/arable field with outbuildings, areas of hardstanding and hedge lined boundaries in the north and west. The boundary features to be retained and enhanced. | | | | |
| Accessible Facility Types: 5/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | 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 | | Titchfield | |
|----------------------------------|--|--|---------------|------------------------------------|-----|
| ID: | 3175 | Site Name: | Posbrook Lane | | |
| Current Land Use: | Paddock/grazing | | | | |
| Surrounding Land Use: | Residential and open space to north, residential, grazing and agriculture to south, agriculture and grazing to east and west | | | | |
| Gross Site Area (ha): | 6.77 | Housing Yield (estimate): | 93 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, Public ROW, Solent Brent Geese & Wader Primary Support Area, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway would need to be extended into the site from the junction with Bellfield. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | The site has a high archaeological potential (the likelihood that as yet unrecorded archaeological remains will be encountered). However a geophysical survey found no substantive archaeological sites so the likelihood of archaeological remains are low. | | | | |
| Ecology Comment: | Site consists of mainly improved grassland, with some treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory for barn owl and other raptors. | | | | |
| Accessible Facility Types: | 3/10 | Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Reason for Discounting: | The site is within landscape identified as of special character for the Borough. The site is also partly within Flood Zones 2 and 3. In addition the site is a primary support area for Brent Geese and Solent Waders. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Salisbury |
|----------------------------------|---|--|-----------|
| ID: | 3176 | Site Name: Land at Holly Hill Lane | |
| Current Land Use: | Grazing/grassland | | |
| Surrounding Land Use: | Residential, gardens, grazing | | |
| Gross Site Area (ha): | 3.30 | Housing Yield (estimate): | 100 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Minerals Superficial sand/gravel, Countryside, TPO | | |
| Highways/ Pedestrian Access: | Access to site can be satisfactorily gained from the three available frontages. However a Transport Assessment and upgrade of nearby junctions and roads is likely to be required. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Given the scale of the site on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist. | | |
| Ecology Comment: | Site mainly consists of improved pasture/utility grassland, with evidence of routine recreation. Trees are scattered across the site. Parts of the site are likely to support common protected species, and potentially roosting/commuting/foraging bats. | | |
| Accessible Facility Types: | 5/10 | Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is within landscape identified as of special character for the borough. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Titchfield |
|----------------------------------|--|---|------------|
| ID: | 3177 | Site Name: Land south of Segensworth Road | |
| Current Land Use: | Agricultural/Grazing | | |
| Surrounding Land Use: | Garden nursery/ residential/ employment/ agricultural/ grazing | | |
| Gross Site Area (ha): | 14.24 | Housing Yield (estimate): | 214 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, SINC, Several nurseries on site, two pits on site | | |
| Highways/ Pedestrian Access: | Access to Cartwright Drive, from points fairly near the northern and southern ends of the frontage would appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most likely be required in addition to visibility splays commensurate with the speeds of passing vehicles. No vehicular access would be permitted from Segensworth Road. Adequate crossing facilities would be required on Cartwright Drive and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would also be required. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Proximity to A27 requires noise and air quality assessments to be undertaken | | |
| Archaeology: | SAMs Buffer, National Interest, National Interest Buffer. Consideration of impact on the setting of Titchfield Abbey and the great Tithe Barn. Development which forms part of the setting of this historic complex may constrain the development. It is likely | | |
| Ecology Comment: | 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, mitigation and compensation hierarchy should be adhered to. The SINC to the south should be protected with a minimum of a 15m landscaped buffer. | | |
| Accessible Facility Types: | 2/10 Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space | | |
| Reason for Discounting: | The site is within landscape identified as of special character for the Borough. Development likely to impact the setting of heritage assets. Development limited to the previously developed land in the north west corner of the site may be acceptable. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|----------------------------------|--|--|--------------------------------------|------------------------------------|-----|
| ID: | 3178 | Site Name: | Land west of Botley Road, Burr ridge | | |
| Current Land Use: | Horticultural land/ paddock/ grassland/ woodland | | | | |
| 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 | | | | | |
| Constraints: | Agricultural Land Grade 2 3a 3b & 3c, Existing Open Space, Countryside, Public ROW, TPO, Within 500m of SPA SAC Ramsar & SSSI, Former clay pit | | | | |
| Highways/ Pedestrian Access: | Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly 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. | | | | |
| Conservation Comments: | The setting of the listed buildings and the narrow access track are important elements of the setting in this location and any changes to the access would require careful consideration to maintain the rural setting of the 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/Air Quality Assessment: | Noise and air quality (travel) assessments required. | | | | |
| Archaeology: | Scale of the site means there is some potential that archaeological remains as yet unlocated will exist. Historic landscape character suggests the potential for archaeological earthworks. | | | | |
| 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. | | | | |
| 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 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: | 3179 | Site Name: | Carron Row Farm | | |
| Current Land Use: | Paddock/grazing | | | | |
| Surrounding Land Use: | Allotments to north east, paddocks/grazing to south east and west | | | | |
| Gross Site Area (ha): | 1.24 | Housing Yield (estimate): | 25 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| 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: | Consideration of impact on the setting of Titchfield Abbey and the great Tithe Barn. Development which forms part of the setting of this historic complex may constrain the development. It is likely that archaeological remains would be encountered at this | | | | |
| 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 landscape identified as of special character for the Borough. Development likely to impact the setting of heritage assets. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Portchester West |
|----------------------------------|--|---|--|
| ID: | 3181 | Site Name: Ellerslie House, Downend Road | |
| Current Land Use: | B&B / caravan storage / parking & gardens | | |
| Surrounding Land Use: | 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 (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2 & 3b, Minerals Safeguarded Site, Countryside, TPO, Within 500m of SSSI, Several small pits on site, former landfill adjacent. | | |
| Highways/ Pedestrian Access: | The present access would be considered suitable, subject to improvement of the internal access arrangements. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise (and possibly and odour) assessment as waste transfer station to the north. | | |
| Archaeology: | Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic potential of the raised beach deposits are unknown but potentially of international importance. | | |
| Ecology Comment: | The site comprises a building, caravan parking areas, areas of amenity grassland, a pond and trees/woodland. The site has potential for a number of protected species. Downend Chalk Pit SSSI is located immediately to the north of the site and therefore Natural England should be consulted. It is likely that a buffer to the north is required to protect the SSSI from any development. The wooded areas and mature trees on site should be retained and protected through the inclusion of appropriate green buffers. Avoidance, mitigation and compensation hierarchy should be adhered to. | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre | |
| Reason for Discounting: | Development at the scale promoted 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 considered achievable? | Yes |



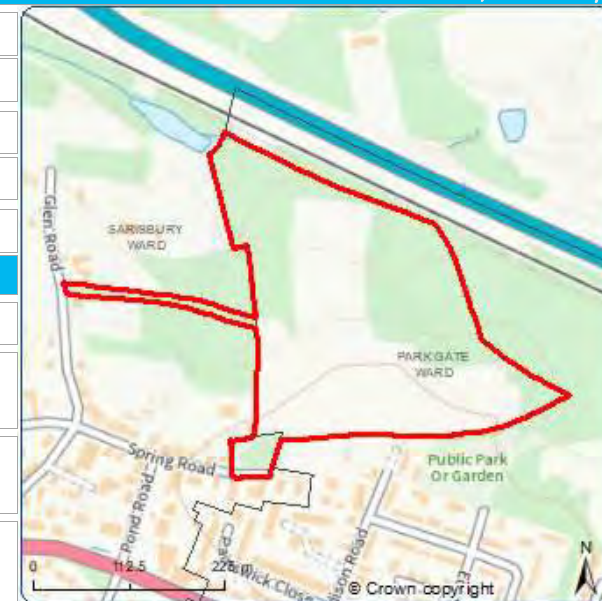
| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|--|---|--------------------------------|------------------------------------|-----|
| ID: | 3182 | Site Name: | Kingfisher House, Fishers Hill | | |
| Current Land Use: | Residential garden/field/glasshouses | | | | |
| Surrounding Land Use: | Residential | | | | |
| Gross Site Area (ha): | 0.80 | Housing Yield (estimate): | 5 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3, Minerals Soft Sand & Superficial sand/gravel, Countryside | | | | |
| Highways/ Pedestrian Access: | Access should be sited near to the northern end of the site frontage, with pedestrian facility and closure of the existing accesses. Access visibility to be commensurate with passing vehicle speeds. Access layout and on-site turning to accommodate an 11.2m refuse vehicle. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site in proximity to waste transfer station to the north so noise (and possibly and odour) assessment will be required. | | | | |
| Archaeology: | 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. | | | | |
| Ecology Comment: | The site consists of a grass field with scattered trees and tree/hedge lines. The treelines in the north and south to be retained and enhanced. | | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Secondary School, 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: | Western half considered unsuitable, eastern field would be acceptable but below study threshold. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



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



| SITE DETAILS | | Discounted Housing Site | | Park Gate, Sarisbury | |
|----------------------------------|---|--|------------------------|------------------------------------|----|
| ID: | 3185 | Site Name: | Land East of Glen Road | | |
| Current Land Use: | Paddocks/grazing & woodland | | | | |
| Surrounding Land Use: | Residential, to south, woodland to east, motorway to north | | | | |
| Gross Site Area (ha): | 8.71 | Housing Yield (estimate): | 78 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Safeguarded Site, Existing Open Space, Countryside, SINC, TPO | | | | |
| Highways/ Pedestrian Access: | 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. | | | | |
| Archaeology: | Given the scale of the site some archaeological remains may be encountered. | | | | |
| Ecology Comment: | The site is covered by large areas of woodland, including Lower Swanwick Woodlands SINC. The remainder of the site consists of grass fields. Direct or indirect impact to the SINC is contrary to local policy. Therefore, the SINC should be retained and protected with a large buffer (minimum of 15m). Woodland is a 'Priority Habitat' and should therefore be retained and protected via suitable green buffers. Due to the high likelihood of protected species being present on site, avoidance, mitigation and compensation hierarchy should be applied. | | | | |
| 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 Name: | Lowater Nursery, Hook Lane | | |
| Current Land Use: | Three glasshouses, a barn and footings for fourth glasshouse | | | | |
| Surrounding Land Use: | Recreation ground, open space and agriculture border the site. | | | | |
| Gross Site Area (ha): | 1.65 | Housing Yield (estimate): | 12 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 & 3, Minerals Superficial sand/gravel, Countryside, Former landfill adjacent | | | | |
| Highways/ 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 | | | | |
| Noise/Air Quality Assessment: | No issues re noise or air quality but gas monitoring data would be required in advance. | | | | |
| Archaeology: | Wide range of archaeological sites recorded in the immediate vicinity including Iron Age and Bronze Age settlement to the west. Site has a high archaeological potential that archaeological remains will be encountered. | | | | |
| Ecology Comment: | The site appears to be a grass field with solar panels. The trees and hedgerows along the site boundaries to be retained and protected via green buffers to maintain connectivity to Fleet End Road SINC. | | | | |
| Accessible Facility Types: | Within 800m of a Accessible Green or Play Space 1/10 | | | | |
| 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 Housing Site | | Salisbury | |
|----------------------------------|---|--|---------------------|------------------------------------|-----|
| ID: | 3188 | Site Name: | 177-181 Botley Road | | |
| Current Land Use: | Garden ground | | | | |
| Surrounding Land Use: | Residential & gardens to north, south & east, plant nursery to west | | | | |
| Gross Site Area (ha): | 0.72 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a, Countryside | | | | |
| Highways/ Pedestrian Access: | The existing access would be adequate to serve the development, subject to trimming back vegetation on the frontage of no.179A Botley Road to achieve 2.4m by 60m visibility splays. The gradient of the access would need to be reduced to not more than 12.5%. Internal passing places would be required leading to the site proper along with access and turning for a refuse vehicle. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. Historical landscape indicates the potential for archaeological earthworks. | | | | |
| Ecology Comment: | The site appears to be a private garden. Scrubland/wooded areas are also present in the north-west. A suitable green buffer should be created in the north-west to protect the offsite woodland. | | | | |
| Accessible Facility Types: | 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 suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



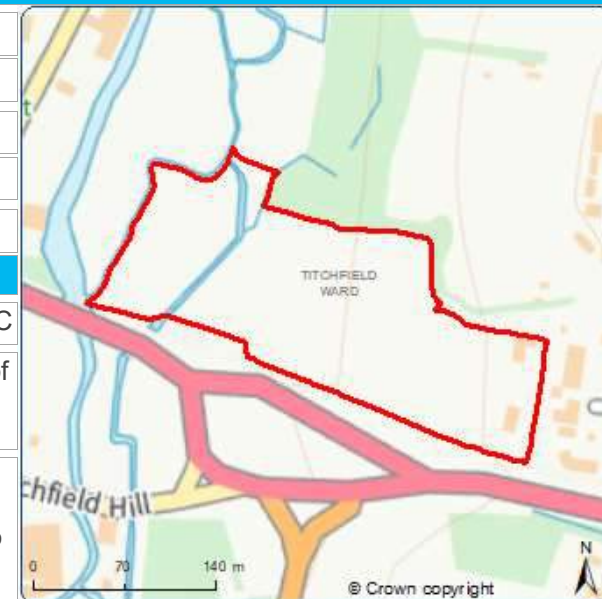
| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|---|--|-----|------------------------------------|----|
| ID: | 3190 | Site Name: Land at Titchfield Road and Ranvilles Lane | | | |
| Current Land Use: | Open scrub/grassland | | | | |
| Surrounding Land Use: | Residential to east, agricultural to north | | | | |
| Gross Site Area (ha): | 1.98 | Housing Yield (estimate): | 20 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese & Wader Low use, Within 500m of SPA Ramsar & SSSI | | | | |
| Highways/ Pedestrian Access: | A priority junction access at a suitable distance from the Ranvilles Lane junction with Titchfield Road would be acceptable to serve this development. No pedestrian or vehicular access onto Ranvilles Lane would be acceptable. A cycle/footway should be provided from the site access along Titchfield Road to its junction with Ranvilles Lane. The present 30mph speed zone on Titchfield Road should be extended to encapsulate the site access. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | Known Importance, Known Importance Buffer. No archaeological sites currently recorded at this location nor in its immediate vicinity, but the location of the river with a palaeo channel suggests moderate archaeological potential. | | | | |
| Ecology Comment: | Solent Brent Geese and Wader Low Use site. The site consists of a grass field with tree/hedge lines to north and west. The treelines in the north to be retained and enhanced. | | | | |
| Accessible Facility Types: | 4/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



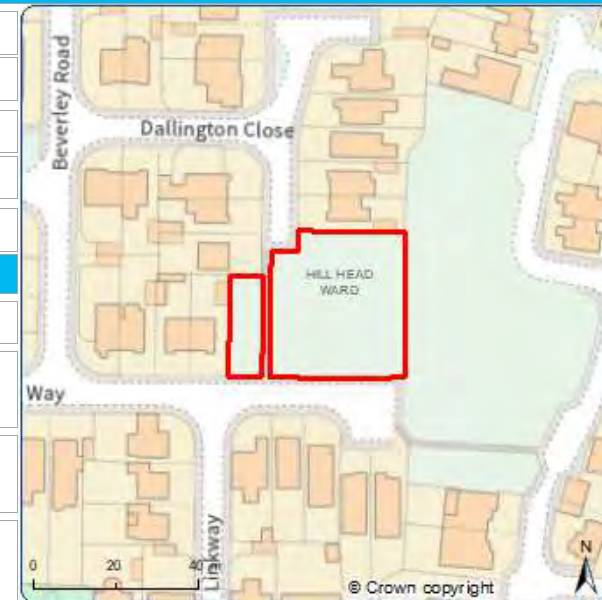
| SITE DETAILS | | Discounted Housing Site | | Park Gate | |
|----------------------------------|---|---|---------------------------|------------------------------------|-----|
| ID: | 3194 | Site Name: | Bassaire Ltd, Duncan Road | | |
| Current Land Use: | Engineering Works (B2) | | | | |
| Surrounding Land Use: | Commercial/Industrial Park to north and west, residential to east and south | | | | |
| Gross Site Area (ha): | 0.12 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None, Former Land Use Assessment required | | | | |
| Highways/ Pedestrian Access: | Frontage access to dwellings would appear to be feasible for the western half of the frontage, subject to adequate visibility with the possible loss of the hedge. Major landfill would appear to be necessary to achieve feasible driveway gradients. Forward visibility for the bend to the east, would need to be secured. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The site is considered to be of low ecological value as dominated by industrial units and car parking areas. The line of trees along the southern boundary should be retained and protected. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Application for new industrial unit suggest the site is no longer available for housing development. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|----------------------------------|--|---|--------------|------------------------------------|
| ID: | 3195 | Site Name: | Conifer Rise | |
| Current Land Use: | Scrubland and wetland. Streams. | | | |
| Surrounding Land Use: | Residential, Public House, Agriculture | | | |
| Gross Site Area (ha): | 3.75 | Housing Yield (estimate): | 67 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, SINC | | | |
| Highways/ Pedestrian Access: | The site is located adjacent to the Titchfield Gyratory where significant layout changes are proposed as part of the committed Stubbington By-pass. It would be necessary to demonstrate that any access solution would be compatible with the junction proposals so that any capacity, convenience or safety issues would be mitigated. | | | |
| Conservation Comments: | Views across the valley to Titchfield Mill (statutory listed) are significant in terms of landscape and views across the open fields and tree screen to the north. Titchfield conservation area to the south is relatively contained but has significant visual and cultural relationship with Titchfield Abbey Ancient Monument and also with Titchfield Mill. The Abbey is of high significance and is a dominant structure which commands its setting. Whilst the Abbey is contained within a walled setting, its scale and appearance is very distinctive and impacts of the setting of the site as a whole which includes the nearby farm buildings and in particular the grade 1 listed tithe barn. The setting of the site and buildings requires careful consideration as a group in the landscape, including the setting of Titchfield conservation area, Titchfield Mill and the wider landscape setting. Also note the relationship with the Titchfield Abbey conservation area which relates to site ID 3184. Any significant development within the proximity of the Abbey and Tithe Barn would be detrimental to the character and setting of the conservation area and the wider landscape setting, including the open views as seen from Conifer Rise towards the Listed Mill. | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Given the scale of the allocation on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist. | | | |
| Ecology Comment: | The eastern-most part of the site appears to be a private garden with the remainder of the site being grass fields. Meon Valley Meadows & Woodland SINC is located within the site and forms the western & north-western boundaries. The woodland to the north, hedge to the south and SINC should be protected by large buffers. Mitigation and enhancement for protected species will be required. Site is connected to the Natura 2000 sites via the SINC on site and therefore a HRA will be required. | | | |
| Accessible Facility Types: | 7/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and lies partly in flood zones 2 and 3. Site has high ecological potential (adj to a SINC). Development may be harmful to the setting of the conservation area. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | | | | No |



| SITE DETAILS | | Discounted Housing Site | | Hill Head |
|----------------------------------|--|--|-------------------------|------------------------------------|
| ID: | 3197 | Site Name: | Land at Springfield Way | |
| Current Land Use: | Open space within housing estate | | | |
| Surrounding Land Use: | Residential | | | |
| Gross Site Area (ha): | 0.13 | Housing Yield (estimate): | 5 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Existing Open Space | | | |
| Highways/ Pedestrian Access: | Access from Springfield Way would be preferred, although a limited access from Dallington Close may be feasible. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The sites an area of managed grassland (public open space). Due to its management regime, it is likely to be of low ecological value. The trees along the eastern boundary should be retained and protected. | | | |
| Accessible Facility Types: | 5/10 | Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Loss of valuable open space | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | | Yes |



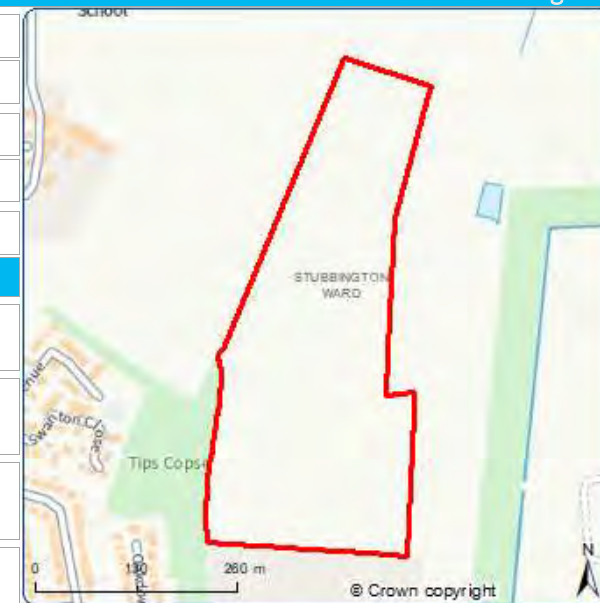
| SITE DETAILS | | Discounted Housing Site | | Titchfield | |
|----------------------------------|---|---|------------------------|------------------------------------|-----|
| ID: | 3198 | Site Name: | Newlands Plus - Area A | | |
| Current Land Use: | Agriculture, gentle slope to southern edge | | | | |
| Surrounding Land Use: | Agriculture and woodland (Oxleys Coppice Site of Importance for Nature Conservation (SINC)) | | | | |
| Gross Site Area (ha): | 5.20 | Housing Yield (estimate): | 110 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Superficial sand/gravel, Countryside | | | | |
| Highways/ Pedestrian Access: | Highway access proposed via Ranvilles Lane | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Given the scale of the site on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist. | | | | |
| Ecology Comment: | The site appears to be an arable field. Oxleys Coppice SINC and Ancient Woodland forms the eastern boundary of the site. Therefore, a minimum of a 15m buffer will be required in the east. A stream is also located to the east of the site. Therefore, water voles may be present on site. The arable field margins also have potential to support reptiles, amphibians and badgers. The field can also support farmland birds which are in decline. Immediately to the west is a Solent Waders & Brent Goose Strategy 'Low use' site. The site is likely to be suitable for development, provided that the 15m buffer in the east and appropriate mitigation in relation to protected species, is implemented. | | | | |
| Accessible Facility Types: | 4/10 | 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 | | | |
| Reason for Discounting: | This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



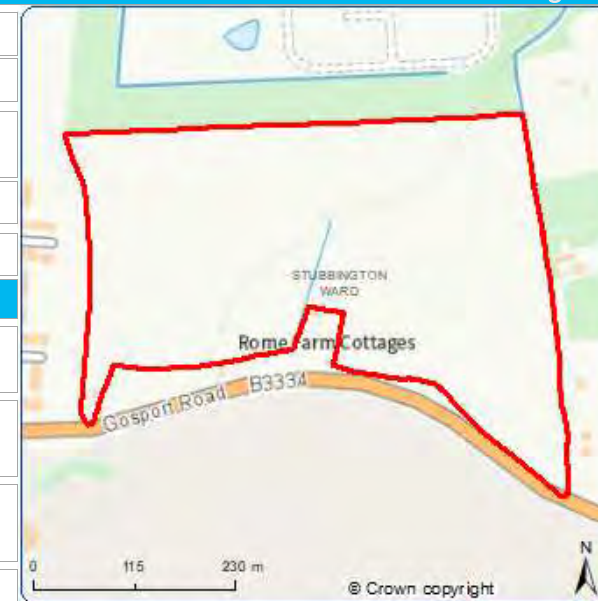
| SITE DETAILS | | Discounted Housing Site | | Stubbington |
|----------------------------------|--|--|-------------------------|------------------------------------|
| ID: | 3199 | Site Name: | Newlands Plus - Area B1 | |
| Current Land Use: | Agriculture, playing pitches | | | |
| Surrounding Land Use: | Residential properties border the western edge, with agriculture surrounding the rest of the site. | | | |
| Gross Site Area (ha): | 23.60 | Housing Yield (estimate): | 395 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Public ROW, Solent Brent Geese & Wader Low use | | | |
| Highways/ Pedestrian Access: | Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Secondary highway access via Stroud Green Lane would be unsuitable for a development of this scale. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No issues | | | |
| Archaeology: | No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will exist. | | | |
| Ecology Comment: | The entire site is a Solent Waders & Brent Goose "Low Use" site. All 'Low Use' sites have the potential to be used by waders and Brent geese and the unmitigated loss of these sites would in combination negatively affect the long-term resilience of the network. Therefore, appropriate mitigation will be required. Natural England should be consulted. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated. | | | |
| Accessible Facility Types: | 5/10 | Within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | No | |



| SITE DETAILS | | Discounted Housing Site | | Stubbington |
|----------------------------------|---|--|-------------------------|------------------------------------|
| ID: | 3200 | Site Name: | Newlands Plus - Area B2 | |
| Current Land Use: | Agriculture | | | |
| Surrounding Land Use: | The site is bordered by open countryside, agriculture and woodland to the south west. | | | |
| Gross Site Area (ha): | 11.96 | Housing Yield (estimate): | 275 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Countryside, Public ROW, Solent Brent Geese & Wader Low use | | | |
| Highways/ Pedestrian Access: | Effect of the proposed primary highway access on Stubbington bypass would require further assessment. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No issues | | | |
| Archaeology: | No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will exist. | | | |
| Ecology Comment: | The entire site is a Solent Waders & Brent Goose 'Low Use' site. Tips Copse SINC and Ancient Woodland forms the western boundary of the site. Therefore, a minimum of a 15m buffer will be required in the west. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated and a 15m buffer in the west is implemented. | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | |
| Reason for Discounting: | This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | No | |



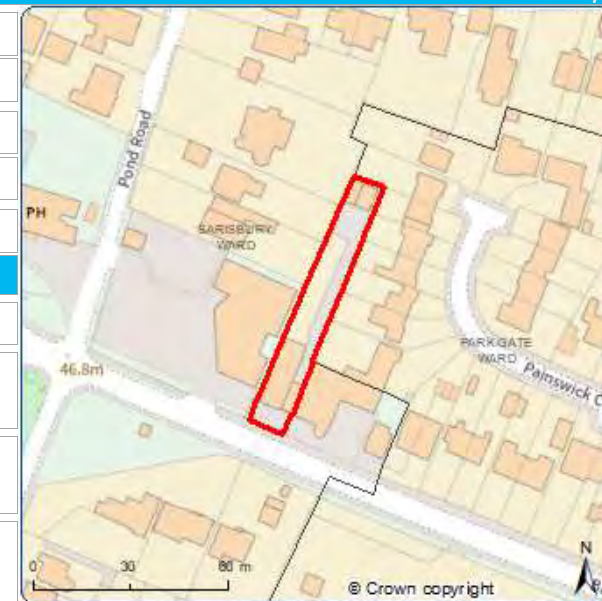
| SITE DETAILS | | Discounted Housing Site | | Stubbington |
|----------------------------------|---|---|------------------------|------------------------------------|
| ID: | 3201 | Site Name: | Newlands Plus - Area C | |
| Current Land Use: | Agriculture, tree lines along all but western border | | | |
| Surrounding Land Use: | Residential properties are found along the western border, the sewerage treatment works at Peel Common is to the north. There is a road to the southwest. | | | |
| Gross Site Area (ha): | 15.43 | Housing Yield (estimate): | 150 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2 3a & 3b, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Countryside, Public ROW, Brick works adjacent to the north east of site, old filter beds on site | | | |
| Highways/ Pedestrian Access: | Effect of the proposed primary highway access on Stubbington bypass would require further assessment. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No issues | | | |
| Archaeology: | No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will exist. | | | |
| Ecology Comment: | The site appears to be an arable field. To the north is a strip of woodland. The field margins have potential to support reptiles, amphibians, badgers and foraging/commuting bats. The field can also support farmland birds which are in decline. A stream is also located along the north-eastern boundary. The site is likely to be suitable for development, provided that a buffer in the north to protect the woodland and appropriate mitigation in relation to protected species, is implemented | | | |
| Accessible Facility Types: | 5/10 | 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 1600m of a Town/District or Local Centre | | |
| Reason for Discounting: | This area lies within a strategic gap, physical, visual or perceived coalescence of development with neighbouring settlements must be avoided. | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? |
| | | | No | |



| SITE DETAILS | | Discounted Housing Site | Park Gate |
|----------------------------------|--|---|-----------|
| ID: | 3204 | Site Name: 20 Botley Road, Park Gate | |
| Current Land Use: | C3 Class and garden land | | |
| Surrounding Land Use: | Residential | | |
| Gross Site Area (ha): | 0.09 | Housing Yield (estimate): | 6 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | None | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Low ecological sensitivity. | | |
| Accessible Facility Types: | 9/10 Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Site is not available at this time. | | |
| Is the site suitable? | Yes | Is the site available? | No |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|--|---|----------------------------------|------------------------------------|-----|
| ID: | 3209 | Site Name: | 116 Bridge Road, Sarisbury Green | | |
| Current Land Use: | Retail/Residential | | | | |
| Surrounding Land Use: | Retail/Residential | | | | |
| Gross Site Area (ha): | 0.09 | Housing Yield (estimate): | 5 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None | | | | |
| Highways/ Pedestrian Access: | Suitable access can be achieved | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Noise assessment required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Low ecological sensitivity. | | | | |
| 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 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | | |
| Reason for Discounting: | Site is not available at this time. | | | | |
| Is the site suitable? | Yes | Is the site available? | No | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Sarisbury |
|----------------------------------|---|--|-----------|
| ID: | 3210 | Site Name: 21 Burrige Road, Burrige | |
| Current Land Use: | C3 Class and garden land | | |
| Surrounding Land Use: | Residential, residential garden, agriculture | | |
| Gross Site Area (ha): | 0.49 | Housing Yield (estimate): | 6 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3c, Countryside, Within 500m of SPA SAC Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | 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. | | |
| Conservation Comments: | No known constraints. | | |
| Noise/Air Quality Assessment: | No known issues. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | Maintained amenity grassland with limited value for wildlife. The site is used by commuting badgers. Recommend retention of existing hedge and protection of woodland to south with suitable buffer. | | |
| Accessible Facility Types: | 2/10 | Within 800m of a Accessible Green or Play Space, 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 | Fareham East |
|----------------------------------|---|---|--------------|
| ID: | 3211 | Site Name: Land South of 1 & 6 Woodlands, Pinks Hill | |
| Current Land Use: | Garden, orchard, scrub | | |
| Surrounding Land Use: | Residential gardens, woodland, scrub | | |
| Gross Site Area (ha): | 0.78 | Housing Yield (estimate): | 13 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Countryside, TPO, Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | The site does not have direct frontage with the highway as Pinks Hill is a restricted, private road, owned by Fareham Borough Council (FBC). Subject to agreement with FBC to improve Pinks Hill and its junction with the A27 northbound slip road, physical, satisfactory access could be achieved. However, as Pinks Hill has no footway or cycleway, these groups would have no option but to use this unsuitable road. Additionally, the site is poorly related to schools and other facilities, making it unsustainable in transport terms. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Noise and air quality assessment required. | | |
| Archaeology: | No archaeological sites currently recorded on the site although a record on the southern edge denotes a 'waster' site for the Wallington Pottery works and as such this is likely to spread into the site but would not be constraining on development. | | |
| Ecology Comment: | The site is covered by woodland, which is a 'Priority Habitat'. A pond is located to the north of the site and therefore great crested newts may be present. Dormice, badgers, bats and reptiles are also likely to be present on site. | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | Loss of priority habitat and required upgrade to highways would render site unviable. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | Titchfield |
|----------------------------------|---|--|------------|
| ID: | 3212 | Site Name: Fareham MF Site, Ranvilles Lane | |
| Current Land Use: | Communications | | |
| Surrounding Land Use: | Paddocks, residential | | |
| Gross Site Area (ha): | 0.94 | Housing Yield (estimate): | 15 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 3, Countryside | | |
| Highways/ Pedestrian Access: | The access position is in an unsafe location making it unsuitable for any material increase in use. An increase in turning movements at this existing junction location would be detrimental to highway safety. In addition, the width of the single-track access would be unacceptable as it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | The site consists of arable field, with treelined boundaries. A woodland is located immediately to the north of the site. The building in the centre of the site may have potential for roosting bats. Reptiles, particularly grass snakes are known to be present in the area. The site has potential to support dormice and badgers. Meon Valley Meadows & Woodland SINC is located approximately 90m west of the site, which is linked to the Solent & Southampton Water SPA and Ramsar, Titchfield Haven SSSI and National Nature Reserve (NNR). Increase in recreational disturbance on Titchfield Haven SSSI and NNR should be assessed and mitigated. The site boundaries should be retained and protected through the inclusion of green buffers. A larger buffer in the north is required due to the presence of the woodland. | | |
| Accessible Facility Types: | 6/10 | Within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is considered unsuitable in highways terms and impact on Mean Valley Area of Special Landscape Quality and strategic gap. | | |
| Is the site suitable? | No | Is the site available? | No |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site, Discounted Employment Site | | Fareham East | |
|----------------------------------|--|--|-----------------------------------|------------------------------------|----|
| ID: | 3213 | Site Name: | Maindell Pumping Station, Fareham | | |
| Current Land Use: | Former pumphouse and office | | | | |
| Surrounding Land Use: | Field to north, offices & residential development to south. | | | | |
| Gross Site Area (ha): | 1.50 | Housing Yield (estimate): | 18 | | |
| Employment Yield (estimate): | 1,200sqm | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Groundwater source protection zone 1. | | | | |
| Highways/ Pedestrian Access: | The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear . 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. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and possibly odour concerns. Commercial development may be preferential. | | | | |
| Archaeology: | Quarry and extraction will have removed any archaeological potential. The site is sufficiently separated from Fort Wallington by modern development that it would not now contribute to setting of the fort. | | | | |
| Ecology Comment: | 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 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. | | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Limited scope for upgrading the highways access and no suitable footway for pedestrian access. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Park Gate | |
|----------------------------------|--|---|--------------------------|------------------------------------|-----|
| ID: | 3214 | Site Name: | Land at Beacon Bottom II | | |
| Current Land Use: | Grassland, Woodland, Scrub | | | | |
| Surrounding Land Use: | Railway line & motorway to north, open space to west, HA15 draft allocation to south, residential to east | | | | |
| Gross Site Area (ha): | 2.07 | Housing Yield (estimate): | 38 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Safeguarded Site, Countryside, TPO | | | | |
| Highways/ Pedestrian Access: | Access is proposed to be taken from Beacon Bottom via site 1360. Beacon Bottom is currently unsuitable in width and parking terms but can be improved. The junction of Beacon Bottom with Botley Road and the road network in Park Gate would need improvement. Submissions indicate that access would be via the adjacent draft housing allocation. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | The site is bounded by the M27 motorway and railway line to the north. Therefore there is potential for noise and air quality impacts. However, the site is to the south of the motorway and its scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken. | | | | |
| Archaeology: | There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low. | | | | |
| Ecology Comment: | Ecological network opportunity area. The majority of the site appears to be covered by woodland. Woodland is a 'Priority Habitat' and should be retained and protected. Likely impacts on the nearby SINC would need to be addressed. | | | | |
| Accessible Facility Types: | 8/10 | Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | | |
| Reason for Discounting: | Site consists of valuable woodland priority habitat, including TPOs. The site is therefore unsuitable for residential development. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|--|--|--------------|------------------------------------|-----|
| ID: | 3215 | Site Name: | The Paddocks | | |
| Current Land Use: | Residential, garden, woodland | | | | |
| Surrounding Land Use: | Residential properties are located to the north east, with woodland to the west and agriculture to the east. | | | | |
| Gross Site Area (ha): | 2.39 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Minerals Superficial sand/gravel, Countryside, Public ROW, SINC, TPO, Assessment required owing to existence of chalk/ gravel pits on site and in near vicinity | | | | |
| Highways/ Pedestrian Access: | This site is heavily affected by the proposal to develop west of The Florins. Should that development proceed, some additional land to the west of the site access would be required to achieve a satisfactory access with visibility splays. Should the adjacent development not proceed, it is considered the site could be satisfactorily accessed for six dwellings, subject to widening of the access. Provision for refuse vehicle access and turning would be required. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | Locks Heath Area SINC is located within the site. Any development in the southern section of the site (outside the SINC) will result in fragmentation and isolation of the SINC to the east and potentially the SINC to the north (Locks Heath Areas 3 & 4 SINC). Dormice are known to be present within the SINC and wooded areas, Any development in this area will result in adverse impacts on the species it supports (e.g. 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: | Site is within Area of Special Landscape Quality. Potential for impacts on SINC and protected species. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Warsash |
|----------------------------------|---|--|----------------------------------|--|
| ID: | 3216 | Site Name: | Land south of Sovereign Crescent | |
| Current Land Use: | Residential, garden, woodland, grazing | | | |
| Surrounding Land Use: | Residential properties are located to the north east, with woodland to the west and agriculture to the east. | | | |
| Gross Site Area (ha): | 3.37 | Housing Yield (estimate): | 61 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Minerals Superficial sand/gravel, Existing Open Space, Countryside, SINC, TPO, Assessment required owing to existence of chalk/ gravel pits on site and in near vicinity | | | |
| Highways/ Pedestrian Access: | On the understanding that the development would be accessed (as for site 3215) from the Florins, the single-track access would need to be wholly improved to accommodate a significant increase in vehicles and pedestrians. Overall, it is considered that the Sovereign Crescent road network is inadequate for such a scale of development and would be unnecessarily, negatively impacted by the level of vehicular activity that the development would generate. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The northern and western sections of the site is located within Locks Heath Area SINC. This SINC/Woodland is also known to support a population of dormice. Any development in this area will result in the loss and fragmentation of the SINC and adverse impact on the species it supports (e.g. 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: | Site is within Area of Special Landscape Quality. Potential for impacts on SINC and protected species. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Discounted Housing Site | | Warsash | |
|----------------------------------|--|--|----------------------|------------------------------------|-----|
| ID: | 3217 | Site Name: | Fleet End South East | | |
| Current Land Use: | Grazing/scrub | | | | |
| Surrounding Land Use: | The site is bordered by residential properties, a Site of Importance for Nature Conservation (SINC) and scrub/woodland. | | | | |
| Gross Site Area (ha): | 0.39 | Housing Yield (estimate): | 12 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, SINC | | | | |
| Highways/ Pedestrian Access: | The single-track access width is insufficient to provide satisfactory access for the scale of development proposed. The proposed use would lead to an unsafe highway situation with waiting vehicles having to brake and stand in vulnerable positions on Fleet End Road whilst waiting for the access to clear. Additionally, the limited available frontage would severely restrict egress visibility at the access to unsafe levels. The restricted access width would prevent satisfactory refuse collection services from being provided. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No issues | | | | |
| Archaeology: | No archaeological sites currently recorded within the site. The site has archaeological potential that suggests unrecorded archaeological evidence may be encountered during development. Medieval earthwork bank located adjacent to the site. | | | | |
| Ecology Comment: | The site may have potential for protected species. The eastern area of the site appears to be covered by woodland. The eastern corner of the site falls within Locks Heath Area 2 SINC. The western area of the site is likely to be suitable for development. The wooded areas to the east should be retained and enhanced to ensure no adverse impact on Locks Heath Area 2 SINC. | | | | |
| 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: | The site is considered unsuitable in highways terms and due to possible impacts on the SINC woodland. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Titchfield |
|----------------------------------|---|---|------------|
| ID: | 3219 | Site Name: Crofton Equestrian Centre | |
| Current Land Use: | Equestrian arenas, grazing, stabling | | |
| Surrounding Land Use: | River Meon to west, glass houses to north, agriculture to south, residential and agriculture to east | | |
| Gross Site Area (ha): | 21.53 | Housing Yield (estimate): | 452 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Ramsar, SSSI, Countryside, Public ROW, Solent Brent Geese & Wader Low use, SPA, Within 500m of SPA Ramsar & SSSI | | |
| Highways/ Pedestrian Access: | A single, priority junction onto Titchfield Road, central to that frontage, is feasible, subject to the closure of the existing equestrian centre access. The site is somewhat isolated and pedestrian and cyclist links to Stubbington would need to be improved. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | No known issues | | |
| Archaeology: | Mill site on the stream edge, for which the foundation may still be visible, an archaeological survey suggests that likely yet unrecorded sites will be encountered during development. An archaeological survey would be required. | | |
| Ecology Comment: | The entire site is a Brent Geese & Solent Waders "Low Use" site. There are records of protected species on and adjacent to the site, such as badgers, reptiles and dormice. Solent & Southampton Water SPA and Ramsar is located immediately west and south of the site. Therefore, adverse impacts are likely. An Appropriate Assessment would therefore be required. Titchfield Haven SSSI is also located immediately outside the southern and western boundaries and if unmitigated, will have an adverse impact on this nationally designated site. Due to the location of the site to the north and east of the Solent & Southampton Water SPA and Ramsar and Titchfield Haven SSSI, the site is not considered to be suitable for residential development, unless large fields are used as buffers between the developed areas and the internationally and nationally designated sites. Consultation with Natural England will be required. The wooded areas along the northern boundary should also be protected. | | |
| Accessible Facility Types: | 3/10 | Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | The site is in a highly sensitive landscape (based on Fareham Landscape Assessment) and has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | | Titchfield |
|----------------------------------|--|---|------------------|--|
| ID: | 3220 | Site Name: | Southampton Hill | |
| Current Land Use: | Residential garden, scrub, storage | | | |
| Surrounding Land Use: | Residential, woodland | | | |
| Gross Site Area (ha): | 1.01 | Housing Yield (estimate): | 16 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside | | | |
| Highways/ Pedestrian Access: | Given the proximity of the site frontage to the Southampton Hill junction with the A27 Southampton Road, there is no apparent prospect that a satisfactory access could be formed to the site. The site is also fairly isolated from Titchfield and would require the provision of a footway along Southampton Hill. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | The southern extent of the site is covered by woodland, connected to a larger parcel of woodland and St. Margaret's Copse SINC. This 'Priority Habitat' is likely to have a good ground flora with ancient woodland indicators and should therefore be retained. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. Appropriate mitigation would be required. | | | |
| Accessible Facility Types: | 7/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Availability uncertain due to outstanding legal issues | | | |
| Is the site suitable? | No | Is the site available? | No | Is the site considered achievable? Yes |



| SITE DETAILS | | Discounted Housing Site | Stubbington |
|----------------------------------|--|--|-------------|
| ID: | 3221 | Site Name: Land south of Solar Farm | |
| Current Land Use: | Grazing | | |
| Surrounding Land Use: | The site is bordered by a sewage treatment works, a solar farm and agriculture. | | |
| Gross Site Area (ha): | 3.01 | Housing Yield (estimate): | 54 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Countryside | | |
| Highways/ Pedestrian Access: | A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Retail Centre and Fareham. It would be necessary to provide crossing controls over Newgate Lane East, for access to primary schools and facilities to the east. It would need to be demonstrated that the junction of Newgate Lane with the Relief Road has capacity to accommodate the additional development traffic. | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Odour assessment required | | |
| Archaeology: | Site not within identified area of archaeological potential | | |
| Ecology Comment: | A colony of Chamomile (<i>Chamaemelum nobile</i>) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries. | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility | |
| Reason for Discounting: | Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for ecological impacts. The site is therefore considered unsuitable for residential development. | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | Yes |



| SITE DETAILS | | Discounted Housing Site | Fareham East, Portchester West |
|-------------------------------------|---|--|--------------------------------|
| ID: | 3222 | Site Name: Tarmac Trading Ltd, Upper Wharf | |
| Current Land Use: | Vacant aggregates supplier | | |
| Surrounding Land Use: | Creek/marina, recreation ground, railway line, A32 | | |
| Gross Site Area (ha): | 0.34 | Housing Yield (estimate): | 12 |
| Employment Yield (estimate): | 1,500sqm | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | Flood Zone 2 & 3, Minerals Safeguarded Site, Statutory Listed Buildings, Within 500m of SPA Ramsar & SSSI, Aggregates wharf. | | |
| Highways/ Pedestrian Access: | Site is accessed via Gosport Road and Upper Wharf | | |
| Conservation Comments: | Within Conservation Area and adjacent to Listed Building. | | |
| Noise/Air Quality Assessment: | Site lies partly within an AQMA and adjacent to the A32 therefore air quality and noise impact assessments would be required. | | |
| Archaeology: | Site is in one of the town's historic quays. Any development is likely to encounter archaeological remains relating to an important part of Fareham's history. This does not constrain the site, possible that redevelopment will provide opportunities to bett | | |
| Ecology Comment: | The site itself is covered by hardstanding and therefore is of no ecological value. However, immediately to the south, east and west is Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA. Therefore, an Appropriate Assessment will be required to assess the impacts of pollution, lighting and disturbance on overwintering birds. Consultation with Natural England is required. Due to the location of the site next to the Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA, the site could only be considered for a very small scale residential development. | | |
| Accessible Facility Types: 10/10 | Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Safeguarding of Aggregates Wharf within Minerals and Waste Plan and site is located within flood zones 2 and 3 | | |
| Is the site suitable? | No | Is the site available? | Yes |
| | | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury |
|----------------------------------|---|--|-----------------------------|--|
| ID: | 3223 | Site Name: | Land adjoining Friends Farm | |
| Current Land Use: | Grassland, Scrub | | | |
| Surrounding Land Use: | Residential, Scrub, Public House | | | |
| Gross Site Area (ha): | 0.90 | Housing Yield (estimate): | 5 | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment required | | | |
| Highways/ Pedestrian Access: | A suitable single, priority junction can be achieved onto Swanwick Lane within the limits of the highway. Provision would need to be made within the layout for access to the existing commercial site to the south. Improved facilities for crossing Botley Road would be required. Provision for refuse vehicle access and turning would be required. | | | |
| Conservation Comments: | The setting of the adjacent listed buildings would require careful consideration to maintain their rural setting. | | | |
| Noise/Air Quality Assessment: | Proximity to public house, noise assessment required. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | Woodland in the east and south should be retained and enhanced, along with a suitable planted buffer for their protection. Appropriate mitigation in relation to protected species, if present, will also be required. | | | |
| Accessible Facility Types: | 6/10 | Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Development would affect the setting of the adjacent listed buildings and the scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Discounted Housing Site | | Salisbury | |
|----------------------------------|---|--|-----------------------------|------------------------------------|----|
| ID: | 3224 | Site Name: | Land South of Swanwick Lane | | |
| Current Land Use: | Grassland, Scrub | | | | |
| Surrounding Land Use: | Aggregate recycling to north, residential and grassland to south, east and west | | | | |
| Gross Site Area (ha): | 0.84 | Housing Yield (estimate): | 6 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment required | | | | |
| Highways/ Pedestrian Access: | An acceptable single, priority junction can be created to Swanwick Lane from a point midway along the site frontage. Provision for refuse vehicle access and turning would be required. Improved facilities for crossing Botley Road would be required. | | | | |
| Conservation Comments: | No known constraints. | | | | |
| Noise/Air Quality Assessment: | Land could be suitable for development subject to noise and air quality assessments in respect of the M27 and recycling site. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | Woodland in the north-west should be retained and enhanced, along with a suitable planted buffer in the south. Appropriate mitigation in relation to protected species, if present, will also be required. | | | | |
| 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 area and could therefore be acceptable. | | | | |
| Is the site suitable? | Yes | Is the site available? | Unknown | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Housing Site | | Locks Heath | |
|----------------------------------|---|---|---------------------------------------|------------------------------------|-----------|
| ID: | 3236 | Site Name: | Land to the rear of Lockswood Library | | |
| Current Land Use: | Service Yard | | | | |
| Surrounding Land Use: | Library and Shopping Centre | | | | |
| Gross Site Area (ha): | 0.05 | Housing Yield (estimate): | 20 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | None, Former Land Use Assessment required | | | | |
| Highways/ Pedestrian Access: | Access from Centre Way via Shopping Centre | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | No known ecological issues | | | | |
| 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: | Uncertainty of availability and achievability of site. | | | | |
| Is the site suitable? | Yes | Is the site available? | Uncertain | Is the site considered achievable? | Uncertain |



| SITE DETAILS | | Discounted Housing Site | Locks Heath |
|----------------------------------|---|---|-------------|
| ID: | 3237 | Site Name: 4-10 Locks Heath Centre | |
| Current Land Use: | Service yard and roof space to Locks Heath Shopping Centre. | | |
| Surrounding Land Use: | Shopping Centre | | |
| Gross Site Area (ha): | 0.16 | Housing Yield (estimate): | 37 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | None, Former Land Use Assessment required | | |
| Highways/ Pedestrian Access: | Access from Centre Way via Shopping Centre | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | No known ecological issues | | |
| Accessible Facility Types: | 7/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 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: | Uncertainty of availability and achievability of site. | | |
| Is the site suitable? | Yes | Is the site available? | Uncertain |
| | | Is the site considered achievable? | Uncertain |

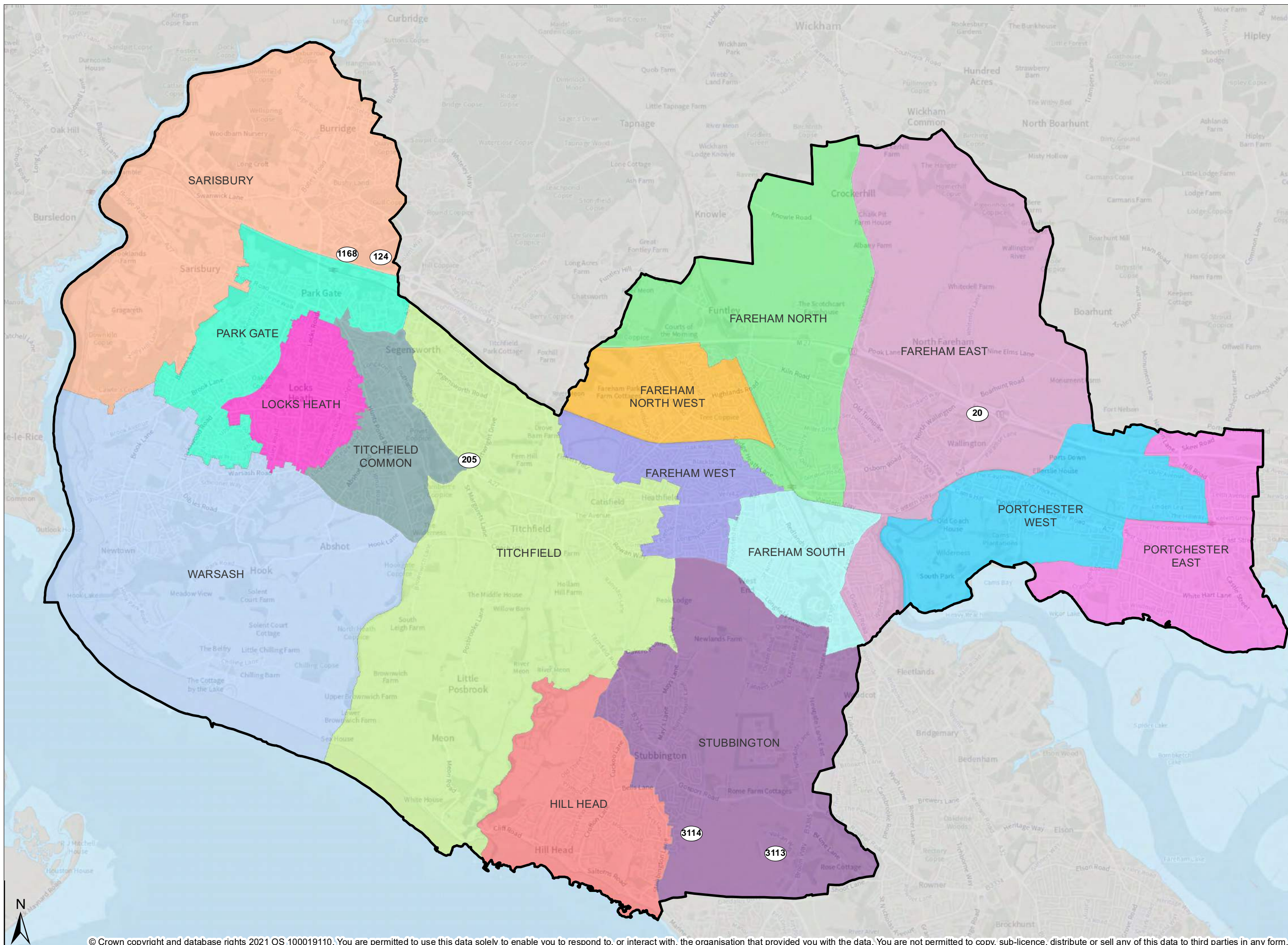


| SITE DETAILS | | Discounted Housing Site | Locks Heath |
|----------------------------------|---|---|-------------|
| ID: | 3238 | Site Name: 38-43 Locks Heath Centre | |
| Current Land Use: | Roof space to Locks Heath Shopping Centre. | | |
| Surrounding Land Use: | Shopping Centre | | |
| Gross Site Area (ha): | 0.27 | Housing Yield (estimate): | 53 |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 |
| SUITABILITY | | | |
| Constraints: | None, Former Land Use Assessment required | | |
| Highways/ Pedestrian Access: | Access from Centre Way via Shopping Centre | | |
| Conservation Comments: | No known constraints | | |
| Noise/Air Quality Assessment: | Acoustic assessment required. | | |
| Archaeology: | Site not within identified area of archaeological potential. | | |
| Ecology Comment: | No known ecological issues | | |
| Accessible Facility Types: | 7/10 Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 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: | Uncertainty of availability and achievability of site. | | |
| Is the site suitable? | Yes | Is the site available? | Uncertain |
| | | Is the site considered achievable? | Uncertain |



| SITE DETAILS | | Discounted Housing Site | | Sarisbury | |
|----------------------------------|---|---|-----------------------------|--------------------------------|---------|
| ID: | 3248 | Site Name: | Land South of Swanwick Lane | | |
| Current Land Use: | Gardens | | | | |
| Surrounding Land Use: | SINC to south, residential, ribbon development to north, further garden ground to east, self-build housing allocation to west | | | | |
| Gross Site Area (ha): | 1.11 | Housing Yield (estimate): | 18 | | |
| Employment Yield (estimate): | 0 | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Countryside, Within 500m of SPA | | | | |
| Highways/ Pedestrian Access: | No clear highway access has been identified | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues | | | | |
| Archaeology: | None | | | | |
| Ecology Comment: | 15m buffer to south for SINC, retention of mature trees on site to ensure no loss of bio-diversity. Ecological report required. | | | | |
| Accessible Facility Types: | Within 800m of a Accessible Green or Play Space 1/10 | | | | |
| Reason for Discounting: | It is unknown if the site is acheivable as no clear access has been proposed for the site. | | | | |
| Is the site suitable? | Unknown | Is the site available? | Yes | he site considered achievable? | Unknown |





7. Developable Employment Sites

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| 3114 | Swordfish Business Park, Daedalus West | 19.52 | Stubbington | 257 |

7. Developable Employment Site Assessments

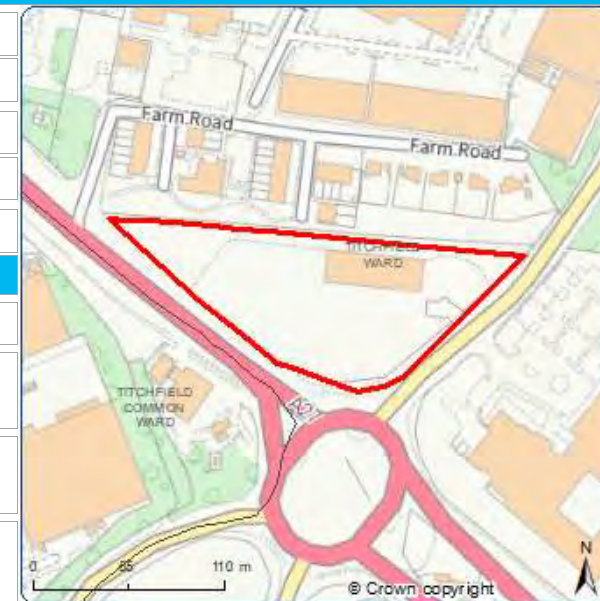
| SITE DETAILS | | Developable Employment Site | | Fareham East |
|----------------------------------|--|---|--------------------------|------------------------------------|
| ID: | 20 | Site Name: | Standard Way, Wallington | |
| Current Land Use: | Vacant. Small paddock area located to the north of Standard Way and to the north of Fareham Heights office park. Lined with trees with access off of Standard Way and M27 to north. | | | |
| Surrounding Land Use: | Adjoining motorway M27 to northeast; Frontage to Standard Way to west; adjoining WTS to south. | | | |
| Gross Site Area (ha): | 0.59 | Housing Yield (estimate): | 0 | |
| Employment Yield (estimate): | 2,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, groundwater source protection zone. | | | |
| Highways/ Pedestrian Access: | This site would appear to have the potential for access created from Standard Way. The junction location would need to be towards the southern end of the frontage for visibility purposes. Measures would need to be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements along its length. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | No archaeological sites currently recorded at this location although Fort Wallington sits within immediate vicinity. Area might be regarded as within setting of the fort, but potential for archaeological constraint to development is negligible. | | | |
| Ecology Comment: | The site comprises Priority Habitat Coastal and Floodplain Grazing Marsh with woodland boundaries. Buffers to be retained with significant margins. Appears suitable for bats, badger and may support territory of barn owl. | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Suitability Comment: | The site is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer station. Visibility of the site is relatively limited due to existing vegetation. Access can be provided via Standard Way. Site is considered suitable for employment uses. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



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



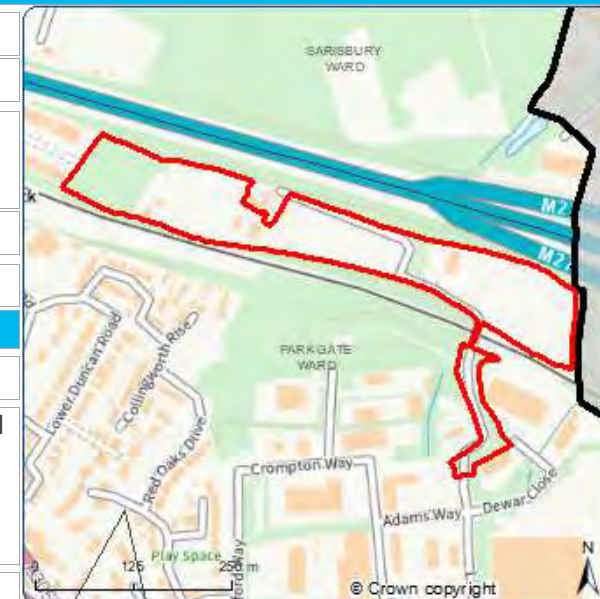
| SITE DETAILS | | Developable Employment Site | | Titchfield |
|----------------------------------|---|---|-----|--|
| ID: | 205 | Site Name: Land North of St. Margaret's Roundabout, Titchfield | | |
| Current Land Use: | Car Park/works compound | | | |
| Surrounding Land Use: | Industrial and service industries, small scale residential to immediate north | | | |
| Gross Site Area (ha): | 1.23 | Housing Yield (estimate): | 0 | |
| Employment Yield (estimate): | 4,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3, Countryside | | | |
| Highways/ Pedestrian Access: | Site is readily accessible from Cartwright Drive. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | |
| Ecology Comment: | No known issues. | | | |
| 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 | | |
| Suitability Comment: | Site adjacent to A27 with existing access from Cartwright Drive. Currently in use as works compound. Suitable site for future employment development. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? Yes |



| SITE DETAILS | | Developable Housing Site, Developable Employment Site | | Salisbury |
|----------------------------------|---|--|------------------------|------------------------------------|
| ID: | 1168 | Site Name: | Land at Rookery Avenue | |
| Current Land Use: | Vacant Nursery/Residential | | | |
| Surrounding Land Use: | M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development | | | |
| Gross Site Area (ha): | 2.29 | Housing Yield (estimate): | 32 | |
| Employment Yield (estimate): | 1,817 sq m | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 3c, Countryside, SINC | | | |
| Highways/ Pedestrian Access: | Suitable access achievable from Rookery Avenue. | | | |
| Conservation Comments: | No known constraints. | | | |
| 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. | | | |
| 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 mitigation measures would be required. Suitable for new small-scale employment development in accordance with emerging development strategy (DS1). | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | | Yes |



| SITE DETAILS | | Developable Employment Site | | Park Gate |
|----------------------------------|---|---|-----|------------------------------------|
| ID: | 3025 | Site Name: Little Park Farm, Park Gate | | |
| Current Land Use: | The site is in a mixture of uses, including residential, kennels and amenity grazing. | | | |
| Surrounding Land Use: | Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District | | | |
| Gross Site Area (ha): | 5.55 | Housing Yield (estimate): | 0 | |
| Employment Yield (estimate): | 11,200sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Minerals Superficial sand/gravel, TPO | | | |
| Highways/ Pedestrian Access: | The site would be appropriate for a development with 11,200 m2 of employment development subject to a full Transport Assessment. Given the site's proximity to Swanwick Station, a pedestrian/cyclist link from the west end of the site should be investigated. To mitigate the length of the development cul de sac and its vulnerability, should obstruction occur at the bridge etc., an emergency vehicle link should be investigated leading west from the site to Chandlers Way and Botley Road. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley Wood. Potential for reptiles, dormice and bats. | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Site is considered suitable for employment uses subject to acceptable highways solution. Development must have regard to TPOs. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |



| SITE DETAILS | | Developable Employment Site | | Fareham East |
|----------------------------------|---|--|------------------------------|------------------------------------|
| ID: | 3034 | Site Name: | Land rear of WTS, Wallington | |
| Current Land Use: | Paddock | | | |
| Surrounding Land Use: | M27 to north of site, waste transfer station to west, grazing and A32 to south and east. | | | |
| Gross Site Area (ha): | 1.23 | Housing Yield (estimate): | 0 | |
| Employment Yield (estimate): | 4,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside | | | |
| Highways/ Pedestrian Access: | The width and standard of Military Road would need to be significantly upgraded to allow for vehicular access. Measures would also need to be put in place to limit additional commercial vehicle activity on, or make improvements to the width of Pinks Hill. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | |
| Ecology Comment: | Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to Wallington River. Potential for bats, badgers and Dormouse. | | | |
| Accessible Facility Types: | 4/10 | Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Site is considered suitable for employment uses. It is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer station. | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? |
| | | | Yes | |

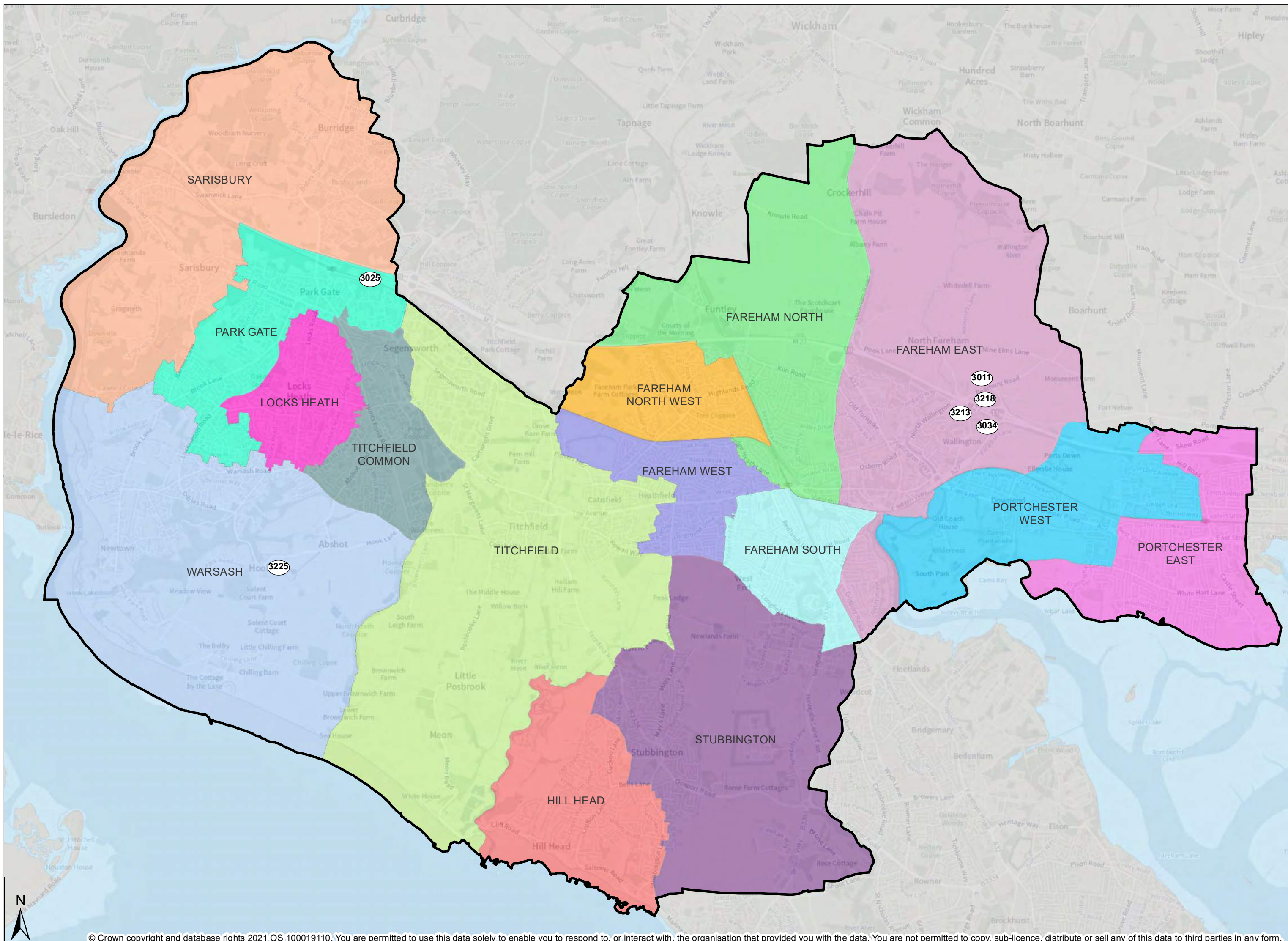


| SITE DETAILS | | Developable Employment Site | | Stubbington | |
|----------------------------------|---|---|--------------------------------------|------------------------------------|-----|
| ID: | 3113 | Site Name: | Faraday Business Park, Daedalus East | | |
| Current Land Use: | Existing employment area, aircraft taxiways and airport infield | | | | |
| 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. | | | | |
| Gross Site Area (ha): | 38.37 | Housing Yield (estimate): | 0 | | |
| Employment Yield (estimate): | 40,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 3a & 3b, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese & Wader Secondary Support Area, Airfield. | | | | |
| Highways/ Pedestrian Access: | Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Known Importance | | | | |
| Ecology Comment: | Site is in active industrial use - low ecological potential. The site is a Brent Geese and Solent Wader site (Secondary Support). All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. | | | | |
| Accessible Facility Types: | 3/10 Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | | |
| Suitability Comment: | Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements to the strategic road network. | | | | |
| Is the site suitable? | Yes | Is the site available? | Yes | Is the site considered achievable? | Yes |



| SITE DETAILS | | Developable Employment Site | | Stubbington |
|----------------------------------|---|---|--|------------------------------------|
| ID: | 3114 | Site Name: | Swordfish Business Park, Daedalus West | |
| Current Land Use: | Existing employment area and aircraft taxiways. | | | |
| Surrounding Land Use: | Gosport Road and Crofton School to north; Public open space to east; Airport infield and main runway to east and south; Stubbington to west. | | | |
| Gross Site Area (ha): | 19.52 | Housing Yield (estimate): | 0 | |
| Employment Yield (estimate): | 8,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Countryside, Solent Brent Geese & Wader Secondary Support Area, Within 500m of SPA Ramsar & SSSI, Airfield. | | | |
| Highways/ Pedestrian Access: | Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | No known issues. | | | |
| Archaeology: | Known Importance | | | |
| Ecology Comment: | Site is in active industrial use - low ecological potential. The site is a Brent Geese and Solent Wader site (Secondary Support). All such sites have the potential to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. | | | |
| Accessible Facility Types: | 5/10 | 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 1600m of a Town/District or Local Centre | | |
| Suitability Comment: | Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements to the strategic road network. | | | |
| 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: |
|----------------|--|-----------------------|--------------|-------|
| 3011 | Land at Down Barn Farm | 32.85 | Fareham East | 260 |
| 3213 | Maindell Pumping Station, Fareham | 1.50 | Fareham East | 261 |
| 3218 | Monument Farm | 4.69 | Fareham East | 262 |
| 3225 | Lowater Nursery Employment Site, Hook Lane | 6.85 | Warsash | 263 |

8. Discounted Employment Site Assessments

| SITE DETAILS | | Discounted Employment Site | | Fareham East | |
|----------------------------------|---|--|-----|------------------------------------|----|
| ID: | 3011 | Site Name: Land at Down Barn Farm | | | |
| Current Land Use: | The majority of the site is agriculture. | | | | |
| Surrounding Land Use: | Down Barn Farm is located at the south-eastern corner of the site and comprise a farmhouse, a barn and a modern barn. Spurlings Industrial Estate and Riverside Yard are located to the south-west of the site. Spurlings Industrial Estate includes several B2 | | | | |
| Gross Site Area (ha): | 32.85 | Housing Yield (estimate): | 0 | | |
| Employment Yield (estimate): | 30,000sqm | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside, Statutory Listed Buildings, Public ROW, Farm on site, adjacent to clay pit, works and gas valve compound. | | | | |
| Highways/ Pedestrian Access: | The principle of employment development at this location is accepted with regards to highways access, however the precise location of the site access and its relationship to the existing haul road and the link to M27 J11 needs to be explored in further detail through highways modelling. The prospect of accessing the Spurlings Industrial Estate through the site should be explored. Significant highway improvement works are likely to be required. The constraints that exist on the short weaving distance (even shorter with an improved J10) between J10 and J11 would be an important consideration, so could limit the quantum of development here without the need for significant improvements to the junction and/or local road junctions in close proximity to J11. | | | | |
| Conservation Comments: | Within the red line of this proposal Down Barn Farmhouse is listed grade II and its barn is listed as a curtilage structure. Close to the site are two other listed buildings Downbarn Cottage and Greenhill Cottage, the setting of these buildings would need to be preserved. | | | | |
| Noise/Air Quality Assessment: | No known issues. | | | | |
| Archaeology: | Known Importance, Green Alert | | | | |
| Ecology Comment: | Bats, badger and reptiles and dormouse are likely to use the sites boundary vegetation. There is also potential for dormouse and farmland birds to be present within the hedgerows, despite no records being found. No water bodies are present on the site. There are also potential roosting opportunities in the farm buildings on site. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Reason for Discounting: | The site is located in a highly sensitive landscape setting including the historic setting of Fort Nelson and surrounds. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |

| SITE DETAILS | | Discounted Housing Site, Discounted Employment Site | | Fareham East |
|----------------------------------|--|--|-----------------------------------|------------------------------------|
| ID: | 3213 | Site Name: | Maindell Pumping Station, Fareham | |
| Current Land Use: | Former pumphouse and office | | | |
| Surrounding Land Use: | Field to north, offices & residential development to south. | | | |
| Gross Site Area (ha): | 1.50 | Housing Yield (estimate): | 18 | |
| Employment Yield (estimate): | 1,200sqm | Gypsy and Traveller Pitches (estimate): | 0 | |
| SUITABILITY | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Groundwater source protection zone 1. | | | |
| Highways/ Pedestrian Access: | The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear . 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. | | | |
| Conservation Comments: | No known constraints | | | |
| Noise/Air Quality Assessment: | Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and possibly odour concerns. Commercial development may be preferential. | | | |
| Archaeology: | Quarry and extraction will have removed any archaeological potential. The site is sufficiently separated from Fort Wallington by modern development that it would not now contribute to setting of the fort. | | | |
| Ecology Comment: | 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 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. | | | |
| Accessible Facility Types: | 6/10 | Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility | | |
| Reason for Discounting: | Limited scope for upgrading the highways access and no suitable footway for pedestrian access. | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? |
| | No | | Yes | No |

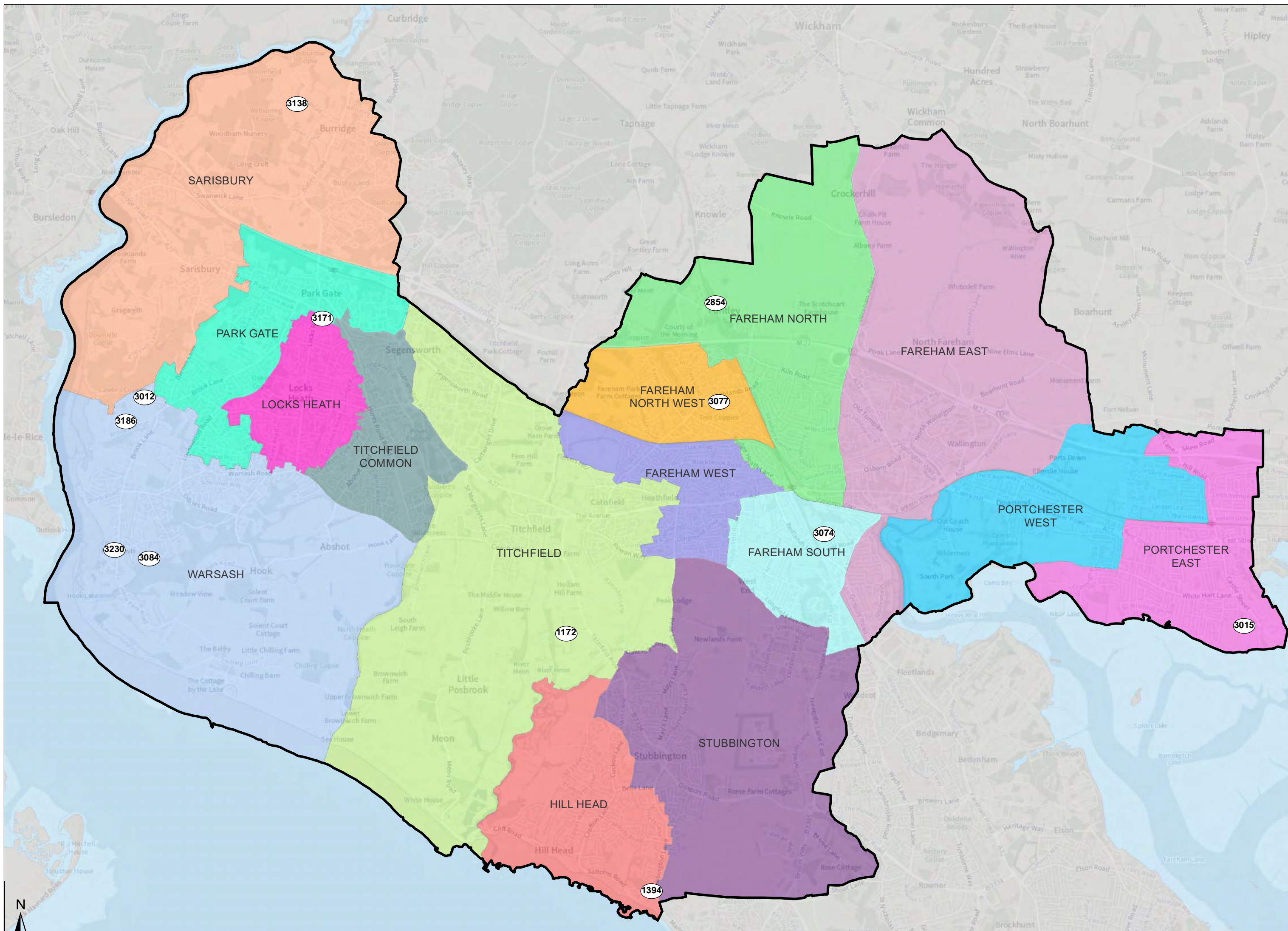


| SITE DETAILS | | Discounted Employment Site | | Fareham East | |
|----------------------------------|---|--|---------------|------------------------------------|----|
| ID: | 3218 | Site Name: | Monument Farm | | |
| Current Land Use: | Agriculture | | | | |
| Surrounding Land Use: | Agriculture and employment to north and west, M27 to south. | | | | |
| Gross Site Area (ha): | 4.69 | Housing Yield (estimate): | 0 | | |
| Employment Yield (estimate): | 3,750sqm | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside | | | | |
| Highways/ Pedestrian Access: | No access would be permitted to M27 Junction 11 or its approach road to the east. There is the potential to form a suitable access with Boarhunt Road on the northern boundary although this would be subject to 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. The constraints that exist on the short weaving distance (even shorter with an improved J10) between J10 and J11 would be an important consideration, so could limit the quantum of development here without the need for significant improvements to the junction and/or local road junctions in close proximity to J11. | | | | |
| Conservation Comments: | No known constraints | | | | |
| Noise/Air Quality Assessment: | Air quality and noise impact assessments would be required. | | | | |
| Archaeology: | Site not within identified area of archaeological potential | | | | |
| Ecology Comment: | 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 appropriate mitigation. The wooded field margins should be retained/enhanced and protected through a suitable buffer. | | | | |
| Accessible Facility Types: | 3/10 | Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre | | | |
| Reason for Discounting: | Site is within area of special landscape quality and within the historic setting of Fort Nelson and surrounds.. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | No |



| SITE DETAILS | | Discounted Employment Site | | Warsash | |
|----------------------------------|--|---|--|------------------------------------|-----|
| ID: | 3225 | Site Name: | Lowater Nursery Employment Site, Hook Lane | | |
| Current Land Use: | Glass houses. | | | | |
| Surrounding Land Use: | Recreation ground, open space, residential. | | | | |
| Gross Site Area (ha): | 6.85 | Housing Yield (estimate): | 0 | | |
| Employment Yield (estimate): | 5000sqm | Gypsy and Traveller Pitches (estimate): | 0 | | |
| SUITABILITY | | | | | |
| Constraints: | Agricultural Land Grade 2 & 3, Minerals Superficial sand/gravel, Countryside, Large nursery, former landfill adjacent to northern part of site. | | | | |
| Highways/ Pedestrian Access: | Satisfactory access can be achieved, with adequate visibility, at a point just east of the present site access. Hook Lane will 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 | | | | |
| Noise/Air Quality Assessment: | No issues re noise or air quality but gas monitoring data would be required in advance. | | | | |
| Archaeology: | Site not within identified area of archaeological potential. | | | | |
| Ecology Comment: | The trees and hedgerows along the site boundaries to be retained and protected via green buffers to maintain connectivity to Fleet End Road SINC. | | | | |
| Accessible Facility Types: | Within 800m of a Accessible Green or Play Space 1/10 | | | | |
| Reason for Discounting: | Isolated location. | | | | |
| Is the site suitable? | No | Is the site available? | Yes | Is the site considered achievable? | Yes |

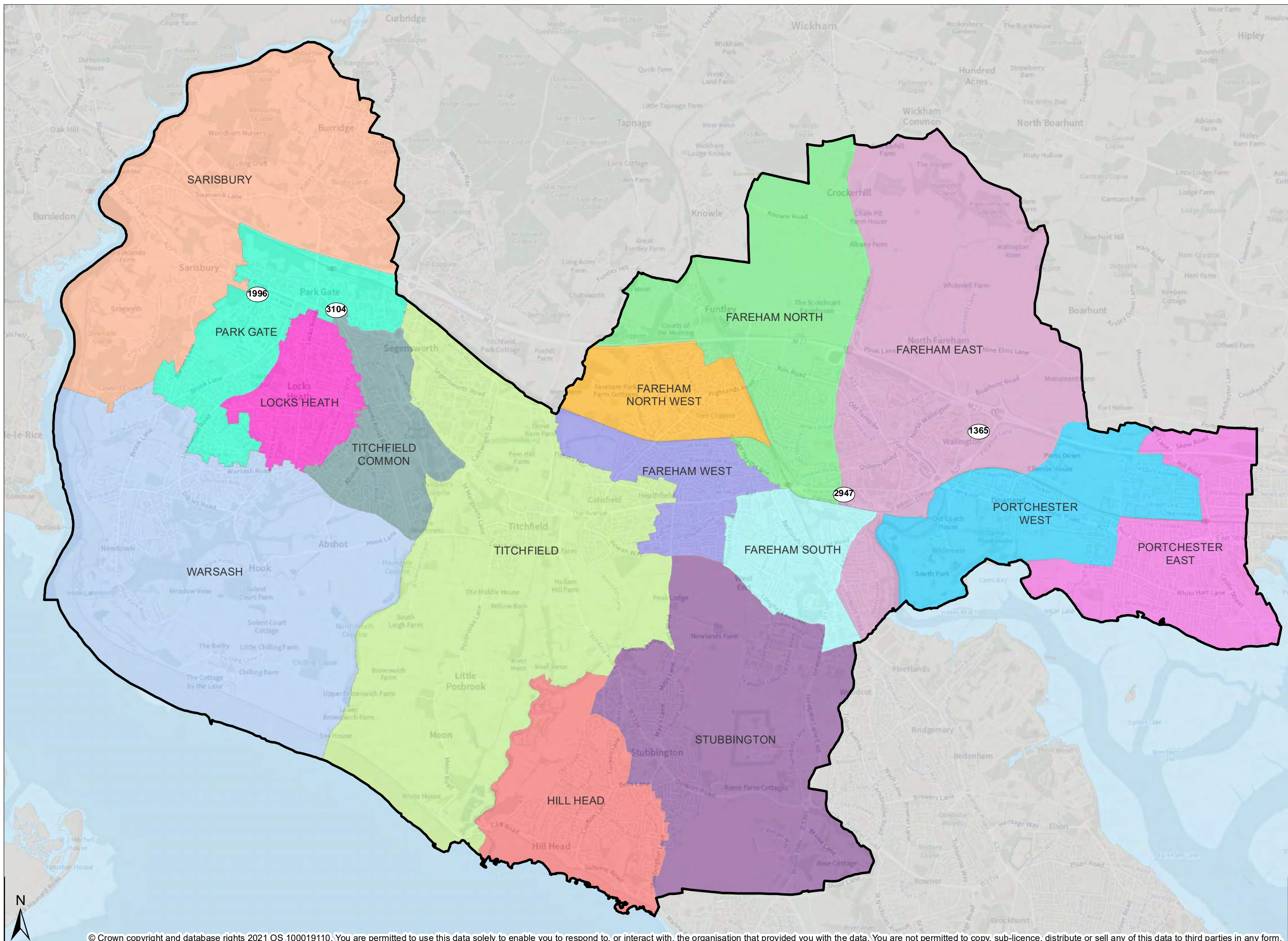




9. Sites Below Study Threshold

LIST OF CONTENTS

| ID: Site Name: | | Gross Site Area (ha): | | Ward: |
|----------------|--|-----------------------|--|--------------------|
| 1172 | Crofton House Site, Titchfield | 1.18 | | Titchfield |
| 1394 | Sea Lane, Hill Head | 0.25 | | Hill Head |
| 2854 | Rear of 9-11 Funtley Road, Fareham | 0.11 | | Fareham North |
| 3012 | Cawtes Reach, Brook Avenue, Warsash | 0.34 | | Warsash |
| 3015 | Land West of Anchor House, Wicor Path, Portchester | 0.13 | | Portchester East |
| 3074 | Land at Alexander Grove, Fareham | 0.65 | | Fareham South |
| 3077 | Land at Frosthole Close (west) , Fareham | 0.28 | | Fareham North West |
| 3084 | Land at Rossan Ave, Warsash | 0.11 | | Warsash |
| 3138 | Rear of 77 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: |
|----------------|--|-----------------------|--------------|
| 1365 | Land adjoining Fort Wallington Industrial Estate | 1.05 | Fareham East |
| 1996 | Land to the rear of 123 Bridge Road, Park Gate | 0.50 | Park Gate |
| 2947 | 142-144 West Street | 0.17 | Fareham East |
| 3104 | 4-14 Botley Road, Park Gate | 0.38 | Park Gate |

11

Glossary

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

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

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| SSSI - Site of Special Scientific Interest | Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology. |
| SuDS – Sustainable Drainage System | A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. |
| TPO - Tree Protection Order | An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. |
| TRO – Traffic Regulation Order | A legal document required to support a range of measures which govern or restrict the use of public roads. |
| Use Class | Full details of use classes can be found in The Town and Country Planning (Use Classes) order 1987. |