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ISLP005

Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036

Interim Sustainability Report

January 2020

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Interim Sustainability Report

Client:	Fareham Borough Council	
Report No.:	UE0192 SEA- Fareham LPR Interim Sustainability Report_2_200107	
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Revision No.:	Status/Comment:	Date:
0	Draft for comment	December 2019
1	Final Draft	December 2019
2	Final	January 2020

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Abbreviations

ALC	Agricultural Land Class
AQMA	Air Quality Management Area
BMV	Best and Most Versatile (Agricultural Land)
CEMP	Construction Environmental Management Plan
CCMA	Coastal Change Management Area
EclA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
FBC	Fareham Borough Council
GIS	Geographic Information System
HLA	High Level Assessment
LCA	Landscape Character Area
LNR	Local Nature Reserve
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SA	Sustainability Appraisal
SHELAA	Strategic Housing & Employment Land Availability Assessment
SINC	Site of Importance to Nature Conservation
SGA	Strategic Growth Area
(p)SPA	(Potential) Special Protection Area
SPZ	(Groundwater) Source Protection Zone
SSSI	Site of Special Scientific Interest

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1 Introduction

1.1 The Fareham Borough Local Plan 2036

- 1.1.1 Currently the development plan for Fareham Borough is comprised of the following documents:
- ▶ Local Plan Part 1: Core Strategy (adopted August 2011);
 - ▶ Local Plan Part 2: Development Sites and Policies (DSP) Plan (adopted June 2015);
 - ▶ Local Plan Part 3: The Welborne Plan (adopted June 2015); and
 - ▶ Hampshire Minerals and Waste Plan (adopted October 2013).
- 1.1.2 The new Local Plan will set the planning strategy for the Borough and address emerging housing and employment needs for a period of 16 years up to 2036. The Welborne Plan will not be replaced by the 2036 Plan, but together with the new Local Plan will form the new Development Plan for the Borough.
- 1.1.3 A Draft version of the new Local Plan was published for Regulation 18 consultation between 25 October and 8 December 2017. The Draft Plan was accompanied by a Sustainability Report which formed part of the Draft Plan evidence base. In 2018, the Government published changes to the National Planning Policy Framework (NPPF), which significantly increased the number of homes required in Fareham Borough. The Draft Local Plan which Fareham Borough Council (FBC) consulted on in 2017 would not meet the new requirement hence triggering the need for a new Local Plan.
- 1.1.4 In the summer of 2019, FBC undertook an Issues and Options consultation which included eight potential areas for growth, considering all greenfield areas across the Borough, see Figure 1.1. FBC has used the responses to help formulate the revised Development Strategy for the new Local Plan, including new sites to meet the additional housing need. FBC has now published a Regulation 18 document as a supplement to the Draft Local Plan that was consulted upon in 2017 and setting out the detail of the revised Development Strategy; it aligns with the vision and objectives of the 2017 Draft Local Plan.
- 1.1.5 The Regulation 18 Supplement document will be subject to a six-week consultation period. The revised Development Strategy, new sites and policies within the consultation document will be combined with the 2017 version of the Draft Local Plan, as amended following its consultation. The resulting Publication Plan will then be produced, and that document will be subject to a further six-week period of consultation (Regulation 19).

1.2 Purpose of this Report

- 1.2.1 This interim Sustainability Report has been prepared for FBC as part of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process for the Fareham Local Plan 2036.
- 1.2.2 The Draft Local Plan was accompanied by a full Sustainability Report¹ which formed part of the Draft Plan evidence base. That Sustainability Report was in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004. It incorporated the Environmental Report which is required in accordance with EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive). A further iteration of the full Sustainability Report will be produced as part of the Publication Plan evidence base.
- 1.2.3 This report provides an assessment of the additional policies and site allocations included in the Regulation 18 Supplement consultation document which were not included in the 2017 Draft Plan and hence were not considered within the 2017 Sustainability Report. This report also includes a High-Level Assessment (HLA) of eight potential areas for growth as presented in the Issues and Options consultation undertaken in summer 2019, which form reasonable alternatives to the Plan as proposed. The findings of this assessment have been used to inform the Strategic Growth Area (SGA) policy in the Regulation 18 Supplement consultation document.
- 1.2.4 This report is accompanied by a Site Options Assessment Report² which presents the results of the HLA of all potential sites listed in FBC Strategic Housing & Employment Land Availability Assessment (SHELAA). This includes all the development allocations proposed by policies in the 2017 Draft Plan and those additional site allocations set out in the Regulation 18 Supplement consultation document.

¹ UEEC (2017). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036: Sustainability Report for the Local Plan*, October 2017.

Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV02-SEA_Fareham_LPR_Draft_Plan_5_171024.pdf

² UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report*, January 2020.



Figure 1.1: Potential Areas of Growth from Issues & Options Consultation

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2 Methodology

2.1 Approach to the Assessment

- 2.1.1 The additional policies and site allocations included in the Regulation 18 Supplement consultation document were assessed against the SA Framework using a three-stage process.

Spatial site assessment (sites only)

- 2.1.2 Each potential site allocation was assessed against a range of spatial constraints data to ensure consistency in approach and robustness in site selection. The assessments examined the suitability of each site according to its relative accessibility, previous uses and potential for contamination, landscape or ecological impact, loss of agricultural land, flood risk, and proximity to sources of, or sensitive receptors to pollution. A range of designated features were also addressed, including nearby heritage assets, important landscapes and nature conservation sites. The assessment was carried out in ArcGIS 10.7 using several separate geo-environmental datasets (as listed in Table 2.1 and Appendix III of the Site Options Assessment report³).

High-level assessment

- 2.1.3 Drawing on the results of the spatial site assessment, the main function of the HLA is to identify whether or not plan options are likely to bring positive, negative or uncertain effects in relation to the SA Objectives (section 2.3). A benefit of this approach is that a high number of plan options, including both sites and policies, can be assessed and easily compared in terms of their likely sustainability performance, and can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. Options are given a score against each SA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain. This helps identify at a strategic level which options will require a more detailed examination or whether satisfactory conclusions may be drawn from the HLA, without the need for further detailed assessment.

Detailed assessment

- 2.1.4 Where potential negative effects or uncertainties are identified through the HLA in association with a particular policy or site, a secondary level of assessment is undertaken to examine the proposal in more detail. This process uses Detailed Assessment Matrices to scrutinise potential negative or uncertain effects identified by the HLA.

³ Ibid

2.2 High Level Assessment of Potential Areas of Growth

- 2.2.1 Each of the eight potential areas of growth identified in the summer 2019 Issues and Options consultation has also been subject to a spatial site assessment against the same geo-environmental constraints data as for the potential site allocations. Drawing on the results of the spatial constraints assessment, a HLA of each area against the SA Framework has been carried out.
- 2.2.2 Within each area, there are a number of SHELAA sites. For each area the assessment has, where possible, sought to differentiate between the potential effects of locations where there are sites considered in the SHELAA and the potential effects of development on the remaining land within the areas. An appraisal of each of these individual SHELAA sites in sustainability terms is presented with the Site Options Assessment Report⁴.

2.3 The Sustainability Appraisal Framework

- 2.3.1 The purpose of the SA Framework is to provide a means of ensuring that the Local Plan considers the sustainability needs of the area in terms of its social, environmental and economic effects. It enables the sustainability effects of the plan to be described, analysed and compared.
- 2.3.2 The SA Framework consists of sustainability objectives which, where practicable, can be expressed in the form of targets, the achievement of which is measurable using indicators. There is no statutory basis for setting objectives but they are a recognised way of considering the sustainability effects of a plan and comparing alternatives, and as such provide the basis from which effects of the plan can be tested consistently.
- 2.3.3 The SA Objectives were derived through consideration of the Policies, Plans and Programmes (PPP) review, the baseline data collection, and the key sustainability issues identified for the plan area as set out in the SEA Scoping Report⁵. Alongside these, the SEA environmental receptors identified in Annex I (f) of the SEA Directive were a key determinant when considering which SA Objectives should be used for appraisal purposes. The objectives address the social and economic requirements of SA, while also retaining a high degree of relevance to SEA. The SA Objectives seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.
- 2.3.4 Table 2.1 lists the SA Objectives, while the full SA Framework of objectives and decision-making criteria is given at Appendix I.

⁴ Ibid

⁵ UEEC (2016). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Scoping Report*, February 2016. Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/SEAFarehamLPRScoping.pdf

Table 2.1: SA Objectives

#	Objective
1	To provide good quality and sustainable housing for all
2	To conserve and enhance built and cultural heritage
3	To conserve and enhance the character of the landscape
4	To promote accessibility and encourage travel by sustainable means
5	To minimise carbon emissions and promote adaptation to climate change
6	To minimise air, water, light and noise pollution
7	To conserve and enhance biodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)
9	To strengthen the local economy and provide accessible jobs available to residents of the borough
10	To enhance the vitality and viability of centres and respect the settlement hierarchy
11	To create a healthy and safe community

2.4 Limitations to the Assessment

- 2.4.1 It is acknowledged that there are a number of limitations and difficulties surrounding the SA process, predominantly stemming from the nature of strategic assessment at the plan level, using secondary data. These limitations often lead to assessment conclusions being based on professional judgement rather than empirical fact, informed by the best available data and experience of the assessor, together with contributions by statutory consultation bodies and other interested parties. These limitations, and any further limitations identified during later assessment stages, are stated to ensure that judgements based on professional opinion are clearly identified.

Implementation of the Local Plan

- 2.4.2 The sustainability effects of the Local Plan will largely be dependent on how the plan is implemented. The plan provides a broad picture of the location and type of new development, while setting standards for factors such as design and infrastructure provision. How the developments perform in sustainability terms is very much dependent on what happens at the micro-scale. For example if new development does not comply with the aspirations presented in the plan (for example related to water or energy efficiency, viability, infrastructure

requirements and affordable housing) then the positive effects highlighted under the policies addressing these topics will be reduced. In another example, the effect on resource use of new development proposed through the plan will depend on the exact nature of how new houses, offices, shops and community facilities are designed and built, the layout of development, and the actions of the people who will live and work there. It is therefore noted that the sustainability performance of the plan will be dependent on the implementation of the policies and strategic allocations in particular.

High Level Assessment of Potential Areas of Growth

- 2.4.3 The potential areas of growth as presented in the summer 2019 Issues and Options consultation are not demarcated by defined spatial boundaries and therefore the assessments presented in this report are indicative only, and based on professional judgement. They are intended to guide the decision-making process in terms of which broad, undeveloped areas within the Borough have the capacity to accommodate further development whilst minimising adverse sustainability effects and maximising opportunities for beneficial sustainability effects.
- 2.4.4 There is a large degree of spatial variation in terms of predicted environmental effects across some of the potential areas of growth and therefore, as described in section 2.2.2, the assessment has sought to differentiate between areas where there are SHELAA sites and potential effects associated with development on the remaining areas land where possible.
- 2.4.5 Scoring for SA Objectives 1 (Housing) and 9 (Economy) has been informed by estimated dwelling and employment floorspace yields for SHELAA sites within the area of growth. Scoring has been undertaken on a comparative basis, comparing the potential contribution of any one potential area of growth towards housing / employment against other potential areas of growth rather than against any quantitative criteria.

3 Assessment of New Draft Plan Policies and New Site Allocations

3.1 Introduction

- 3.1.1 The HLA findings for the new policies included in the Regulation 18 Supplement consultation document are included in Appendix II. This section of the Interim SA Report provides a summary of these findings. Overall, none of the new policies result in any significant negative effects for any of the SA Objectives.
- 3.1.2 The HLA findings for the four new site allocations included in the Regulation 18 Supplement consultation document are included in the Site Options Assessment Report⁶ and are also summarised below.

3.2 High-Level Assessment Findings

- 3.2.1 New Housing Policies including 'New Small-Scale Development outside defined urban areas', 'Internal Space Standards' and 'Five-Year Housing Land Supply' are predicted to be largely neutral in sustainability terms. New policies relating to trees, woodland and hedgerows, flood risk and sustainable drainage climate change and air quality are all predicted to have further positive environmental effects.
- 3.2.2 There are four new Housing Allocations included in the Regulation 18 Supplement consultation document, in addition to those set out in the 2017 Draft Plan. These include SHELAA sites 0046, 0086 and 3204, as well as site 2843 (Land South of Cams Alders) which is allocated for Sheltered Housing. The sustainability effects of these sites are considered as part of the Site Options Assessment Report⁷. Detailed assessments were prepared as part of the 2017 Sustainability Report⁸ for site allocations with potentially significant environmental or socio-economic effects. A detailed assessment for site 0046 has been undertaken on the same basis and is provided in Appendix III as this site was considered to have potentially significant environmental effects in relation to SA Objective 8 (Natural Resources). Detailed assessments were not prepared for sites 0086, 2843 and 3204 because the HLA did not predict any significant environmental effects for these sites.

⁶ UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report*, January 2020

⁷ Ibid

⁸ UEEC (2017). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036: Sustainability Report for the Local Plan*, October 2017.

Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV02-SEA_Fareham_LPR_Draft_Plan_5_171024.pdf

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4 Assessment of Potential Areas of Growth

4.1 Introduction

- 4.1.1 The Issues and Options consultation undertaken in summer 2019 presented eight locations where greenfield development could potentially be accommodated to meet future demands for housing beyond 2036 (Figure 1.1). There is also potential for these areas to help deliver unmet need from neighbouring authorities should that be deemed necessary following the ongoing work with the Partnership for South Hampshire. Descriptions of these eight areas are provided in Table 4.1. The full results of the HLA of these areas set out in Table 4.2.

Table 4.1: Strategic Growth Area Descriptions

Strategic Growth Area	Description
Land around BurrIDGE	This area is located in the north-west of the Borough, north of the M27. To the west and north-west, the area is bounded by the River Hamble and to the east by Botley Road. This section of the River Hamble forms part of the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and the Solent & Dorset Coast pSPA. The Upper Hamble Estuary and Botley Woods SSSI also lies immediately to the north-west. The western and central portions of the area are dominated by Swanwick Wood and Nature Reserve, designated as ancient woodland, lowland mixed deciduous woodland priority habitat and SINC. The eastern and north-eastern sections of the area contain existing residential properties in BurrIDGE and Swanwick. Known opportunities for development are concentrated around these existing residential areas.
Land around of Swanwick Station	This area is located in the north-west of the Borough covering the area of land between Lower Swanwick and Swanwick station, north of the A27. The M27 runs through the centre of the area in an approximate east-west direction. On both sides of the M27 the landscape is punctuated with small areas of woodlands, many of which are designated as lowland mixed deciduous woodland priority habitat, including Lower Swanwick woodlands SINC to the south of the M27. Residential properties exist in the south-east of the area north of the A27 in Sarisbury / Locks Heath and along Swanwick Lane. SHELAA sites are predominantly located across the central and eastern portions of the area
Land west of Western Wards	This area is located on the south-western edge of the Borough, running west of Warsash in the south to Lower Swanwick in the north and including Universal Marina. To the west, the area is bounded by the River Hamble which is designated as the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar, Solent & Dorset Coast pSPA and Lee-on-the-Solent to Itchen Estuary SSSI. The southern portion of the area is predominantly existing residential development in Warsash and Sarisbury Green, whilst the remaining sections, the central portion in particular, are

Strategic Growth Area	Description
	punctuated with areas of woodland, the majority of which are designated as lowland mixed deciduous woodland and wet woodland priority habitat. Known opportunities for development are concentrated along the eastern edge of the area.
Land south of Locks Heath	This area is located in the south of the Borough. The area is bound to the north and west by the urban settlement of Locks Heath, to the south by the Solent and to the east by the Meon Valley. The area is currently predominantly in agricultural use. The Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and Lee-on-the-Solent to Itchen Estuary SSSI extend into the area in its south-west corner. Across the area, but particularly in the south and west, there are large pockets of woodland the majority of which are designated as lowland mixed deciduous woodland and wet woodland priority habitat. Known opportunities for development are located in the north-west of the area.
Land between Fareham and Stubbington	This area is located towards the south-east of the Borough in the strip of land which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. The area extends to Newgate Lane in the east and to the B334 in the south-east. The area is predominantly in agricultural use, with small with pockets of priority habitat. Peel Common sewage treatment works and Newlands solar farm are located in the south-east. The Stubbington Bypass is proposed through the centre of the area connecting to B3334 Titchfield Road in the west and the B3334 Gosport Road in the south-west. SHELAA sites in this area are spread across most of the land area with the exception of the sewage works and the solar farm.
Land around Welborne Garden Village	This area is located to the east of the Welborne Garden Village boundary, east of the A32 Wickham Road and north of the M27 junction 11. The land is predominantly in agricultural use. Wallington River flows through the centre of the area in a north-south direction. There are areas of woodland in the north of the area designated as SINC's, ancient woodland and lowland mixed deciduous woodland priority habitat. There is a corridor of coastal and floodplain grazing marsh priority habitat following the river channel. SHELAA sites are restricted to the southern end of the area, south of Nine Elms Lane.
Land west of Porchester	This area is located between Fareham and Porchester with the M27 to the north and the Portsmouth Harbour waterbodies to the south and south-west. The A27 runs through the centre of the area in an east-west orientation. The land immediately north and south of the A27 is in existing residential use, with the land in the north separated from adjacent farmland by the Porchester to Fareham railway line. The Cams Hall Estate golf club occupies the south-west corner of the area, much of which is also designated as coastal and floodplain grazing marsh priority habitat. Portsmouth Harbour, immediately to the south / south-west is designated as a SPA / Ramsar / pSPA / SSSI. Land in the north of the area between existing residential areas and the M27 is predominantly agricultural. SHELAA sites are predominantly north of the A27 but with some limited

Strategic Growth Area	Description
	sites also available for residential development in the south.
Meon Valley	The Meon Valley runs through the centre of the Borough with the River Meon at its heart. To the east this area is bound by the settlements of Fareham and Hill Head / Stubbington, and to the west by Locks Heath and agricultural land south of Locks Heath. The area extends as far north as the M27 and as far south as the Solent. The Solent here is designated as an SPA / Ramsar / pSPA and SSSI. The SPA / Ramsar and SSSI designations continue into the south of the area itself along the Meon corridor. This portion of the Meon corridor also forms the Titchfield Haven National (and Local) Nature Reserve, with many sections of the river corridor further north designated as SINC's. Much of the river corridor is also designated for priority habitats, including coastal and floodplain grazing marsh, lowland mixed deciduous woodland, wet woodland and reedbeds. SHELAA sites are focussed in the central and northern sections of the area.

4.2 High-Level Assessment Findings

- 4.2.1 The potential areas of growth cover large areas of land and hence there is a high degree of spatial variation in terms of predicted environmental effects. There are a range of positive, negative and neutral effects across the 11 SA Objectives predicted for development in the eight areas as set out in Table 4.2. However overall, 'Land South of Locks Heath', 'Fareham to Stubbington', 'Land west of Porchester' and 'Meon Valley' provide the best opportunity for strong positive effects in terms of provision of housing (SA Objective 1).
- 4.2.2 Development in six of the eight potential areas of growth is predicted to result in adverse landscape effects (SA Objective 3), with the exception of 'Land west of Porchester' and 'Land around Swanwick Station' where on the whole the landscape character is less sensitive to development, although there are still areas where development could impact negatively and any proposals would need to be carefully designed to protect and enhance the character and quality of landscape resources, views and visual amenity. Strong adverse landscape effects are predicted for development in the 'Meon Valley' as the landscape here is considered to be one of the most distinctive and important landscape resources within the Borough.
- 4.2.3 There are a number of ecologically designated sites in and around the Borough, particularly around the Solent. 'Land south of Locks Heath' and 'Meon Valley' are broadly considered to be the most ecologically sensitive potential areas of growth (SA Objective 7). The Solent's European designated sites extend into 'Land south of Locks Heath' and 'Meon Valley', although SHELAA sites are largely located away from these most sensitive areas. 'Land between Fareham and Stubbington' does not contain any European designated sites but large areas of agricultural land identified for potential development are designated of importance for Brent Goose and Wader species, albeit predominantly sites categorised as having 'Low Use' within

the 2019 Brent Goose and Wader Strategy⁹. 'Low Use' sites have the potential to be used by waders or brent geese and have the potential to support the existing network and provide alternative options and resilience for the future network¹⁰. In the remaining five areas, ecological effects are predicted to be mixed with any loss of priority habitat resulting in locally adverse effects. All development should seek to avoid losses of priority habitat or impacts to nature conservation sites.

- 4.2.4 The greenfield nature of the potential areas of growth means that predicted environmental effects in terms of loss of natural resources (SA Objective 8), including agricultural land and mineral deposits, are adverse for all areas except for 'Land west of Western Wards'. Much of the greenfield land within the Borough is categorised as Best and Most Versatile (BMV) agricultural land and mineral deposits extend across much of this area. Project proposals should seek to preserve areas of high quality agricultural land wherever possible and extract minerals prior to construction, subject to suitability assessment, to minimise impacts as far as possible.
- 4.2.5 There are a range of positive, negative and neutral effects across the remaining SA Objectives for the eight potential areas of growth but overall it is considered that 'Land west of Porchester' is the most sustainable greenfield location at the high-level stage. Detailed assessments have been prepared for the two SGAs proposed in the Regulation 18 Supplement consultation document: North of Downend SGA which corresponds to 'Land west of Porchester' and South of Fareham SGA which corresponds to 'Fareham to Stubbington'. These are provided within Appendix III.

⁹ Whitfield (2019). *Solent Waders and Brent Goose Strategy 2019 Interim Project Report: Year One*. Hampshire and Isle of Wight Wildlife Trust. Curdridge

¹⁰ *Ibid*

Table 4.2: High Level Assessment of Potential Areas of Growth

SA Objective	Commentary
-	Land around Burrridge
1 Housing	Positive effects are predicted over the medium to long term as SHELAA sites within this area have the capacity to accommodate residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There is just one listed building within the area itself at Burrridge Farm, although there is a cluster of listed buildings to the south-east beyond the area boundary. SHELAA sites in the south-eastern corner of the area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. The protected wreck of the Grace Dieu is located on the western boundary of the area; any development in close proximity to this asset could result in localised adverse heritage effects in the short and long term. But overall, development in this area would have largely neutral heritage effects as there are relatively few heritage sensitivities.
3 Landscape	The area falls within Landscape Character Area (LCA) 1: Upper Hamble Valley to the west and LCA 13: Burrridge - Swanwick - Whiteley to the east. Most SHELAA sites are located in LCA 13 which has mostly moderate development potential as it is an area of urban fringe rather than an area of countryside. Adverse effects are predicted for development in the east of the area in the short and long term, although the nature of these effects will be dependent on the scale, massing and design of development. In comparison, the majority of LCA 1, to the west of the area, has low development potential along the upper reaches of the tidal River Hamble and the woodlands to the east; development here would result in strong adverse effects to landscape character in the short and long term. Overall, development in this area is predicted to result in adverse effects to landscape character.
4 Accessibility	The urban fringe nature of this area results in lower accessibility compared with other area, with relatively few facilities within reasonable walking distance. SHELAA sites are concentrated in the east of the area; here mixed effects are predicted for development towards the south and south-east as the ability to encourage travel by sustainable means will be dependent on transport infrastructure which accompanies development in this location; development located towards the north-east of the area is predicted to result in adverse effects. Any development further west is predicted to have strong adverse effects resulting from poor accessibility further from existing urban areas.
5 Climate Change	The majority of the area, including the eastern side where there are SHELAA sites, does not fall within an area of flood risk, and therefore development is not expected to increase flood risk on site or downstream. Overall, positive effects are predicted over the short and long term. However, areas of flood zone 2 and 3 do extend into the western extremities of the area along the banks of the River Hamble. Any development here is predicted to result in strong adverse effects, as these areas also experience poor accessibility.
6 Pollution	Predominantly positive effects are predicted as there are no Air Quality Management Areas (AQMAs) or Groundwater Source Protection Zones (SPZ) within the area and the majority of the area is not within 100m of the M27 which serves as a major source of noise, light and air pollution for residential receptors. There is a historic landfill site in the centre of the area but given that this was located on the site of what is now Swanwick Nature Reserve, development

SA Objective	Commentary
	here is unlikely. Any development in the vicinity of this area will require specific layout and design measures to mitigate any potential contamination effects.
7 Biodiversity	This area has significant biodiversity interest, particularly in the west. The River Hamble runs along the west / north-western boundary and this section of the river forms part of the Solent Maritime Special Area Conservation (SAC), Solent & Southampton Water Special Protection Area (SPA) / Ramsar and the Solent & Dorset Coast potential Special Protection Area (pSPA). The Upper Hamble Estuary and Botley Woods Site of Special Scientific Interest (SSSI) also lies immediately to the north-west. The western and central portions of the area are dominated by Swanwick Wood and Nature Reserve, designated as ancient woodland, lowland mixed deciduous woodland priority habitat and Site of Importance for Nature Conservation (SINC). Any direct habitat loss from these areas from development would result in strong adverse ecological effects, especially in the north-east, where tributaries of the River Hamble, forming part of the SAC / SPA / Ramsar, run into the area. SHELAA sites are concentrated towards the east of the area where there are fewer ecological constraints and therefore mixed effects are predicted. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The area is predominantly Agricultural Land Classification (ALC) Grade 4 agricultural land with a pocket of ALC Grade 3 in the south-east and some ALC Grade 1 towards the north-west. The western and northern sections of the area are safeguarded for minerals, with River Terrace deposits following the River Hamble corridor. Therefore effects of development will be spatially specific for this objective. Development in the east, where SHELAA sites occur, are predicted to result in adverse effects, but development further west is expected to result in strong adverse effects as there is risk of mineral sterilisation in addition to loss of agricultural land (including ALC Grade 1). Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Positive effects are predicted for development in the south-east of the area, where SHELAA sites occur, given the proximity to several areas of existing, publically accessible open space. The effects of development further north in the area are not expected to be so positive although some areas of existing open spaces are still accessible.
-	Land around Swanwick Station
1 Housing	Positive effects are predicted over the medium to long term as SHELAA sites within this area have the capacity to accommodate residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There are a number of listed buildings within the area, predominantly clustered in the north-east corner around Friend's Farm, Morgan's Farm and Rookery Farm. There is a secondary cluster at Glen House towards the centre of the area. The Sarisbury Green conservation area sits on the southern boundary of the area. Any direct impacts to these listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation

SA Objective	Commentary
	area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, development is predicted to have neutral heritage effects.
3 Landscape	South of the M27, the rural parts of the area fall within LCA 14: North Sarisbury. This area has moderate development potential and therefore development here is predicted to have adverse effects to landscape character. North of the M27 the eastern portion of the area falls within LCA 13: Burrridge - Swanwick - Whiteley, which has high development potential in this locality, therefore positive effects to landscape character are predicted. A small portion of the area in the north-west falls within LCAs 1 & 2: Upper and Lower Hamble Valley, with low to moderate development potential respectively. Development here is predicted to have adverse effects to landscape character.
4 Accessibility	Development in the east of the area and close to existing urban areas would have relatively good accessibility with a good number of facilities within reasonable walking distance; therefore positive effects are predicted. Development further west in the area, particularly in the north-west, would have poorer accessibility with fewer opportunities to encourage sustainable travel resulting in adverse effects.
5 Climate Change	There is a small area of flood zone in the south-west of the area around Swanwick Marina. The rest of the area does not fall within a flood zone. Given the relatively good accessibility to facilities in the east of the area where the majority of SHELAA sites occur, positive effects are predicted here over the short and long term. Further west, accessibility levels decline and therefore effects are uncertain.
6 Pollution	The M27 is a major source of air, light and noise and pollution for residential receptors and development within 100m of the motorway is predicted to result in adverse effects for new residents introduced into these areas. Otherwise there are no known constraints to development within this area, including AQMAs or SPZs, and therefore away from the M27 positive effects are predicted. Overall, effects are mixed for this area.
7 Biodiversity	The rural parts of this area are punctuated with small areas of woodlands, many of which are designated as lowland mixed deciduous woodland priority habitat, including Lower Swanwick woodlands SINC to the south of the M27 and Swanwick Nature Reserve in the north-west corner. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. Direct losses of priority habitat will result in adverse ecological effects. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The majority of the area is classified as ALC Grade 2 agricultural land with an area of ALC Grade 1 in the north-east corner and a strip of ALC Grade 4 along the western boundary. ALC Grades 1 and 2 are considered BMV agricultural land and development in these areas will result in adverse effects due to loss of agricultural resource. There are no mineral resources within the area with the exception of a small section of River Terrace deposits in the north-west corner. However, the north-eastern portion of the area is a safeguarded minerals processing site and therefore development in this area could impact on mineral processing operations resulting in adverse effects. Overall, adverse effects are predicted in terms of natural resources for this area with some spatial variability. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive

SA Objective	Commentary
	effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	In general, positive effects are predicted north of the M27 where most of the area is within 300m of at least two existing, publically accessible open spaces or allotments. South of the M27 and north of Sarisbury more adverse effects are predicted as fewer open spaces are located within a 300m radius.
-	Land West of Western Wards
1 Housing	Known residential development opportunities are limited in this area and therefore, in comparison with other area, adverse effects are predicted as there is minimal capacity to contribute to the Borough's overall housing requirement.
2 Heritage	There is a cluster of listed buildings around Brooklands in the north of the area and a second cluster in Warsash along Shore Road. Warsash Maritime Academy is also located in the south of the area. The Sarisbury Green conservation area sits just to the north-east of the area boundary. Any direct impacts to these listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, development is predicted to have neutral heritage effects.
3 Landscape	The majority of the area forms part of LCA 2: Lower Hamble Valley. In the southern most portions of the area this LCA has low development potential on account of the high sensitivity of the landscape resulting from large open areas, such as Strawberry Field, with a strong visual relationship with the adjacent high quality river landscape. Development here could result in significant adverse effects to landscape character, although the nature of these effects will be dependent on the scale, massing and design of development. A small area around Brook Avenue has high development potential given that the character and quality of the landscape has already been affected by urban influences. Development in this locality is predicted to have positive effects. The remainder of the area is considered to be of moderate development potential, and development here is predicted to give rise to adverse effects to landscape character.
4 Accessibility	Given the length of this area, accessibility varies greatly across the area. Accessibility is best around Warsash and Sarisbury given the proximity to facilities in those areas. Here positive effects are predicted as the number of facilities within reasonable walking distance is likely to encourage sustainable travel methods. Further south around Warsash Maritime Academy, and around Brook Avenue, accessibility levels are relatively poor and therefore effects are uncertain and will be dependent on transport infrastructure which accompanies development in this location.
5 Climate Change	The western edges and southern sections of the area fall within flood zone 2 and 3 given the proximity of the River Hamble. The southernmost section also falls within the Hook Spit to Workmans Lane Coastal Change Management Area (CCMA). Known opportunities for development are predominantly located on the east of the area away from the flood risk zones and the CCMA, and therefore are not expected to increase flood risk. Positive effects are predicted over the short and long term, increasing to strong positive effects in areas of good accessibility where carbon emissions are expected to be comparatively lower due to sustainable travel modes. However, development further west and south, in areas of flood zone, would result in more adverse effects.

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6 Pollution	The area does not fall within 100m of the M27 which is a major source of air, light and noise pollution for residential receptors. Similarly there are no AQMAs or Ground Protection Zones in the area and therefore strong positive effects are predicted with respect to pollution.
7 Biodiversity	To the west, the area is bounded by the River Hamble which is designated as the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar, Solent & Dorset Coast pSPA and Lee-on-the-Solent to Itchen Estuary SSSI. There are large areas of priority habitat across the area, including coastal and floodplain grazing marsh, intertidal mudflats, reedbeds, saline lagoons and coastal saltmarsh along the western boundary and in the south, and lowland mixed deciduous woodland, wet woodland, wood pasture and parkland across the central and northern areas. A number of ancient woodlands and Local Nature Reserves (LNRs) run through the area including the Winnard & Cawte's Copses, Hook-with-Warsash, Brook Wood, Brooklands Wood and Downkirk Copse. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. Direct losses of priority habitat will result in adverse ecological effects. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	In general terms, the northern half of the area is ALC Grade 4 agricultural land and the southern half is ALC Urban. There is a small area of land in the centre of the area around Brook Avenue which has been subject to land survey post 1988. This shows pockets of Grade 3b and Grade 4 agricultural land in this area. Large portions of the area contain River Terrace deposits, although these are mostly in the west. Development in existing urban areas on the edge of Sarisbury Green, which does not fall within these deposits, is predicted to result in positive effects; however, development in areas of classified agricultural land and where river deposits are known to be present are predicted to result in adverse effects due to loss and / or sterilisation of these resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Positive effects are predicted where SHELAA sites occur as these areas are within 300m of at least two existing, publically accessible open spaces or allotments, including Hollyhill Woodland Park. There are localised areas where more adverse effects are predicted as fewer open spaces are located within a 300m radius, but overall effects are expected to be positive.
-	Land south of Locks Heath
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites in this area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.

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2 Heritage	There are numerous listed buildings and archaeology alerts ¹¹ throughout the area clustered around existing farm properties, including in Hook, which is also designated as a conservation area. SHELAA sites in this area are broadly located around Hook. Here, any direct impacts to listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation area could impact on their setting in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, heritage effects are expected to be largely neutral, although direct and indirect heritage effects could result in proximity to heritage assets.
3 Landscape	The north-western portion of this area, where the majority of development opportunities are situated, falls within LCA 3: Hook Valley. Development potential in this area is low as the landscape contains a range of valued landscape, ecological and heritage features and its natural unspoilt qualities means that it is highly susceptible to built development. Development here is predicted to result in strong adverse effects to landscape character. The rest of the area falls within LCA 4: Brownwich Coastal Plain. Development potential here is moderate and construction would be predicted to also have adverse effects to landscape character, although not as severe as for LCA 3.
4 Accessibility	Accessibility in this area is poor with relatively few facilities within reasonable walking distance, particularly in and around Hook. Overall adverse effects are predicted for the area with strong adverse effects in and around Hook. Any development in this area should seek to encourage travel by sustainable means.
5 Climate Change	The south-west corner and western boundary of the area fall with flood risk zones. There is also a strip of flood zone running north and south from Brownwich Pond towards the east of the area. The southern and western boundary portions of the area also fall within the Hook Spit to Workmans Lane CCMA, an area likely to be affected by physical changes to the coast. A few SHELAA sites west of Hook fall within the flood zone and CCMA and effects here are predicted to be strong adverse. The majority of the known opportunities for development avoid these areas, but the associated predicted effects in these areas are mixed on account of poor accessibility potentially resulting in higher carbon emissions. This is also the case for the rest of the area outside of the CCMA and flood zones.
6 Pollution	There are a number of historic landfill sites around Hook. Where development site boundaries overlap with these historic landfills there is potential for contamination effects in the short term during construction, and adverse effects are predicted. Any development in this vicinity will require specific layout and design measures to mitigate any potential contamination effects. Elsewhere positive effects are predicted as the area does not contain any Groundwater Protection Zones or AQMAs and the M27, a major noise, air and light pollution source, is not located within 100m of any part of the area.
7 Biodiversity	The Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and Lee-on-the-Solent to Itchen Estuary SSSI extend into the area in its south-west corner. There are also areas of importance for Brent Goose and Wader in the southern sections, including areas designated as 'Core' and 'Secondary Support' Areas by the 2019 Brent Goose Wader Strategy. There are large areas of priority habitat across the area, but particularly in the south-west, including coastal and floodplain grazing marsh, lowland meadows, lowland mixed deciduous woodland, wet woodland and wood pasture and parkland. A

¹¹ Archaeology Alerts are areas of archaeological potential defined by Hampshire County Council: Red alerts designate 'Scheduled Ancient Monuments'; Orange alerts designate 'areas of national interest'; Yellow alerts designate 'locally important monuments of known extent'; and Green alerts designate to 'locally important monuments of unknown extent'.

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	number of Local Nature Reserves (LNRs) and SINC's are located in the southern and western portions of the area. Some of these are also designated for ancient woodland although these are located away from SHELAA sites. Development in the south-west of the area could lead to direct habitat loss from significant portions of these designated areas with strong adverse ecological effects. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The northern and western sections of the area, where SHELAA sites occur, are designated as ALC Grade 4 and ALC Non-Agricultural land. Further south and east there are sections of ALC Grade 2 and 3 agricultural land. The majority of the area is also underlain by River Terrace mineral deposits which could be sterilised if not extracted prior to development. Adverse effects are predicted across the majority of the area, including where SHELAA sites occur on account of the potential loss of agricultural land and sterilisation of mineral resource. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Strong positive effects are predicted where SHELAA sites occur as there are numerous existing open spaces in the vicinity of the west of the area which would be accessible for new residents. However, proposed development in Hook itself could result in the direct loss of Hook Lane existing open space which is predicted to have strong adverse effects at the local scale. Further east in the area, adverse effects are also predicted as there are fewer open spaces readily accessible further from existing built up areas.
-	Land between Fareham and Stubbington
1 Housing	Strong positive effects are predicted over the medium to long term as the SHELAA sites within this area have the capacity to accommodate very high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	SHELAA sites are spread across the area. There are few listed buildings in the area, solely along Newgate Lane. Fort Fareham scheduled monument is located beyond the area boundary to the north-east. There are yellow and green archaeology alerts located in the centre of the area around Newlands Farm. Heritage effects are likely to be concentrated in these areas. In the short-term, construction works around Newlands could impact on buried archaeological assets and in the medium to long term development along Newgate Lane could impact on the setting of listed structures. Localised adverse effects are predicted. Elsewhere in the area, neutral heritage effects are predicted.
3 Landscape	The area is almost completely within LCA 7: Fareham - Stubbington Gap. For all but the south eastern corner of the area the landscape type is open coastal plain and development potential here is moderate given the open, expansive landscape. The introduction of the Stubbington Bypass will impact the rural

SA Objective	Commentary
	character of the area introducing activity and noise into the agricultural landscape. Development here is predicted to result in adverse effects to landscape character. Around the sewage works and solar farm in the south-east corner, the landscape is considered to be of lower value on account of the utilities which have completely altered the character of the immediate area, although they are relatively well-screened by wooded bunds and planting.
4 Accessibility	Accessibility varies greatly across the area, with a greater number of facilities within reasonable walking distance in those areas closest to existing urban settlements. Mixed effects are therefore predicted with development towards the centre of the area more likely to result in adverse effects. Any development in this area should seek to encourage travel by sustainable means.
5 Climate Change	Small areas of the area fall within flood risk zones along the northern fringe of Stubbington. Development in this area could increase flood risk on site and downstream. The varied accessibility levels across the area mean that opportunities to reduce carbon emission through sustainable transport means also vary. Overall, mixed effects are predicted.
6 Pollution	Strong positive effects are predicted across the area with regard to pollution effects. The area is located over 100m from the M27 which is a major source of noise, light and air pollution for residential receptors; there are also no Groundwater Protection Zones or historic landfill sites in the vicinity and therefore contamination effects are unlikely.
7 Biodiversity	Large swathes of the agricultural land within the area are of importance for Brent Goose and Wader. The majority are categorised as 'Low Use' in line with the 2019 Brent Goose Wader Strategy but there are two 'Secondary Support Areas' either side of Peak Lane. There are small pockets of priority habitat across the area, including lowland mixed deciduous woodland (also designated as ancient woodland and SINC), coastal and floodplain grazing marsh and lowland meadows. Adverse ecological effects are predicted due to likely direct habitat loss from these Brent Goose Wader sites. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The majority of the area is ALC Grade 2 agricultural land which is considered BMV. There is a small pocket south of Newlands Farm which has been subject to agricultural land survey post 1988 where the land is categorised as ALC Grade 3b and 'Other'. There is a band of 'Construction Sand' mineral deposits running through the centre of the area and pockets of River Terrace deposits in the south-west and south-east corners. Development across the majority of the area would result in loss of agricultural land with adverse effects; where mineral deposits are also at risk of sterilisation these effects would be strong adverse. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this SGA are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are a number of small, existing open spaces around the urban fringes. New residents at developments across the majority of the area would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong

SA Objective	Commentary
	adverse effects and development proposals should seek to avoid any losses as part of the development design.
-	Land around Welborne Garden Village
1 Housing	Known residential development opportunities are limited in this area and therefore, in comparison with other areas, adverse effects are predicted as there is minimal capacity to contribute to the Borough's overall housing requirement.
2 Heritage	There are a few listed buildings scattered across the area around existing farm properties. There are green and yellow archaeology alerts north of Boarhunt Road, and in the south-east of the area at Monument Farm there is a WWII anti-aircraft gunsite designated as a scheduled monument and a red archaeology alert. SHELAA sites between Boarhunt Road and Nine Elms Lane are likely to have direct impacts to heritage assets with adverse effects. SHELAA sites south of Boarhunt Road could impact on the setting of heritage assets in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Any other development north of Nine Elms Lane would have largely neutral heritage effects, so long as these avoid impacts to listed structures at Whitedell Farm and Spurlings Farm.
3 Landscape	<p>The area lies across three LCAs, including LCA 10: Forest of Bere in the north, LCA 9: North Fareham Downs in the centre and down towards the south-western corner and LCA 11: Portsdown. SHELAA sites primarily fall within LCA 11 which is open arable downs sloping westwards from the highest point in the east near Monument Farm down to the Wallington River floodplain in the west. This LCA has moderate development potential on account of its open, expansive character and characteristic tree cover which would make development difficult to integrate. Overall, in this portion of the area where SHELAA sites occur adverse effects to landscape character are predicted.</p> <p>Any development in LCA 10 in the northernmost section of the area is predicted result in strong adverse effects as development potential here is low. Development in the central and western sections of the area in LCA 9 is predicted to result in adverse effects, increasing to strong adverse for development in the Wallington River Valley.</p>
4 Accessibility	Accessibility is poor across this area with relatively few facilities within a reasonable walking distance, and hence few opportunities for sustainable modes of travel. Therefore adverse effects are predicted.
5 Climate Change	The Wallington River corridor running through the area is an area of flood risk. SHELAA sites south of Nine Elms Lane which avoid the flood zones are predicted to result in mixed effects taking account of potential for increased carbon emissions due to the poor accessibility of the location. Any development north of Nine Elms Lane which avoids the Wallington corridor flood zones would similarly result in mixed effects. However, any development within the area which falls wholly or partially within the flood zone could increase the risk of flooding onsite or downstream and therefore adverse effects are predicted.
6 Pollution	The southern portion of the area, where SHELAA sites occur, is within 100m of the M27 which is a major source of noise, air and light pollution for residential receptors. The majority of the area also falls within a SPZ, with SPZ 1 towards the south of the area and therefore there is a risk of contamination during construction works in this area.

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	Strong adverse effects are predicted for SHELAA sites given the proximity to the M27 and the SPZ designation. Noise, air and light pollution effects will impact on residential receptors as oppose to employment land users. Further north effects associated with noise, air and light pollution will be reduced however contamination risks still exist and therefore effects are still predicted to be adverse within the SPZ designated area.
7 Biodiversity	There are areas of woodland in the north of the area designated as SINC, ancient woodland and lowland mixed deciduous woodland priority habitat. There is a corridor of coastal and floodplain grazing marsh priority habitat following the river channel. SHELAA sites in the south of the area which avoid any loss of priority habitat are predicted to have neutral ecological effects. This would also be the case further north, although any direct loss of priority habitat is predicted to have adverse ecological effects.
8 Natural Resources	The majority of the area is ALC Grade 2 agricultural land with a band of ALC Grade 3 at the northern end. River Terrace mineral deposits also underlay a large portion of the area including the south-western section. SHELAA sites would result in the loss of ALC Grade 2 agricultural land with adverse effects. In the south-west of the area, these opportunities could also result in the sterilisation of mineral resource resulting in strong adverse effects. Any development further north is also predicted to result in adverse effect due to the loss of agricultural resource and sterilisation of mineral deposits. Where the agricultural land is BMV these effects could be strong adverse. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	Significant employment floorspace is proposed within the SHELAA sites in this area which would result in strong positive effects.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are relatively few open spaces in the vicinity of this area. New residents across the areas are predicted to be able to access fewer than two open spaces within 300m and therefore adverse effects are predicted.
-	Land west of Porchester
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites within the area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There are several listed buildings in this area, clustered in and around the Cams Hall Estate in the south-west, which forms part of the Cams Hill conservation area, and along Cams Hill. There are also some yellow and green archaeology alerts in the area. SHELAA sites are predominantly located to the north of the A27 where there are few heritage assets and therefore heritage effects here are predicted to be neutral. There are a few SHELAA sites in the south-east of the area and effects here are similarly predicted to be neutral. There are limited SHELAA sites in the south-west around the Cams Hill Estate, but development here is predicted to have adverse effects on the setting of listed structures and the conservation area, with the magnitude of impact dependent on the scale of construction works and the scale, massing and design of development.
3 Landscape	North of the A27 and the existing residential area, where most SHELAA sites are concentrated, forms part of LCA 11: Portsdown; the landscape character

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	<p>here is mostly open arable downs of fringe character. The Downend Chalk Pit SSSI sits in the centre of this area. Overall this landscape is of relatively low sensitivity given the modification of the landscape and intrusive features such as overhead power lines, urban development and the motorway, although the middle and upper slopes are visible in the far distance from over 1km to the south.</p> <p>South of the A27 and the existing residential area, the landscape forms part of LCA 12: Cams - Wicor coastal plain. Development potential in the west is low as the landscape here is parklands and grounds forming the Cams Hill conservation area. Development in this area would result in strong adverse effects to landscape character. LCA 12 also extends into the south-east of the area. Here, close to the urban fringes there is higher development potential, but closer to the coast there is a diverse, amenity landscape which is considered highly sensitive to change. Overall, development in LCA 12 is predicted to result in adverse effects.</p>
4 Accessibility	<p>Accessibility in the area is generally good, although areas further from the urban fringes have fewer facilities within a reasonable walking distance. Overall, mixed effects are predicted across the area in terms of encouraging travel by sustainable means.</p>
5 Climate Change	<p>There are pockets of flood zone along the southern, coastal fringes of the area; any development within these areas could increase flood risk on site or downstream. The majority of SHELAA sites would not fall within the flood zone. For this reason, in combination with the relatively good accessibility in the area resulting in comparatively fewer carbon emissions, effects are predicted to be positive. However, any development within the flood zone would result in adverse effects.</p>
6 Pollution	<p>The M27 forms the northern boundary of the area and is a major source of noise, air and light pollution for residential receptors. There are also a number of historic landfill sites on both the northern and southern sides of the existing residential development running across the centre of the area; therefore there is potential for contamination effects in the short term during construction. The far north-western corner of the area falls within SPZs 1 and 2, and therefore there is also a risk of groundwater contamination during construction in this area.</p> <p>SHELAA sites in the north of the area are predicted to result in adverse effects, with strong adverse effects in very close proximity to the M27 and within the SPZs. Any development in this vicinity will require specific layout and design measures to mitigate any potential contamination effects.</p> <p>Development south of the area is predicted to have less adverse effects in pollution terms, given the greater distance to the M27 and SPZs.</p>
7 Biodiversity	<p>Portsmouth Harbour, immediately to the south / south-west of the area, is designated as a SPA / Ramsar / pSPA / SSSI. The Downend Chalk Pit SSSI is also located in the north-centre of the area. The Cams Hall Estate in the south-west corner of the area is largely designated as coastal and floodplain grazing marsh priority habitat. There are other areas of priority habitat, namely lowland mixed deciduous woodland, in the south and west of the area and along the Porchester to Fareham railway line. Large areas of land in the south-east of the area are designated as importance for Brent Goose Wader in line with the 2019 Brent Goose Wader Strategy, including a 'Primary Support' area. Mixed effects are predicted in this area. SHELAA sites in the north directly impacting the Downend Chalk Pit SSSI would result in strong adverse effects; other development north of the A27 would be largely neutral in terms of ecology.</p> <p>SHELAA sites in the south-east of the area resulting in land take from the sites of importance for Brent Goose Wader, particularly the 'Primary Support' areas, would result in adverse effects. Sites here in close proximity to Portsmouth Harbour could also impact on the habitats and species in this area,</p>

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	<p>dependent on the nature and scale of development coming forward.</p> <p>Any development coming forward in the south-west of the spatial is likely to result in the direct loss of priority habitat with adverse effects and could also indirectly impact on the designations within Portsmouth Harbour.</p> <p>All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.</p>
8 Natural Resources	<p>North and south of the existing residential areas along the A27, the land is classified as ALC Grade 2 and 3. Portions in the east have been subject to survey post 1988 and are classified as ALC Grade 2, 3a and 3b with a small portion of ALC Grade 1 around Wicor primary school. There are minerals deposits in the south and south-west of the area which could be sterilised if not extracted prior to development. The area around Downend Chalk Pit is a safeguarded waste processing/waste transfer station.</p> <p>Given these constraints, development across the area, including SHELAA sites, is predicted to result in adverse effects in terms of natural resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.</p>
9 Economy & Jobs	Limited employment floorspace is proposed within the SHELAA sites in this area which would result in positive effects.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are several existing open spaces across the area predominantly located around the urban fringes. New residents at developments across the majority of the area, including SHELAA sites, would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong adverse effects and development proposals should seek to avoid any losses as part of the development design.
-	Meon Valley
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites in this area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	<p>There are numerous listed buildings across the area but with a large cluster in the Titchfield conservation area and another around Titchfield Abbey which is also a scheduled monument and has a conservation area designation. These clusters also have a number of associated archaeology alerts.</p> <p>The majority of the SHELAA sites in this area are located in and around the conservation areas. Development within these conservation areas could impact on the setting of the areas themselves but also the settings of listed buildings, archaeological assets and the scheduled monument, although the nature of the effect will be dependent on the scale, layout and design of the proposals. Direct impacts to buried archaeological assets here are also possible in the short-term during construction works.</p> <p>There are no SHELAA sites in the south of the area, but any development in this location is likely to have neutral heritage effects, although there is potential</p>

SA Objective	Commentary
	for some adverse impacts to the setting of scattered listed structures.
3 Landscape	The majority of the area falls within LCA 6: Meon Valley. There are small sections which fall within LCAs 4 and 5 in the west and LCA 7 in the east, but for the most part the area forms part of the landscape valley and its open and enclosed valley sides and floodplain. In general, development potential is low on account of the rural, intact landscape based around the diverse landscape features of the valley and the strong relationship between the valley floor and the gently sloping agricultural landscape beyond. It is considered to be one of the most distinctive and important landscape resources within the Borough; therefore strong adverse landscape effects are predicted across the area.
4 Accessibility	Accessibility in the central and northern parts of this area where SHELAA sites occur is considered to be good with a relatively high number of facilities within reasonable walking distance in the nearby urban settlements. Positive effects are predicted here with good potential for travel by sustainable means. Further south, accessibility is predicted to be poorer with the exception of locations close to existing urban areas. Here adverse effects are predicted.
5 Climate Change	<p>A large section of flood zone 2 and 3 runs down the centre of the area following the river valley. Development in this zone could lead to increased flood risk on site and downstream.</p> <p>Most SHELAA sites in this area avoid the flood zone, and together with the relatively good accessibility of the area resulting in comparatively fewer carbon emissions, overall effects are predicted to be positive in the central and northern parts of the area. There are localised exceptions where some SHELAA sites fall partially within the flood zone. For these sites, effects are predicted to be adverse.</p> <p>Further south, the flood zone occupies a larger portion of the area towards the east. Any development in the flood zone is predicted to result in adverse effects.</p>
6 Pollution	The M27, which is a major source of noise, air and light pollution for residential receptors, crosses the northern-most section of the area, but the majority of the area is more than 100m from the motorway. There are no groundwater protection zones or historic landfill sites within the area and therefore the potential for contamination effects is considered to be low. Overall, strong positive effects with respect to pollution are predicted across the area, including or SHELAA sites.
7 Biodiversity	<p>The Meon Valley is an ecologically sensitive landscape. The Solent, immediately to the south of the area, is designated as the Solent and Southampton Water SPA / Ramsar, the Solent and Dorset Coast pSPA and Titchfield Haven SSSI, sections of which all continue into the south of the area itself along the Meon corridor. This portion of the Meon corridor also forms the Titchfield Haven National (and Local) Nature Reserve, with many sections of the river corridor further north designated as SINC's. Much of the river corridor is also designated for priority habitats, including coastal and floodplain grazing marsh, lowland mixed deciduous woodland, wet woodland and reedbeds. The majority of the southern half of the area is of importance for Brent Goose and Wader' in line with the 2019 Brent Goose Wader Strategy, including several 'Primary' and 'Secondary' support areas.</p> <p>SHELAA sites in the central and northern sections of the area are predicted to result in mixed effects, as a number of sites could result in the direct loss of priority habitats, SINC's and Brent Goose Wader sites with more adverse effects.</p> <p>Given the sensitivity of the area in the south, any development coming forward here is predicted to have strong adverse ecological effects.</p>

SA Objective	Commentary
8 Natural Resources	The vast majority of the area is designated as ALC agricultural land, varying from Grades 1 to 4. Small areas have been subject to agricultural survey post 1988 and were found to be ALC Grade 2 to 3b. There are also large swathes of River Terrace mineral deposits across the majority of the area which could be sterilised if not extracted prior to development. Given these constraints, development in this area, including SHELAA sites, is predicted to result in adverse effects in terms of natural resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are numerous areas of existing open space around the central and northern portions of the area where SHELAA sites are focussed. Therefore, new residents at developments would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong adverse effects and development proposals should seek to avoid any losses as part of the development design. Any development further south is predicted to result in more adverse effects as there are fewer existing open spaces in this area.

5 Summary and Next Steps

- 5.1.1 This report accompanies the Regulation 18 Supplement consultation document setting out new policies and site allocations to the 2017 Draft Fareham Local Plan, generated in response to changes to the NPPF which significantly increase the number of homes required in Fareham Borough.
- 5.1.2 This interim Sustainability Report presents the findings of the high-level assessment of these new policies and site allocations against the SA Framework, including an assessment of the eight potential areas of growth put forward in the summer 2019 Issues and Options Consultation.
- 5.1.3 This report should be read in conjunction with the Site Options Assessment report¹² which assesses each of the individual potential sites from the FBC SHELAA in sustainability terms.
- 5.1.4 Overall the new policies will not result in any significant adverse environmental effects, and some of the new policies are predicted to have significant positive environmental effects. Of the four new Housing Allocations included in the Regulation 18 Supplement consultation document, sites 0046, 0086, 2843 and 3204, only site 0046 was considered to have potentially significant environmental effects and therefore has been subject to further detailed assessment.
- 5.1.5 At this high-level stage, the 'Land west of Porchester' potential area of growth is considered to be the most sustainable greenfield location to accommodate future demands for housing beyond 2036.
- 5.1.6 A further iteration of the full Sustainability Report, in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004, will be produced as part of the Publication Plan evidence base.

¹² UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report, January 2020.*

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Appendix I: Sustainability Appraisal Framework

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SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
1	To provide good quality and sustainable housing for all	Q1a	Deliver affordable housing to meet local needs	Housing; Population and quality of life
		Q1b	Provide a mix of dwelling sizes and types to support the local housing market	
		Q1c	Meet the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q1d	Provide housing that is designed and constructed sustainably	
		Q1e	Provide housing that is adaptable to meet changing family needs and the changing climate	
2	To conserve and enhance built and cultural heritage	Q2a	Assess, record and preserve archaeological features and remains, including the Protected Wreck of the Grace Dieu	Landscape; Historic environment
		Q2b	Conserve and enhance the special interest, fabric and setting of buildings and structures of architectural or historic interest and other cultural heritage assets	
		Q2c	Conserve and enhance the special interest, character and appearance of conservation areas and historic (including designed) landscapes	
		Q2d	Support access to, interpretation and understanding of the historic environment	
3	To conserve and enhance the character of the landscape	Q3a	Minimise adverse impacts on the landscape including gaps between settlements	Landscape; Historic environment; Green infrastructure and ecosystems services
		Q3b	Protect and enhance the setting of, and views to and from important landscape features including Portsdown Hill, the South Downs National Park and the coast	
		Q3c	Protect and enhance the setting of important townscapes	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
4	To promote accessibility and encourage travel by sustainable means	Q4a	Actively encourage 'smarter choices' including public transport, walking and cycling	Accessibility and transportation; Population and quality of life; Air quality; Climate change; Green infrastructure and ecosystems services
		Q4b	Provide appropriate travel choices for all residents including the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q4c	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	To minimise carbon emissions and promote adaptation to climate change	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets; Green infrastructure and ecosystems services
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Minimise carbon and other greenhouse gas emissions	
		Q5d	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk	
		Q5e	Support adaptation to climate change	
6	To minimise air, water, light and noise pollution	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water; Green infrastructure and ecosystems services
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality, and assist in achieving Water Framework Directive objectives (Good Status, No Deterioration and Protected Area Objectives)	
		Q6d	Limit contributions to noise and light pollution and reduce exposure to existing sources of pollution	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
7	To conserve and enhance biodiversity	Q7a	Protect and enhance internationally, nationally and locally designated habitats	Biodiversity and geodiversity; Green infrastructure and ecosystems services
		Q7b	Protect and enhance priority habitats, and the habitat of priority species	
		Q7c	Achieve a net gain in biodiversity	
		Q7d	Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure	
		Q7e	Contribute to the achievement of Accessible Natural Greenspace Standards: - 2ha ANG within 300m; 20ha ANG within 2km; 100ha ANG within 5km; 500ha ANG within 10km; at least 1ha of LNR per 1,000 population	
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a	Minimise water consumption and support sustainable levels of water abstraction	Material assets; Soil; Water; Green infrastructure and ecosystems services
		Q8b	Use land efficiently and minimise the loss of best and most versatile agricultural land	
		Q8c	Encourage recycling of household waste	
		Q8d	Encourage recycling of materials and minimise consumption of resources during construction	
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Q9a	Provide accessible jobs	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q9b	Provide a range of jobs and premises	
		Q9c	Facilitate skills enhancement	
		Q9d	Contribute to a low carbon economy	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Q10a	Meet the day to day needs of residents near to where they live	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q10b	Support the vitality and viability of nearby existing and proposed centres	
		Q10c	Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design	
11	To create a healthy and safe community	Q11a	Provide accessible and appropriate healthcare services and facilities for all residents	Health; Population and quality of life; Green infrastructure and ecosystems services
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Minimise opportunities for criminal and anti-social behaviour and the fear of crime	
		Q11d	Provide opportunities to gain access to locally-produced fresh food	
		Q11e	Provide suitable education services for all who require it	
		Q11f	Provide a range of cultural, leisure and community facilities that are accessible by all	

Appendix II: High Level Assessment of New Draft Plan Policies

Please see insert.

Fareham Local Plan Review Draft Plan 2020 New Proposed Policies			SEA Objectives										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
		Housing											
	XX	New Small-Scale Development outside defined urban areas	+	0	0	0	0	0	0	0	0	0	0
	XX	Internal Space Standards	0	0	0	0	0	0	0	0	0	0	0
	XX	Five-Year Housing Land Supply	+	0	0	0	0	0	0	0	0	0	0
	XX	Sheltered Housing - Land South of Cams Alders - as per site 2843 in Site Options Assessment	++	-	0	++	++	++	-	++	0	+	++
		Natural Environment											
	NE1	Landscape (amended policy)	0	+	++	0	0	0	+	0	0	0	0
	XX	Trees, Woodland and Hedgerows	0	+	+	0	+	+	++	0	0	0	+
	XX	Managing Flood Risk and Sustainable Drainage Systems	0	0	0	0	++	+	0	0	0	0	0
	XX	Climate Change	+	0	0	+	+	0	+	+	0	0	0
	XX	Air Quality	0	0	0	0	+	++	+	0	0	0	0
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	Key to the High Level Assessment Matrix												
	++	Likely strong positive effect											
	+	Likely positive effect											
	0	Neutral/no effect											
	-	Likely adverse effect											
	--	Likely strong adverse effect											
	+/-	Uncertain/mixed effects											
	SEA Objectives												
1	To provide good quality and sustainable housing for all												
2	To conserve and enhance built and cultural heritage												
3	To conserve and enhance the character of the landscape												
4	To promote accessibility and encourage travel by sustainable means												
5	To minimise carbon emissions and promote adaptation to climate change												
6	To minimise air, water, light and noise pollution												
7	To conserve and enhance biodiversity												
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)												
9	To strengthen the local economy and provide accessible jobs available to residents of the borough												
10	To enhance the vitality and viability of centres and respect the settlement hierarchy												
11	To create a healthy and safe community												

Appendix III: Detailed Assessment Matrices

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DETAILED ASSESSMENT MATRIX

ID0046 Rookery Farm

Key development Quanta: 20.1 ha part greenfield / part brownfield site outside USB proposed for 241 dwellings (contains sites 3107, 3108, 3117)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with 241 dwellings of mixed type/tenure to be provided.		++	++	Ongoing	Operation	Sub-Regional	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Eight listed buildings and six historic unlisted buildings within 150m, clustered around Rookery Farm and Friends Farm to the north of the site. The settings of these features could be negatively affected by the proposal but given the distance and intervening vegetation, only minor negative heritage effects are predicted during both construction and operation.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	No	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is located entirely within LCA 13.2b a relatively small parcel of recolonising landscape 'captured' between the M27 motorway to the south, the Botley Road to the west and the urban edge of Whiteley to the north and east. The character of the area is typified by its proximity to the motorway and other urbanising influences, but with existing vegetation providing robust screening. The landscape and visual sensitivity of these two areas is considered to be low given the urban context and existing screening. Development could be accommodated provided that the existing cover of woodlands, hedgerows and trees is maintained. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 13.2c): - Avoid damage or disturbance to features of recognised landscape/ecological value - Maintain and strengthen the existing structure of vegetation - Be located in areas of lower sensitivity where landscape character and quality is partly degraded and could be mitigated by existing vegetation or new planting - Avoid introduction of structures that would be visually intrusive within the landscape - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links - Use native species appropriate to locality and soils
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 11 of the 14 key accessibility distances mapped by the Council, but it is not particularly well located in relation to community centres (>800m), secondary schools (>1600m) and bus stops (>400m). It is close to accessible greenspace and play space, cafes, community & leisure facilities, local shops, play equipment, primary schools, GP surgeries, local centres major employment areas and train stations. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop, although its location close to J9 of the M27 may encourage car use. Small scale positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. Scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases, however the relatively good accessibility of the site should help to reduce potential operational emissions. This site is not subject to flood risk and is neutral in terms of adaption.	-	+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	The site is not subject to significant sources of pollution (e.g. AQMA, historic landfill), except for the adjacent M27 which will be a long term source of air and noise pollution for future residents. The site is not within the SPZ. Construction is likely to result in minor noise impacts for nearby residents, while minor increases in air and light pollution associated with the development are predicted for the operational phase.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Noise and pollution attenuation measures should be considered to protect future residents from the effects of the M27. A CEMP should include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

DETAILED ASSESSMENT MATRIX

ID0046 Rookery Farm

Key development Quanta: 20.1 ha part greenfield / part brownfield site outside USB proposed for 241 dwellings (contains sites 3107, 3108, 3117)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To conserve and enhance biodiversity	The majority of the site is currently in use as an aggregate recycling facility, with small areas of Lowland Mixed Deciduous Woodland Priority Habitat around the site boundaries. Other areas of woodland and hedgerows are present at the boundaries. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are possible. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is 89.4% ALC Grade 2 agricultural land which is BMV, 4.0% ALC Grade 3 and 6.6% ALC Grade 4. The majority of this agricultural resource would be lost to development. The site is also a minerals safeguarded site which would cease to operate. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.	--	-	-	Ongoing	Construction	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
	10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Whiteley and Swanwick. Small scale positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the site. The site is well located in relation to existing open spaces with 8 existing areas within 300m. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive
	Negative effect	-		Major		Optimal
	Positive effect	+		Moderate		Major
	Major positive effect	++		Minor		Moderate
	Mixed effects	+/ -		Negligible		Minor
	Neutral effect					Negligible

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with approximately 2,000 dwellings of mixed type/tenure to be provided within SHELAA sites.		++	++	Ongoing	Operation	Regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	There are several listed buildings in this SGA, clustered in and around the Cams Hall Estate in the south-west, which forms part of the Cams Hill conservation area, and along Cams Hill. There are also some yellow and green archaeology alerts in the SGA. One green archaeology alert just to the north of the SGA on the south side of the M27 (Bronze Age Crematorium Urn) could be negatively affected by the scale of development proposed (either directly or its setting). Green alert areas are archaeological sites of known complexity but for which there is not yet a known extent. However, this is within the M27 alignment, and so is likely to have already been documented, protected or destroyed. Elsewhere direct or setting impacts to these archaeology alerts are unlikely due to intervening infrastructure / existing residential development. The Down End Chalk Pit (geological) SSSI within the SGA may contain Palaeolithic remains which would require preservation/ interpretation if affected. Fort Nelson scheduled monument, located c.400m north of the M27, is unlikely to be directly affected due to its distance from the SGA. Its setting is unlikely to deteriorate further due to interpositioned development including the M27, although the site would be visible in views south from the Fort. Minor adverse effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	North of the A27 and the existing residential area, where most SHELAA sites are concentrated, forms part of LCA 11: Portsdown; the landscape character here is mostly open arable downs of fringe character forming an area of 'captured' farmland bounded by roads (including the M27), railway and urban areas. The Downend Chalk Pit SSSI sits in the centre of this area. The LCA concludes that this landscape is of relatively low sensitivity given the modification of the landscape and intrusive features such as overhead power lines, urban development and the motorway, although the middle and upper slopes are visible in the far distance from over 1km to the south. Development would be highly prominent for users of Allan King Way and Downend Road in the north-east of the SGA unless there is major investment in landscape infrastructure. South of the A27 and the existing residential area, the landscape forms part of LCA 12: Cams - Wicor coastal plain. In the south-east of the SGA, close to the urban fringes there is higher development potential, but closer to the coast there is a diverse, amenity landscape which is considered highly sensitive to change. Mixed effects are predicted overall dependent on the location of development within the SGA.	-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Mixed	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA 11 and 12): - Avoid intrusive development in the most visually exposed and unspoilt areas - Maintain expansive views from elevated positions - Adopt appropriate design responses that reflect the characteristics of the chalkland landscape and reflect local building form and character - Respond to the distinctive sloping topography of the area - Provide investment in green infrastructure to create a more diverse network of landscape features and habitats - Maintain and strengthen the existing structure of trees, hedgerows and other mature vegetation - Use native broadleaved species appropriate to the locality

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	4	To promote accessibility and encourage travel by sustainable means	Accessibility in the SGA is generally good, although areas further from the urban fringes have fewer facilities within a reasonable walking distance. Most SHELAA sites are close to accessible green and play spaces, community and leisure facilities, local shops, play equipment, primary schools and district centres. These areas are not particularly well located in relation to cafes (>1000m), community centres (>800m), GPs (>1200m), major employment areas (>1600m), train stations (>1600m) and bus stops (>400m). There are opportunities for sustainable patterns of travel to develop, although the SGAs location close to J11 of the M27 may encourage car use. Overall, mixed effects are predicted across the SGA in terms of encouraging travel by sustainable means.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. The scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases, however the relatively good accessibility of the SGA should help to reduce potential operational emissions. There are pockets of flood zone along the southern, coastal fringes of the SGA but the majority of SHELAA sites would not fall within the flood zone. For this reason, in combination with the relatively good accessibility in the SGA resulting in comparatively fewer carbon emissions, minor positive effects are predicted during operation.	-	+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	The M27 forms the northern boundary of the SGA and is a major source of noise, air and light pollution for residential receptors. There are also a number of historic landfill sites on both the northern and southern sides of the existing residential development running across the centre of the SGA; therefore there is potential for contamination effects in the short term during construction. The far north-western corner of the SGA falls within Groundwater Source Protection Zones 1 and 2, and therefore there is also a risk of groundwater contamination during construction in this area. SHELAA sites in the north of the SGA are predicted to result in minor adverse effects during construction, with moderate adverse effects in very close proximity to the M27 during operation. SHELAA sites in the south of the SGA are predicted to have less adverse effects in pollution terms, given the greater distance to the M27 and SPZs, although there is potential for contamination effects to the adjacent European designated sites via construction run off.	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Mixed	Yes	Noise and pollution attenuation measures should be considered to protect future residents from the effects of the M27. Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilising contaminants to ground water resources, and to reduce noise impacts during construction. A CEMP should also include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To conserve and enhance biodiversity	<p>Portsmouth Harbour, immediately to the south / south-west of the SGA is designated as a SPA / Ramsar / pSPA / SSSI. The Downend Chalk Pit SSSI is also located in the north-centre of the SGA, designated for its geological interest as an upper cretaceous site. There are other areas of priority habitat, namely lowland mixed deciduous woodland, spread across the SGA but predominantly in the south and south-west. Large areas of land in the south-east of the SGA are designated as important for brent goose & waders in line with the 2019 Brent Goose & Waders Strategy, including a 'Primary Support' area.</p> <p>The majority of SHELAA sites in this SGA are located to the north of the railway. The Downend Chalk Pit SSSI would be directly affected by one SHELAA site which sits almost entirely within the designated boundary, and some small areas of priority habitat could also be lost in this northern area. SHELAA sites in the south-east could directly and indirectly impact the adjacent Portsmouth Harbour SPA / Ramsar / pSPA / SSSI and designated brent goose and wader sites.</p> <p>Overall, moderate adverse effects are predicted with the most adverse effects localised in the south-east of the SGA.</p>	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>Direct and indirect impacts on the SPA / Ramsar / pSPA / SSSI are likely, depending on the scale, form and location of development. Impacts to sites designated under the EU Wild Birds and Habitats Directives are being addressed separately through the HRA. Impacts to SSSI and other important ecological features should be addressed through formal EclA, either standalone or as part of an EIA.</p> <p>Elsewhere, ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats and nature conservation sites should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.</p>
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	<p>Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation).</p> <p>North and south of the existing residential areas along the A27, the land is classified as ALC Grade 2 and 3. Portions in the east have been subject to survey post 1988 and are classified as ALC Grade 2, 3a and 3b with a small portion of ALC Grade 1 around Wicor primary school. The majority of this agricultural land, including BMV, would be lost during construction. The area around Downend Chalk Pit is a safeguarded mineral site which would cease to operate. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.</p>	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.</p>
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
	10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Porchester. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	11	To create a healthy and safe community	The SHELAA sites within the SGA are not currently understood to have health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the SGA. There are several existing open spaces across the SGA, predominantly located around the urban fringes. The majority of new residents would be able to access at least two open spaces within 300m. Minor positive effects are predicted, although any direct loss of existing open spaces would result in negative effects.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	All development proposals should seek to avoid any losses of existing open space as part of the development design or to incorporate these as part of the development proposals whilst retaining public access.

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with approximately 4,000 dwellings of mixed type/tenure to be provided within SHELAA sites.		++	++	Ongoing	Operation	Regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	<p>There are few listed buildings in the SGA, solely along Newgate Lane. The setting of Foxbury Cottages and Carriston Cottage is likely to deteriorate as a result of the scale of development proposed, although the setting of Foxbury Cottages in particular, is likely to have already been impacted by the adjacent Solar Farm.</p> <p>Fort Fareham scheduled monument is located beyond the SGA boundary to the north-east, although intervening development is likely to minimise any potential setting impacts.</p> <p>There are yellow and green archaeology alerts located in the centre of the SGA around Newlands Farm. Yellow alerts designate 'locally important monuments of known extent' and Green alerts designate to 'locally important monuments of unknown extent'. In the short-term, construction works around Newlands could impact on these buried archaeological assets.</p> <p>Localised minor negative effects are predicted. Elsewhere in the SGA, neutral heritage effects are predicted, and therefore mixed effects are predicted overall.</p>	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	<p>The SGA is almost completely within LCA 7: Fareham - Stubbington Gap. For all but the south eastern corner of the SGA the landscape type is open coastal plain and development potential here is moderate given the open, expansive landscape. The introduction of the Stubbington Bypass will impact the rural character of the area introducing activity and noise into the agricultural landscape. Around the sewage works and solar farm in the south-east corner, the landscape is considered to be of lower value on account of the utilities which have completely altered the character of the immediate area, although they are relatively well-screened by wooded bunds and planting which are valuable landscape features.</p> <p>The LCA concludes that the introduction of development into the agricultural landscape is likely to have a significant impact on the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of existing or new vegetation</p>	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA 7):</p> <ul style="list-style-type: none"> - Protect the overall area's open, predominantly rural and undeveloped character - Protect the area's role in maintaining the separation of settlements and a clear distinction between urban and rural areas - Be located 'tightly' around the edges of the existing urban areas (particularly Stubbington), within pockets of landscape where development can be integrated within a strong framework of vegetation - Maintain significant distance and separation from the corridor of the new bypass to minimise the road's urbanising effects - Avoid the introduction of tall buildings or particularly visible structures - Protect and enhance other landscape and ecological features of the area, including the remnant hedgerow structure, trees, woodland and other habitats of ecological value - Provide substantial new investment in the landscape through extensive tree, hedgerow and woodland planting using native broadleaved species

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	4	To promote accessibility and encourage travel by sustainable means	Accessibility varies greatly across the SGA, with a greater number of facilities within reasonable walking distance in those areas closest to existing urban settlements. Most SHELAA sites are close to accessible green and play spaces, community and leisure facilities, local centres and bus stops. These areas are not particularly well located in relation to cafes (>1000m), community centres (>800m), local shops (>800m), play equipment (>800m), primary schools and GPs (>1200m), major employment areas, secondary schools and train stations (>1600m). Future travel patterns are likely to be car-oriented, further encouraged by the new link road. Overall, mixed effects are predicted across the SGA in terms of encouraging travel by sustainable means.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. The scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases. Small areas of the SGA fall within flood risk zones along the northern fringe of Stubbington. Development in this area could increase flood risk on site and downstream. The varied accessibility levels across the SGA mean that opportunities to reduce carbon emission through sustainable transport means also vary. Overall, mixed effects are predicted.	-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Mixed	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction works are likely to result in localised air and noise pollution. However, the SGA is located over 2km from the M27, a major source of noise, light and air pollution for residential receptors, at its nearest point, separated by intervening built up Fareham area. There are no AQMAs, historic landfills or Groundwater Protection Zones within the SGA and therefore during operation moderate positive effects are predicted with respect to pollution and contamination.	-	++	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	A CEMP should include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).
	7	To conserve and enhance biodiversity	Large areas of the agricultural land within the SGA are of importance for Brent Goose and Wader. The majority are categorised as 'Low Use' in line with the 2019 Brent Goose Wader Strategy but there are two 'Secondary Support Areas' either side of Peak Lane. There are small pockets of priority habitat across the SGA, including lowland mixed deciduous woodland (also designated as ancient woodland and SINC), coastal and floodplain grazing marsh and lowland meadows. Minor adverse ecological effects are predicted due to likely direct habitat loss from these Brent Goose Wader sites, but acknowledging that most sites affected are 'Low Use'.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats and nature conservation sites should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The majority of the SGA is ALC Grade 2 agricultural land which is considered BMV. There is a small pocket south of Newlands Farm which has been subject to agricultural land survey post 1988 where the land is categorised as ALC Grade 3b and 'Other'. There is a band of 'Construction Sand' mineral deposits running through the centre of the SGA and pockets of River Terrace deposits in the south-west and south-east corners. Development across the majority of the SGA would result in loss of agricultural land and risks sterilisation of these mineral resources. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.	--			Initial	Construction	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
	10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Stubbington. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	The SHELAA sites within the SGA are not currently understood to have health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the SGA. New residents at developments across the majority of the SGA would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in negative effects.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Optimal
	Negative effect	-		Major	Major
	Positive effect	+		Moderate	Moderate
	Major positive effect	++		Minor	Minor
	Mixed effects	+/-		Negligible	Negligible
	Neutral effect				

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Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036

Site Options Assessment

January 2020

Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036

Site Options Assessment

Client:	Fareham Borough Council	
Report No.:	UE-0192 SEA- Fareham LPR Site Assessment_4_200701	
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Revision No.:	Status/Comment:	Date:
0	First issue to client	10 May 2019
1	Second issue to client	20 May 2019
2	Third issue to client	23 September 2019
3	Fourth issue to client	4 December 2019
4	Fifth issue to client	7 January 2020

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Abbreviations

ALC	Agricultural Land Class
AQMA	Air Quality Management Area
BOA	Biodiversity Opportunity Area
CCMA	Coastal Change Management Area
DSP	Development Sites and Policies
FZ	Flood Zone
GIS	Geographic Information System
HCC	Hampshire County Council
LCA	Landscape Character Area
LNR	Local Nature Reserve
(r)MCZ	(Recommended) Marine Conservation Zone
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
SAC	Special Areas of Conservation
SAM	Scheduled (Ancient) Monument
SEA	Strategic Environmental Assessment
SA	Sustainability Appraisal
SINC	Site of Importance to Nature Conservation
(p)SPA	(Potential) Special Protection Area
SPZ	(Groundwater) Source Protection Zone
SSSI	Site of Special Scientific Interest
USB	Urban Settlement Boundary

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1 Introduction

1.1 Purpose of this Report

- 1.1.1 This Site Options Assessment Report has been prepared for Fareham Borough Council as part of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process for the Local Plan 2036. The report presents an appraisal of the list of borough-wide sites which have been assessed as being suitable for development and are being considered for allocation.
- 1.1.2 SA and SEA is the process of informing and influencing Local Plan decision making, in combination with other evidence base information, to enable the selection of strategic options, site allocations and development management policies which are likely to deliver maximum sustainability.

1.2 The Fareham Borough Local Plan 2036

- 1.2.1 Currently the development plan for Fareham Borough up to 2026 is comprised of the following documents:
- ▶ Local Plan Part 1: Core Strategy (adopted August 2011);
 - ▶ Local Plan Part 2: Development Sites and Policies (DSP) Plan (adopted June 2015);
 - ▶ Local Plan Part 3: The Welborne Plan (adopted June 2015); and
 - ▶ Hampshire Minerals and Waste Plan (adopted October 2013).
- 1.2.2 Fareham Borough Council is currently in the process of producing a new Local Plan to ensure changes to national policy and guidance, including the latest version of the National Planning Policy Framework (NPPF; MHCLG, 2019) and the calculation of housing need, are taken into account. The new Local Plan 2036 will set the planning strategy for the borough and address emerging housing and employment needs for a period of 16 years from 2020. The new Local Plan is intended to replace Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites & Policies). The Welborne Plan will not be replaced by the 2036 Plan, but together with the new Local Plan will form the new Development Plan for the Borough.
- 1.2.3 A Draft Local Plan to 2036 reached Regulation 18 stage in Autumn 2017. An iteration of this Site Options Assessment Report was published in October 2017 documenting the high-level appraisal of sustainability issues associated with each of the sites being considered for allocation in the Draft Local Plan. Since then, revisions to the NPPF have increased the number of homes required in Fareham Borough. This current version of the report therefore provides an updated appraisal of potential sites for allocation, including some new sites and changes in baseline data, in order to meet this increased housing need. The updated baseline information is provided in Appendix V.

1.3 How to Use this Report

- 1.3.1 This report should be used to provide sustainability context to the consideration of which potential development sites should be allocated to deliver Local Plan strategy. It should be noted that the report is not the equivalent of an Environmental Report in line with the SEA Directive; the 2017 Draft Local Plan was accompanied by a full Sustainability Report¹ which formed part of the Draft Plan evidence base. A further iteration of this full Sustainability Report will be produced as part of the Publication Plan evidence base. The information presented herein is a key part of the assessment of alternatives and will also be documented in the full Sustainability Report.
- 1.3.2 Whilst a Site Options Assessment Report is not a requisite part of SEA guidance², this document supports the NPPF³ (2019) requirements. In particular, the Site Options Assessment Report presents sustainability issues for consideration alongside the proposed form, scale, access and quantum of development for each potential site allocation.
- 1.3.3 The report has been prepared iteratively as the Council continued to identify all potentially available sites, with the results fed back to the Council in May 2019, September 2019 and December 2019.
- 1.3.4 The Site Options Assessment Report is structured as follows:
- ▶ Sites being considered for allocation in the Local Plan are illustrated in Figure 1.1 and Figure 1.2, with larger versions in Appendix I;
 - ▶ Chapter 2 and Appendices II and III set out the methodology for the assessment of the site allocation options;
 - ▶ Chapter 3 and Appendix IV present the findings of the appraisal of the site allocations options. This is presented through a summary assessment matrix and an accompanying tabulated commentary which analyses the sustainability performance of each site in relation to nearby spatial constraints and the SEA Framework, developed during the SEA scoping process;
 - ▶ Chapter 4 presents a number of conclusions linked to the appraisal and sets out the next steps in the SA process; and
 - ▶ Appendix V presents the updated baseline information which has formed the basis against which the individual site allocations have been tested.

¹ UEEC (2017). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036: Sustainability Report for the Local Plan*, October 2017.

Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV02-SEA_Fareham_LPR_Draft_Plan_5_171024.pdf

² DCLG (2014): *Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal Paragraph 013*. Reference ID: [11-013-20140306](#). Accessed online [6/1/16]; ODPM (2005): *A Practical Guide to the SEA Directive*.

³ DCLG (2019): *National Planning Policy Framework: Local Plans* (Paragraph 15 to 37). Accessed online [7/5/19].

Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options



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Date: Nov 2019 Reviewed by: GC
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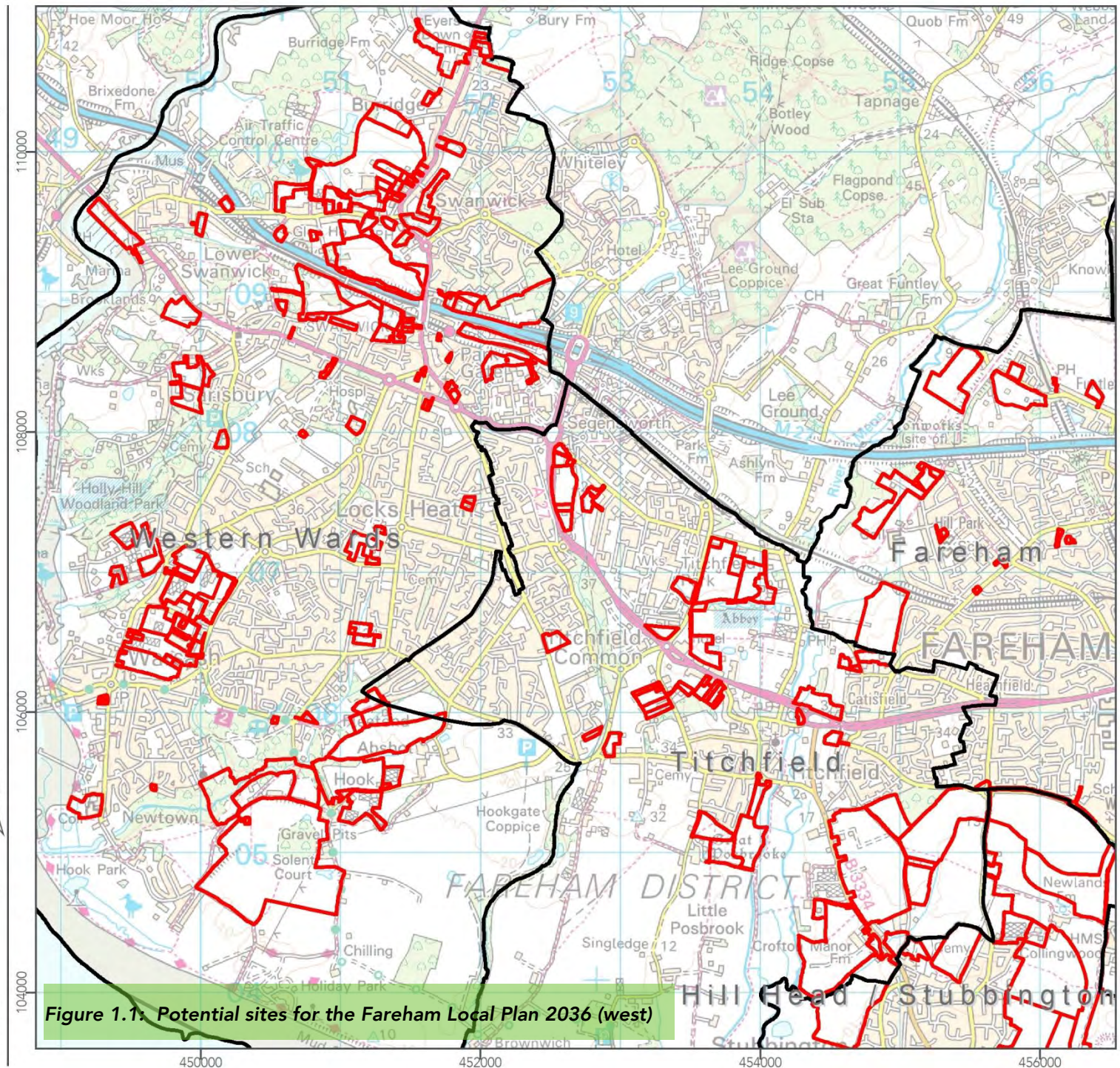


Figure 1.1: Potential sites for the Fareham Local Plan 2036 (west)

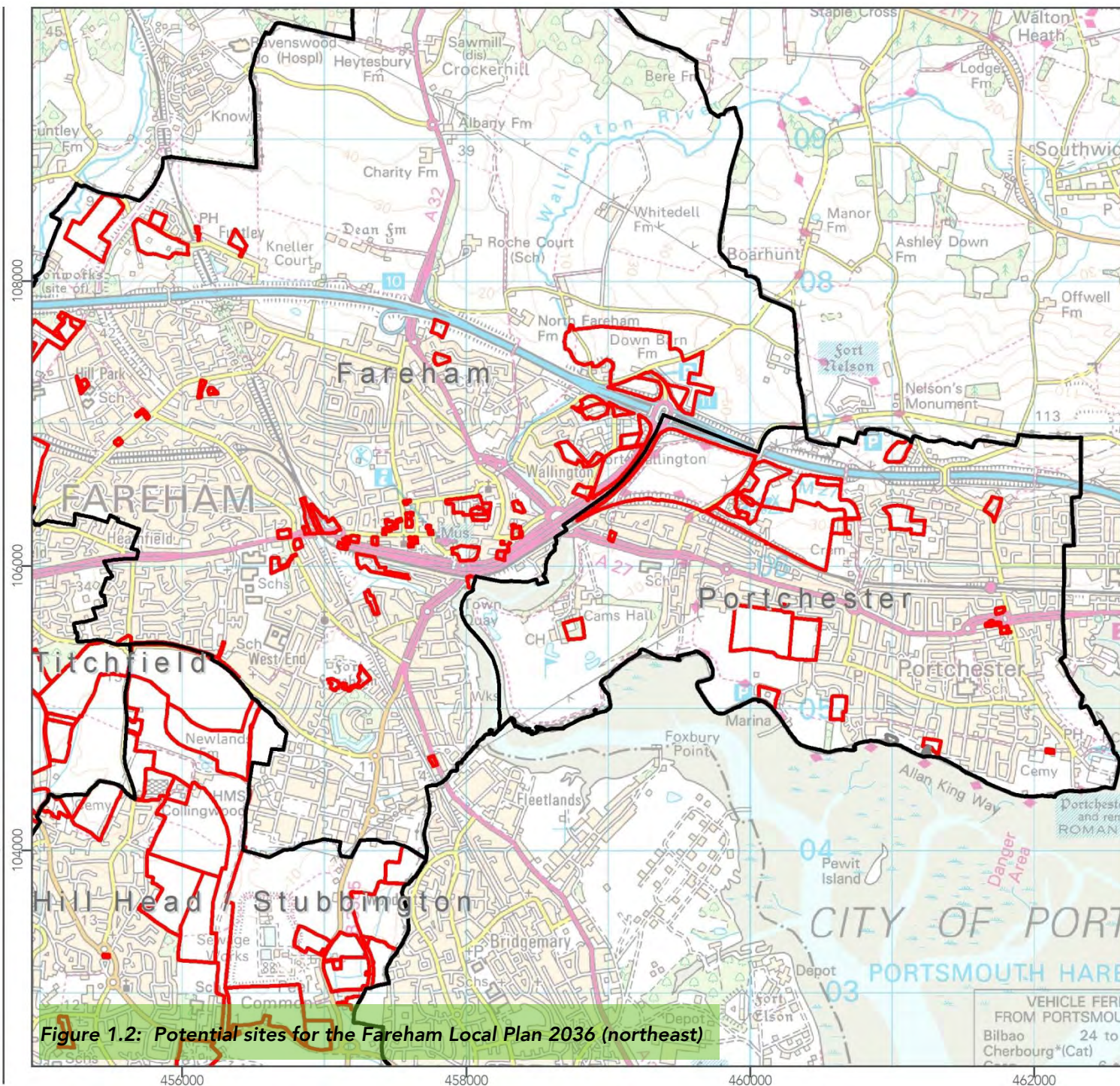
Fareham Local Plan

-  Spatial Planning Areas
-  Borough
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-  Borough
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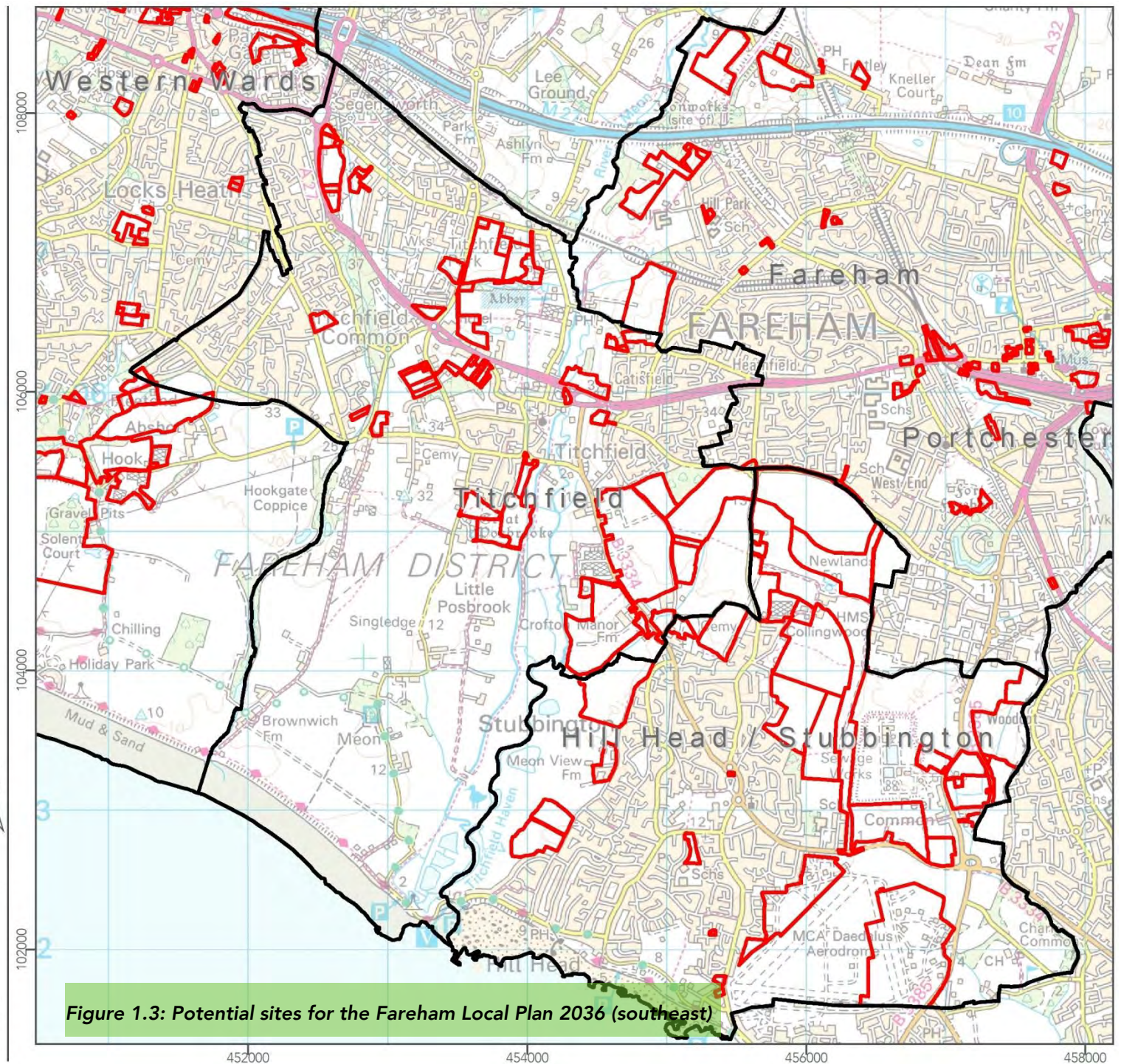


Figure 1.3: Potential sites for the Fareham Local Plan 2036 (southeast)

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2 Assessment Methodology

2.1 Site Allocation Options Assessment

- 2.1.1 A wide range of sites are being considered for allocation in the Local Plan 2036, derived from the Strategic Housing & Economic Land Availability Assessment, informed by a Call for Sites and undelivered allocated sites from the existing Local Plan. The appraisal of site allocation options is based on a two-stage assessment process comprised of:
1. Proximity and overlap testing within a Geographic Information System (ArcGIS 10.7); and
 2. High level assessment against the SEA Framework.
- 2.1.2 Each site option was tested for proximity to or overlap with a wide range of geographic constraints data to assist with predicting the scale of sustainability impacts. Geographic data included accessibility to services and facilities, environmental designations (such as Sites of Special Scientific Interest or scheduled monuments), areas of flood risk, landscape character and soil quality. For the majority of these datasets, the GIS was queried for features falling within 500m of the site option, however, this was increased to 30km for international wildlife designations (Special Areas of Conservation, Special Protection Areas and Ramsar sites). The full list of geographic data is given at Appendix III.
- 2.1.3 Drawing on the results of the GIS tests, the high level assessment uses the SEA Framework to assess each site option in broad terms. The SEA Framework was developed through the SEA scoping stage and consists of eleven SEA Objectives, which have corresponding 'decision making criteria'. The full SEA Framework is included at Appendix II, while Table 2.1 defines how the SEA Objectives relate to the each of the geographic constraints datasets. Note that some datasets appear twice in the table because they are relevant to more than one objective. Those datasets demarcated with an asterisk in Table 2.1 have been updated or introduced as new datasets since the 2017 issue of this Site Options Assessment Report. Table 2.1 also provides indicative criteria which have informed the scoring against SEA Objectives using the GIS test outputs.
- 2.1.4 The main function of the high level assessment is to identify whether or not the site options are likely to bring positive, negative or uncertain effects in relation to the SEA Objectives. Findings are presented in matrix format (Appendix IV). A benefit of this approach is that a high number of site options can be assessed and easily compared in terms of their likely sustainability performance, and can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. However, it should be borne in mind that the high level assessment results are highly spatially-led and do not take account of non-mapped features, for instance the potential of a site to support protected species.
- 2.1.5 Proposals are given a score against each SEA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain, based on their spatial relationship

with geographic constraints data. This helps identify at a strategic level which sites will require a more detailed examination or whether satisfactory conclusions may be drawn from the high-level assessment, without the need for further detailed analysis of a particular site option.

Table 2.1: SEA Objectives and corresponding constraints data

#	Objective	Geographic constraints datasets	Indicative scoring criteria
1	To provide good quality and sustainable housing for all	None; appraisal is based on whether site is proposed for residential (in part or full) Policy requirement for provision of 30% affordable housing on sites with 11 or more dwellings	11 + dwellings ++ 1 to 10 dwellings + No dwellings proposed 0
2	To conserve and enhance built and cultural heritage	Scheduled Monuments Protected Wrecks Listed Buildings (Locally) Historic Buildings Conservation Areas HCC Archaeology ALERT zones*	Features within 200m / potential for setting impacts +/- Any features within site boundary or which could be directly impacted --/- No heritage features affected 0
3	To conserve and enhance the character of the landscape	National Parks Local Landscape Character Areas and development potential (High/Moderate/Low) based on 2017 LDA Local Character Assessment ⁴	Within LCA with High development potential + Within LCA with Moderate development potential - Within LCA with Low development potential --
4	To promote accessibility and encourage travel by sustainable means	Mapped accessibility to services & facilities: accessible natural greenspace*, bus stops*, cafes, community centres*, GP surgeries*, local shops*, playgrounds, schools*, town/district/local centres*, train stations*, major employment areas*	Falls within all 12 accessibility areas ++ Falls within 9-11 accessibility areas + Falls within 6-8 accessibility areas +/-

⁴ LDA (2017): Fareham Landscape Assessment, Version 01, August 2017. Accessed online [03/12/19] at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV40-FarehamLandscapeAssessment_FINAL.pdf

#	Objective	Geographic constraints datasets	Indicative scoring criteria
			<p>Falls within 3-5 accessibility areas -</p> <p>Falls within 0-2 accessibility areas --</p>
5	To minimise carbon emissions and promote adaptation to climate change	<p>Accessibility to services & facilities (see SEA4)*</p> <p>Flood Zone 2*</p> <p>Flood Zone 3*</p> <p>Coastal Change Management Areas</p>	<p>Falls within 7+ accessibility areas, not FZ or CCMA: ++</p> <p>Falls within 5-6 accessibility areas, not FZ or CCMA: +</p> <p>Falls within 1-4 accessibility areas, not FZ or CCMA: +/-</p> <p>Falls within accessibility areas, but within FZ or CCMA: -</p> <p>Does not fall within any accessibility zones and within FZ or CCMA: --</p>
6	To minimise air, water, light and noise pollution	<p>Air Quality Management Areas*</p> <p>Historic Landfill Sites</p> <p>Groundwater Source Protection Zones</p> <p>M27</p>	<p>Within 100m of any one constraint -</p> <p>Within 100m of any two or more constraints --</p> <p>No constraints ++</p>
7	To conserve and enhance biodiversity	<p>International Special Areas of Conservation* (Potential) Special Protection Areas*</p> <p>National Ramsar sites* Sites of Special Scientific Interest*</p>	<p>Ecological features within designated buffer zones +/-</p> <p>If it is clear that ecological features will be lost -/--</p>

#	Objective	Geographic constraints datasets	Indicative scoring criteria
		Marine Conservation Zones* National Nature Reserves* Local Nature Reserves* Ancient Woodland* Biodiversity Opportunity Areas Wader & Brent Goose Network* Priority Habitats* Road Verges of Ecological Importance Sites of Importance to Nature Conservation	No ecological features affected 0
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Provisional Agricultural Land Class (pre-1988) Agricultural Land Class (post-1988) Allotments* Safeguarded Minerals & Waste Sites* Safeguarded Minerals Deposits* Source Protection Zones	High value features affected (e.g. BMV agricultural land) or multiple features affected -- Lower value features affected - Urban land but other features affected +/- Urban land and no other features affected ++
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	None; appraisal is based on whether site is proposed for employment (in part or full)	Employment yield > 0 +/-++
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	None; appraisal is based on whether site is proposed for uses which would unduly compete with existing or proposed centres, or could increase footfall in Fareham town centre	Any potential for competition -, otherwise 0
11	To create a healthy and safe community	Allotments* Country Parks* Existing Open Space* Public Open Space Allocations*	5+ existing / proposed open spaces / allotments within 300m ++ 2-4 existing / proposed open spaces / allotments within 300m + 0-1 existing / proposed open

#	Objective	Geographic constraints datasets	Indicative scoring criteria
			spaces / allotments within 300m –
			Potential loss of open space --
<i>* Those datasets demarcated with an asterix have been updated or introduced as new datasets since the 2017 issue of this Site Options Assessment Report.</i>			

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3 Results

3.1 Introduction

3.1.1 The results of the high level assessment are presented below. Scores against each SEA Objective are assigned using the following key.

++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

3.2 Results

ID: 2		Name: Land at Beacon Bottom II								
Proposal:		5.2 ha greenfield site outside the Urban Settlement Boundary (USB) proposed for residential use. <i>Note: Promoters of site have now reduced the extent of their proposal. The new extent is now reference as ID3214.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	-	0	-	0	0	++
SA	Commentary									
1	Indicative yield: 42 dwellings									
2	No known heritage features within 300m									
3	North Sarisbury LCA – Moderate development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 50m of M27; no other known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site but adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	<1% ALC Grade 4, c80% ALC Grade 2, c20% ALC Urban; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									

SA	Commentary
11	52.7% within Addison Road to Stalybridge Close open space, which may be lost Within 300m of 3 other existing/proposed open spaces

ID: 11	Name: Land East of Posbrooke and South of Bellfield
Proposal:	3.4 ha greenfield site outside the USB proposed for residential use (within sites 3102 and 3175)

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	-	--	0	0	+

SA	Commentary
1	Indicative yield: 60 dwellings
2	Four Grade II* Listed Buildings and two historic unlisted buildings within 150m
3	94.0% Meon Valley LCA – Low development potential and 5.7% Brownwich Coastal Plain LCA – Moderate development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA / Ramsar 568.6m S) One nationally important feature within 500m (Titchfield Haven NNR 410.1m SE) Two locally important features on site (92.3% Meon Valley BOA; 94.3% BGW Primary Support Area)
8	73.3% ALC Grade 3 & 26.7% ALC Grade 2; Mineral Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to one open space; within 300m of 3 other existing/proposed open spaces

ID: 20	Name: Standard Way, Wallington
Proposal:	0.6 ha greenfield site outside USB proposed for B8 open storage

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	0	+	-	+/-	-	-	--	+	0	-

SA	Commentary
1	No residential use proposed
2	No known heritage features within 100m
3	100% Portsdown LCA – High development potential
4	Falls within 4 accessibility zones
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area

SA	Commentary
6	Within SPZ1; within 100m of M27 (but not proposed for residential use)
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 882.1m S; Solent and Dorset Coast pSPA 707.8m SW) No nationally important features within 500m 99.7% Coastal and Floodplain Grazing Marsh Priority Habitat
8	100% ALC Grade 2; Minerals Safeguarded Site; Minerals Deposits; SPZ1
9	Indicative yield: 2,000m ²
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing open space

ID: 25		Name: 7 Spring Road, Sarisbury Green								
Proposal:		0.4 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	+/-	++	++	-	-	0	0	++
SA	Commentary									
1	Indicative yield: 6 dwellings									
2	No known heritage features within 200m									
3	100% North Sarisbury LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	One internationally important feature within 1,000m (Solent and Dorset Coast pSPA 947.3m W) No nationally important features within 500m 0.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 6 open spaces / allotments									

ID: 27		Name: Military Road, Wallington								
Proposal:		2.2 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	++	-	+/-	-	0	0	+
SA	Commentary									
1	Indicative yield: 26 dwellings									
2	Eight Listed Buildings, three Historic Unlisted Buildings, Wallington Conservation Area, five HCC Archaeology Alerts within 300m									

SA	Commentary
3	92.6% Portsdown LCA – High development potential
4	Falls within 8 accessibility zones
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	95.7% SPZ1, 100.0% SPZ2; No other known constraints within 100m
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 475.9m S, Solent & Dorset Coast pSPA 247.7m SW) One nationally important features within 500m (Portsmouth Harbour SSSI 475.9m S) No locally important features on site
8	100% ALC Urban; Minerals Deposits; 95.7% SPZ1, 100.0% SPZ2
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 31		Name: Land West of Old Street, Hill Head								
Proposal:		10.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	-	+/-	-	-	0	0	++
SA	Commentary									
1	Indicative yield: 192 dwellings									
2	One Listed Building within 50m; No other known heritage features within 200m									
3	Meon Valley LCA – Low development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; 1.0% FZ2, 0.7% FZ3									
6	25.4% historic landfill site; No other known constraints within 100m									
7	Three internationally important features within 1,000m (immediately adjacent to Solent & Southampton Water SPA/Ramsar, Solent and Dorset Coast pSPA 523.8m SW) Three nationally important features within 500m (immediately adjacent to Titchfield Haven SSSI/NNR, Lee-on-the Solent to Itchen Estuary SSSI 368.7m S) 99.3% Meon Valley BOA; immediately adjacent to Titchfield Haven LNR, and Lowland Mixed Deciduous Woodland Priority Habitat									
8	60.2% ALC Grade 3a, 2.9% Other, 35.7% (post 1988); 100% ALC Grade 3; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing/proposed open spaces / allotments									

ID: 46		Name: Rookery Farm								
Proposal:		20.1 ha part greenfield / part brownfield site outside USB proposed for residential								

ID: 46		Name: Rookery Farm								
		use (contains sites 3107, 3108, 3117)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	-	+/-	--	0	0	++
SA	Commentary									
1	Indicative yield: 150 dwellings									
2	Eight Listed Buildings and six historic unlisted buildings within 150m									
3	100.0% BurrIDGE - Swanwick - Whiteley LCA – High development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; no other known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 7.7% Lowland Mixed Deciduous Woodland Marsh Priority Habitat									
8	4.0% ALC Grade 3, 6.6% ALC Grade 4, 89.4% ALC Grade 2; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 8 existing open spaces									

ID: 58		Name: Raley Road, Locks Heath								
Proposal:		2.0 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	+/-	++	0	0	++
SA	Commentary									
1	Indicative yield: 50 dwellings									
2	No known heritage features within 250m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 1.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Urban; no other features on site									
9	No employment floor space proposed									
10	Unlikely to compete with existing or proposed centres									

SA	Commentary
11	Immediately adjacent to 2 open spaces; within 300m of 6 open spaces

ID: 86		Name: 1-2 The Avenue, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	-	++	0	++	0	+	+
SA	Commentary									
1	Indicative yield: 20 dwellings									
2	No known heritage features within 150m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; 1% FZ2									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 4 open spaces / allotments									

ID: 87		Name: 280-282 (UTP) West Street, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	++	0	+	-
SA	Commentary									
1	Indicative yield: 34 dwellings									
2	No known heritage features within 300m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important feature within 1,000m (Portsmouth Harbour SPA/Ramsar 793.5m S; Solent & Dorset Coast pSPA 793.5m SE) No nationally important features within 500m No locally important features on site									

SA	Commentary
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 100m of 1 open space / allotment

ID: 124		Name: Solent Business Park - Solent 2, Sarisbury								
Proposal:		9.8 ha greenfield site within USB proposed for residential and employment use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+/-	++	-	--	+/-	++	0	+
SA	Commentary									
1	Indicative yield: 207 dwellings									
2	No known heritage features within 100m									
3	25.7% Burrage - Swanwick - Whiteley LCA - High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 50m of M27; no other constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m Three locally important features on site (25.8% ancient woodland; 68.6% Lowland Mixed Deciduous Woodland Priority Habitat : 3.7% Lowland Meadows Priority Habitat; 3.2% Gull Coppice SW (Shetland Rise) SINC: 10.9% Whiteley Meadow - Plot 2184 SINC: 23.9% Gull Coppice (South-West Remnant) SINC : 31.7% Ashley Wood Fareham SINC)									
8	100% ALC Grade 4; no other features on site									
9	Indicative yield: 26,000m2									
10	Unlikely to compete with existing or proposed centres									
11	Within 100m of 3 open spaces (including Berber Close Woodland to which site is adjacent)									

ID: 158		Name: Norgar House, 10 East Street, Fareham								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	0	+	++	++	+/-	++	0	0	+
SA	Commentary									
1	Indicative yield: 5 dwellings									
2	Courts Warehouse Grade II Listed Boundary within site boundary; 91.6% Fareham High Street Conservation Area; one HCC Archaeology Alert Yellow on site; 32 other Listed Buildings within 100m									

SA	Commentary
3	No features within 500m
4	Falls within 11 accessibility zones
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important feature within 1,000m (Portsmouth Harbour SPA/Ramsar 208.5m S; Solent & Dorset Coast pSPA 208.5m S) One nationally important features within 500m (Portsmouth Harbour SSSI 208.5m S) No locally important features on site
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID: 198		Name: Civic Quarter, Fareham								
Proposal:		3.4 ha brownfield site within USB proposed for residential led mixed use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	0	+	++	++	+/-	++	0	+	-
SA	Commentary									
1	Indicative yield: 100 dwellings									
2	46 Listed Buildings and two Historic Unlisted Buildings within 100m; adjacent to 2 Conservation Areas (Osborn Road and Fareham High Street); within 100m of one HCC Archaeology Alert Yellow									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 398.0m S, Solent & Dorset Coast pSPA 286.6m E) One nationally important feature within 500m (Portsmouth Harbour SSSI 398.0m S) No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	14.0% within Civic Gardens open space, which may be lost Within 300m of 4 other existing/proposed open spaces / allotments									

ID: 203	Name: 3-33 West Street, Porchester
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ID: 203		Name: 3-33 West Street, Porchester								
Proposal:		0.25 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	++	-	++	+/-	++	0	0	+
SA	Commentary									
1	Indicative yield: 26 dwellings									
2	One HCC Archaeology Alert Yellow within 5m; o other heritage features within 200m									
3	No known constraints									
4	Falls within 12 accessibility zones									
5	Falls within 12 accessibility zones; 100% within Flood Zone (FZ) 2 and FZ3									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 602.2m SE, Solent and Dorset Coast pSPA 583.8m E) No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces/allotments									

ID: 205		Name: Land North of St. Margaret's Roundabout, Titchfield								
Proposal:		1.2 ha greenfield site outside of USB proposed for residential use. <i>Note: Site not promoted since 2007.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	++	++	0	+/-	0	+	+
SA	Commentary									
1	Indicative yield: 39 dwellings									
2	Two heritage features within 100m: Titchfield Abbey Conservation (83.0m E) and HCC Archaeology Alert Yellow (80.7m E); No other heritage features within 400m									
3	99.4% Titchfield Corridor LCA – Moderate development potential; Immediately adjacent to Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 300m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site but adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									

SA	Commentary
8	100.0% ALC Grade 3; no other known constraints
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID: 207		Name: Romsey Avenue, Portchester								
Proposal:		12.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+	++	++	--	--	0	0	++
SA	Commentary									
1	Indicative yield: 225 dwellings									
2	No known heritage features within 400m									
3	99.1% Cams - Wicor Coastal Plain LCA – High development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 184.5m W) One nationally important feature within 500m (Portsmouth Harbour SSSI) 0.1% Portsmouth Harbour BOA; 98.8% BGS Primary Support Site and immediately adjacent to a SW_BGS Low Use site and Coastal and Floodplain Grazing Marsh.									
8	46.5% ALC Grade 1; 52.7% ALC Grade 2 (post-1988); Minerals Deposits; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to one open space; within 300m of 4 other existing open spaces									

ID: 211		Name: Fareham Station East								
Proposal:		1.6 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	+/-	+/-	0	+	+
SA	Commentary									
1	Indicative yield: 120 dwellings									
2	No known heritage features within 250m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA	Commentary
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 895.5m SE) No nationally important features within 500m No locally important features on site
8	100% ALC Urban; Minerals Safeguarded Site; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 4 existing/proposed open spaces / allotments

ID: 212		Name: Fareham Station West								
Proposal:		1.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	-	++	+/-	+/-	0	+	+
SA	Commentary									
1	Indicative yield: 94 dwellings									
2	No known heritage features within 200m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; 2.8% FZ2; no other features on site									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 3.9% Lowland Mixed Deciduous Woodland									
8	100% ALC Urban; Minerals Safeguarded Site; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 324		Name: North Wallington Rd and Standard Way, Wallington								
Proposal:		0.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	-	+	--	-	--	0	0	-
SA	Commentary									
1	Indicative yield: 21 dwellings									

SA	Commentary
2	No known heritage features within 100m; three Listed Buildings and one Historic Unlisted Building within 300m
3	99.8% Portsdown LCA – High development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	Within SPZ1; within 100m of M27
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 873.8m S, Solent and Dorset Coast 587.7m SW) No nationally important features within 500m 100.0% Coastal and Floodplain Grazing Marsh Priority Habitat
8	100% ALC Grade 2; Minerals Deposits; SPZ1
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open spaces / allotments

ID: 1002		Name: Land at corner of Station Road and A27, Portchester								
Proposal:		0.2 ha brownfield site proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	-	++	+/-	++	0	0	+
SA	Commentary									
1	Indicative yield: 15 dwellings									
2	HCC Archaeology Alert Yellow (80.7m E); No other heritage features within 100m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; 2.3% Flood Zone 2									
6	No known constraints within 300m									
7	Three internationally important features within 1,000m (Portsmouth Harbour Ramsar/SPA 635.6m SE; Solent & Dorset Coast pSPA 587.5m E) No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other known constraints									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces									

ID: 1005		Name: Land adjacent to 75 Holly Hill Lane, Sarisbury								
Proposal:		2.6 ha greenfield site outside USB proposed for residential use								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	++	++	-	-	0	0	+/-
SA	Commentary									
1	Indicative yield: 20 dwellings									
2	No known heritage features within 300m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 200m									
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 562.8m W, Solent and Dorset Coast pSPA 682.2m NW) No nationally important features within 500m Hamble Valley BOA, Holly Hill Woodland Park LNR, Lowland Mixed Deciduous Woodland Priority Habitat and Winnard's & Cawte's Copses SINC partially on site									
8	84% ALC Grade 4, 16% Urban; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	0.4% Holly Hill Woodland/ Country Park; within 300m of 5 other existing open spaces / allotments									

ID:	1007	Name:	Heath Road, Locks Heath							
Proposal:	2.98 ha brownfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	-	++	0	0	++
SA	Commentary									
1	Indicative yield: 71 dwellings									
2	No known heritage features within 500m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 72.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 10 existing open spaces									

ID: 1040		Name: Land East of Burnt House Lane, Stubbington								
Proposal:		13.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	-	++	-	--	0	0	++
SA	Commentary									
1	Indicative yield: 247 dwellings*									
2	Two Listed Buildings within 200m; No other known heritage features within 200m									
3	99.8% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; 0.7%FZ2; no other features on site									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 927.1m W) No nationally important features within 500m 96.2% SW_BGS Low Use Site; immediately adjacent to ancient woodland and Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 2; Minerals Deposits; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 open space; within 300m of 7 other existing open spaces / allotments									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 1056		Name: Hampshire Rose, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	++	0	0	++
SA	Commentary									
1	Indicative yield: 18 dwellings									
2	No known heritage features within 500m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									

SA	Commentary
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 11 existing/ open spaces

ID: 1058		Name: Wynton Way, Fareham								
Proposal:		0.4 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	++	0	0	++
SA	Commentary									
1	Indicative yield: 13 dwellings									
2	No known heritage features within 400m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 8 existing/ open spaces									

ID: 1075		Name: 33 Lodge Road, Locks Heath								
Proposal:		0.4 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	++
SA	Commentary									
1	Indicative yield: 10 dwellings									
2	No known heritage features within 500m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									

SA	Commentary
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to 1 open space; within 300m of 8 existing/proposed open spaces / allotments

ID: 1076		Name: 335-357 Gosport Road, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+/-	++	++	+/-	++	0	0	+
SA	Commentary									
1	Indicative yield: 10 dwellings									
2	No known heritage features within 350m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 100.1m SE) One nationally important feature within 500m (Portsmouth Harbour SSSI 100.1m SE) No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing/proposed open spaces / allotments									

ID: 1078		Name: Stubbington Lane, Hill Head								
Proposal:		0.4 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+/-	+	++	+/-	++	0	0	++
SA	Commentary									
1	Indicative yield: 10 dwellings									
2	HCC Archaeology Alert Yellow 14.2m SE; No other known heritage features within 500m									
3	No features within 500m									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA	Commentary
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 271.3m S, Solent and Dorset Coast pSPA 305.8m S) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 271.3m S) No locally important features on site
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 7 existing open spaces

ID: 1144		Name: Newpark Garage, Park Gate								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	++	0	0	+
SA	Commentary									
1	Indicative yield: 14 dwellings									
2	No known heritage features within 400m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 1168		Name: Land at Rookery Avenue								
Proposal:		2.3 ha greenfield site outside the USB proposed for residential and employment uses								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	-	+/-	+/-	+	0	+
SA	Commentary									
1	Indicative yield: 36 dwellings									
2	One archaeology alert yellow within 300m									

SA	Commentary
3	86.6% BurrIDGE – Swanwick – Whiteley LCA – High development potential
4	Falls within 10 accessibility zones
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	Within 50m of M27; no other known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 7.8% Lowland Mixed Deciduous Woodland Priority Habitat, 7.0% Gull Coppice SINC and immediately adjacent to ancient woodland
8	100% ALC Grade 4; no other features on site
9	1,817 sq.m employment land proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces / allotments

ID: 1170		Name: Land at 171 Ranvilles Lane, Titchfield								
Proposal:		0.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	--	+/-	++	-	--	0	0	+
SA	Commentary									
1	Indicative yield: 11 dwellings*									
2	No heritage features									
3	100.0% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 2 accessibility zones									
5	Falls within 2 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	One internationally important features within 1,000m (Solent & Southampton Water Ramsar/SPA 644.3m S) No nationally important features within 500m 98.7% Meon Valley BOA and immediately adjacent to Coastal and Floodplain Grazing Marsh Priority Habitat									
8	100% ALC Grade 2; Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 1172		Name: Crofton House Site, Titchfield								
Proposal:		1.2 ha greenfield site outside USB proposed for residential use								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	--	+/-	++	-	--	0	0	-
SA	Commentary									
1	Indicative yield: 14 dwellings									
2	No known heritage features within 300m									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 2 accessibility zones									
5	Falls within 2 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 116m W) Two nationally important features within 500m (Titchfield Haven SSSI/NNR c.115m W) 92.5% Meon Valley BOA; 0.1% SW_BGS Low Use; 17.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 2; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Not within 300m of any existing/proposed open spaces / allotments									

ID:	1173	Name:	Land at Common Lane							
Proposal:	1.3 ha greenfield site outside USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 26 dwellings									
2	No heritage features within 200m									
3	95.2% Titchfield Corridor LCA - Moderate development potential: 4.8% Brownwich Coastal Plain- Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing open spaces									

ID: 1180		Name: Holly Cottage								
Proposal:		2.4 ha partial greenfield site outside of USB proposed for residential use (overlaps site 3060)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 27 dwellings									
2	Two Listed Buildings and three Historic Unlisted Buildings within 100m									
3	100.0% Titchfield Corridor LCA – Moderate development potential; immediately adjacent to Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site, but immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing open spaces									

ID: 1203		Name: Swanwick Marina, Bridge Road								
Proposal:		5.0 ha brownfield site partially outside USB boundary proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	+	+/-	-	++	--	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 49 dwellings									
2	One Listed Building falls within the site; six Listed Buildings within 100m									
3	84.3% Lower Hamble Valley LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; 88.1% Flood Zone 2; 86.7% Flood Zone 3; not within Coastal Change Management Area									
6	No known constraints within 100m									
7	1.7% Solent & Dorset Coast pSPA; 0.5% Solent Maritime SAC Two other internationally important features within 1,000m (Solent & Southampton Water Ramsar/SPA 190.2m SW)									

SA	Commentary
	One nationally important feature within 500m (Lincegrove and Hacketts Marshes SSSI 190.2m SW) 0.6% Hamble Valley BOA; 87.1% SW_BGS Low Use Site; 1.2% Intertidal Mudflats Priority Habitat; 0.1% Coastal and Floodplain Grazing Marsh Priority Habitat; 0.1% River Hamble Mudflats & Saltmarsh SINCC; immediately adjacent to Coastal Saltmarsh Priority Habitat
8	98.3% ALC Grade 4, 0.2% ALC Grade 1; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID: 1263		Name: Land North of Greenaway Lane, Warsash								
Proposal:		1.3 ha greenfield site outside USB proposed for residential use (<i>within site 3126</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 28 dwellings									
2	No known heritage features within 250m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC 856.6m W, Solent & Southampton Water SPA/Ramsar 856.6m W) No nationally important features within 500m 1.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	92.4% Grade ALC 2, 4.1% ALC Other, 3.5% ALC Grade 1 (post 1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 8 existing/proposed open spaces / allotments									

ID: 1286		Name: Russell Place, Fareham								
Proposal:		0.5 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 35 dwellings									
2	One Listed Building within 100m; No other known heritage features within 100m									

SA	Commentary
3	No features within 500m
4	Falls within 11 accessibility zones
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 591.0m SE) No nationally important features within 500m No locally important features on site
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 4 existing/proposed open spaces / allotments

ID: 1323		Name: Burr ridge Lodge								
Proposal:		1.1 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	-	+	++	+/-	+/-	0	0	+/-
SA Commentary										
1	Indicative yield: 5 dwellings									
2	No heritage features within 250m									
3	100.0% 13 Burr ridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC 768.3m N; Solent & Southampton Water Ramsar/SPA 768.3m N) No nationally important features within 500m No locally important features on site									
8	5.7% Grade 3b (post 1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	0.1% Keats Close Link; within 300m of 4 other existing open spaces									

ID: 1324		Name: Land by Durrants Lodge								
Proposal:		3.3ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11

++	+/-	-	+/-	++	++	-	-	0	0	+
SA Commentary										
1	Indicative yield: 60 dwellings									
2	Site is immediately adjacent to Sarisbury Green Conservation Area and one Historic Unlisted Building; Four Listed Buildings and three Historic Unlisted Buildings within 100m									
3	100.0% Lower Hamble Valley LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important feature within 1,000m (Solent & Dorset Coast pSPA 223.4m NW; Solent Maritime SAC 306.8m NW; Solent & Southampton Water Ramsar/SPA 456.2m NW) One nationally important site within 500m (Lincegrove and Hacketts Marshes SSSI 456.2m NW) 92.9% Hamble Valley BOA; 4.7% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Grade 4; Minerals									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces									

ID: 1325		Name: Crofton Conservatories, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	+/-	0	0	+	+
SA Commentary										
1	Indicative yield: 49 dwellings									
2	No known heritage features within 300m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 745.3m SE) No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 1332		Name: Fareham Park Farm Site, Fareham								
Proposal:		7.15 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	++	-	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 133 dwellings									
2	Titchfield Abbey Conservation Area (265.3m S); no other heritage features within 400m									
3	100.0% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27									
7	No internationally important features within 1,000m No nationally important features within 500m 0.3% Meon Valley BOA; 0.1% Lowland Mixed Deciduous Woodland Priority Habitat; immediately adjacent to Meon Valley Meadows & Woodland SINC and Iron Mill Coppice (North & South) SINC									
8	99.9% ALC Grade 3, 0.1% ALC Urban; Minerals									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Adjacent to Henry Cort Community School existing open space; Within 300m of 5 other existing open spaces									

ID: 1335		Name: Land at Addison Rd, Sarisbury								
Proposal:		0.5 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	++	0	-	0	0	+
SA Commentary										
1	Indicative yield: 13 dwellings									
2	No known heritage features within 350m (except for one unlisted historic building)									
3	99.9% North Sarisbury LCA – Moderate development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 0.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 2; no other features on site									

SA	Commentary
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing/proposed open spaces / allotments

ID: 1336		Name: Land at Rookery Avenue, Swanwick								
Proposal:		0.8 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	+	++	-	-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 6 dwellings									
2	One HCC Archaeology Alert Green within 150m; No other known heritage features within 530m									
3	68.1% BurrIDGE - Swanwick - Whiteley LCA – High development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27									
7	No internationally important features within 1,000m No nationally important features within 500m 17.3% Gull Coppice SW (Shetland Rise) SINC; 17.0% Lowland Mixed Deciduous Woodland Priority Habitat; immediately adjacent to ancient woodland									
8	100% ALC Grade 4; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing/proposed open spaces / allotments									

ID: 1337		Name: Medina Nurseries								
Proposal:		0.28 ha brownfield site outside USB proposed for residential use (<i>within site 3126</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	+/-	++	++	+/-	-	0	0	-
SA	Commentary									
1	Indicative yield: 5 dwellings									
2	No heritage features within 100m									
3	100.0% Lower Hamble Valley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 100m (Solent Maritime SAC 417.7m; Solent &									

SA Commentary	
	Southampton Water Ramsar/SPA 417.7m W; Solent & Dorset Coast pSPA 636.1m W) One nationally important features within 500m (Lee-on-the Solent to Itchen Estuary SSSI 417.7m W) No locally important features on site
8	98.8% Other, 1.2% Grade 3b (post 1988); Mineral deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	No existing open spaces/allotments within 300m

ID: 1339		Name: Old Orchard, Botley Rd, Swanwick								
Proposal:		2.14 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	++	++	-	-	0	0	--
SA Commentary										
1	Indicative yield: 40 dwellings									
2	Three Listed Buildings and one Historic Unlisted Building within 100m									
3	99.8% Burrage - Swanwick - Whiteley LCA - High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 96.6% Lowland Mixed Deciduous Woodland Priority Habitat; no other locally important features on site									
8	100.0% ALC Grade 3; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	6.3% Upper Orchard existing open space; Within 300m of 7 other existing open spaces									

ID: 1341		Name: Land South of Oakcroft Lane, Stubbington								
Proposal:		8.0 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+/-	++	-	-	0	0	+/-
SA Commentary										
1	Indicative yield: 346 dwellings*									
2	Two Listed Buildings and two HCC Archaeology Alert Yellow within 200m; No other known heritage features within 500m									

SA	Commentary
3	100% Fareham - Stubbington Gap LCA – Moderate development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; adjacent to FZ2 and FZ3
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 350.6m W) One nationally important feature within 500m (Titchfield Haven 350.6m W) 93.9% SW_BGS Low Use Site; adjacent to Lowland Mixed Deciduous Woodland Priority Habitat
8	98.6% Grade 3b, 0.2% Other (post-1988); Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	0.1% Marks Tey Road open space, part of which could be lost Within 300m of 6 other existing open spaces / allotments

**final yield to be determined as a result of the masterplanning work within Strategic Growth Area*

ID:	1349	Name:	69 Botley Road, Park Gate							
Proposal:		0.3 ha greenfield site partially within the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	-	0	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 12 dwellings									
2	No heritage features within 400m									
3	87.1% North Sarisbury LCA– Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; no other known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	65.4% ALC Grade 4, 34.6% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces / allotments									

ID:	1356	Name:	187 Botley Road - Site A Proposal, Burrigde									
Proposal:	0.5 ha greenfield site outside USB proposed for residential use											

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	-	+	++	+/-	-	0	0	+
SA	Commentary									
1	Indicative yield: 5 dwellings									
2	No known heritage features within 250m									
3	100% Burrage – Swanwick - Whiteley LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 944.9m NW) No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing/proposed open spaces / allotments									

ID: 1360		Name: Beacon Bottom West, Park Gate								
Proposal:		1.2 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	++	0	-	0	0	+
SA	Commentary									
1	Indicative yield: 30 dwellings									
2	No known heritage features within 500m									
3	100% North Sarisbury LCA – Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	27.9% ALC Grade 2, 72.1% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 one open space; within 300m of 3 other existing/proposed open spaces / allotments									

ID: 1365		Name: Land adjoining Fort Wallington Industrial Estate								
Proposal:		1.1 ha greenfield site outside USB proposed for B2 or B8 open storage (together with site 3034)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	0	+	-	+/-	+/-	+/-	--	+	0	0
SA	Commentary									
1	No residential units proposed									
2	No known heritage features within 100m									
3	100% Portsdown LCA – High development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within SPZ1; No other known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 690.8m SW, Solent & Dorset Coast pSPA 591.6m SW) No nationally important features within 500m No locally important features on site									
8	99.7% ALC Grade 2, 0.3% ALC Urban; Minerals Safeguarded Site; Minerals Deposits; SPZ1									
9	Indicative yield: 4,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	Neutral									

ID: 1372		Name: Newgate Lane Peel Nook								
Proposal:		0.71 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	-	+	++	0	--	0	0	-
SA	Commentary									
1	Indicative yield: 8 dwellings									
2	No heritage features within 300m									
3	96.1% Woodcot - Alver Valley LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Grade 2; Minerals Safeguarded Sites; Minerals Deposits									
9	No employment floorspace proposed									

SA Commentary	
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing open spaces and within 450m of one Country Park

ID: 1381	Name: Croft House, Fareham
Proposal:	0.3 ha brownfield site within USB proposed for residential use. Note: Site not promoted since 2013.

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	0	0	0	+

SA	Commentary
1	Indicative yield: 15 dwellings
2	Three Listed Buildings within 200m; No other known heritage features within 500m
3	No features within 500m
4	Falls within 10 accessibility zones
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 0.4% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing/proposed open spaces / allotments

ID: 1382	Name: Land at Brook Lane, Warsash
Proposal:	11.5 ha greenfield site outside USB proposed for residential use (<i>within site 3122, and sites 3122, 3162 and 3164 fall within its boundary</i>)

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	++	+/-	-	0	0	++

SA	Commentary
1	Indicative yield: 180 dwellings
2	Four Listed Buildings and one Archaeology Alert Yellow within 200m
3	98.5% Lower Hamble Valley LCA – High development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 651.6m W, Solent and Dorset Coast 966.5m pSPA SW)

SA	Commentary
	No nationally important features within 500m 13.1% Lowland Mixed Deciduous Woodland Priority Habitat
8	14.6% ALC Grade 2, 47.2% ALC Other, 7.6% ALC Grade 3b, 29.2% ALC Grade 1 (post-1988); no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to 1 open space; within 300m of 11 other existing/proposed open spaces / allotments

ID:	1385	Name:	Former Kershaw Day Centre, Wynton Way							
Proposal:	0.3 ha brownfield site within USB proposed for residential use (<i>within site 1058</i>)									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	0	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 0 dwellings									
2	No heritage features within 400m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 8 existing open spaces									

ID:	1388	Name:	Land at Junction of Newgate Lane, Stubbington							
Proposal:		3.6 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+	++	0	--	0	0	-
SA	Commentary									
1	Indicative yield: 66 dwellings									
2	HMS Daedalus Airfield HCC Archaeology Alert Yellow 12.5m S; No other known heritage features within 300m									
3	99.9% Woodcot – Alver Valley LCA – Moderate development potential									

SA	Commentary
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	97.0% ALC Grade 2, 3.0% Non Agricultural; Minerals Deposits; Minerals Safeguarded Site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open spaces / allotments

ID: 1394		Name: Sea Lane, Hill Head								
Proposal:		0.3 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	-	+	++	+/-	++	0	0	++
SA	Commentary									
1	Indicative yield: 8 dwellings									
2	HMS Daedalus Airfield HCC Archaeology Alert Yellow 14.7m E; No other known heritage features within 500m									
3	No features within 500m									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 182.9m SW, Solent and Dorset Coast pSPA 219.1m S) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 182.9m SW) No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing/proposed open spaces / allotments									

ID: 1423		Name: 23-35 Bridge Road, Park Gate								
Proposal:		0.3 ha brownfield site within USB proposed for residential use. Note: site not promoted since 2014								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11

	+	0	0	+	++	++	0	++	0	0	++
SA	Commentary										
1	Indicative yield: 7 dwellings										
2	No known heritage features within 250m										
3	No features within 500m										
4	Falls within 11 accessibility zones										
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area										
6	No known constraints within 100m										
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site										
8	100% ALC Urban; no other features on site										
9	No employment floorspace proposed										
10	Unlikely to compete with existing or proposed centres										
11	Within 300m of 12 existing/proposed open spaces / allotments										

ID:	1425	Name:	Market Quay, Fareham							
Proposal:		1.5 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	+/-	+/-	+/-	0	+	++
SA	Commentary									
1	Indicative yield: 100 dwellings									
2	Five Listed Buildings, one Unlisted Historic Building and two Conservation Areas (Town Quay and Fareham High Street) within 100m; 11.7% within HCC Archaeology Alert Yellow									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Portland Street AQMA 17.0m W; No other known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 121.5m S) One nationally important feature within 500m (Portsmouth Harbour SSSI 121.5m S) No locally important features on site									
8	100% ALC Urban; Mineral Deposits									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 5 existing/proposed open spaces / allotments									

ID: 1953		Name: Nook Caravan Park (Northern Portion), Laurel Close, Locks Heath								
Proposal:		0.3 ha brownfield site within USB proposed for residential use. Note: site not promoted since 2013.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	++
SA	Commentary									
1	Indicative yield: 8 dwellings									
2	No known heritage features within 500m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 open space; within 300m of 8 other existing/proposed open spaces / allotments									

ID: 1974		Name: 130-136 West Street, Fareham								
Proposal:		0.1 ha brownfield site within USB proposed for residential use. Note: site not promoted since 2013.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 24 dwellings									
2	Two Listed Buildings and no other known heritage features within 100m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 417.8m SE) One nationally important feature within 500m (Portsmouth Harbour SSSI 417.8m SE) No locally important features on site									
8	100% ALC Urban; no other features on site									

SA	Commentary
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID:	1996	Name:	Land R/O 123 Bridge Road, Park Gate							
Proposal:	0.5 ha brownfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 5 dwellings									
2	No heritage features									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 45.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Urban; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 12 existing open spaces									

ID:	1998	Name:	Pinks Hill, Wallington							
Proposal:	5.33 ha greenfield site outside USB proposed for residential and employment use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	+	-	+/-	--	0	0	+
SA Commentary										
1	Indicative yield: 80 dwellings									
2	One Listed Building, two Historic Unlisted Buildings within 200m; two HCC Archaeology Alert Green on site									
3	100.0% C Portsdown LCA – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	54.5% SPZ 1 : 85.1% SPZ 2 : 85.1% SPZ 3									

SA	Commentary
7	Three internationally important features within 1,000m (Portsmouth Harbour Ramsar/SPA 289.9m S; Solent & Dorset Coast pSPA 237.9m SW) One nationally important feature within 500m (Portsmouth Harbour SSSI 289.9m S) No locally important features on site
8	82.9% ALC Grade 2, 17.1% ALC Urban; Minerals Safeguarded Sites; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID:	1999	Name:	Walled Garden, Cams Hall							
Proposal:		1.7 ha brownfield existing employment allocation outside USB								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	+/-	--	-	+/-	++	+/-	--	+	0	+
SA	Commentary									
1	No residential units proposed									
2	Adjacent to one Grade II Listed Building; within Cams Hall Conservation Area; No other known heritage features within 100m									
3	100% Cams to Wicor Coastal Plain LCA – Low development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar/Solent & Dorset Coast pSPA 183.3m NW) One nationally important features within 500m (Portsmouth Harbour SSSI 183.3m NW) 4.5% Coastal and Floodplain Grazing Marsh Priority Habitat; 0.8% Portsmouth Harbour BOA									
8	100% ALC Grade 2; Minerals Deposits; no other features on site									
9	Indicative yield: 2,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces									

ID:	2001	Name:	Midpoint 27, Cartwright Drive, Segensworth South								
Proposal:		1.8 ha greenfield existing employment allocation within USB									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	
0	+/-	0	+/-	+	++	-	--	+	0	++	
SA	Commentary										
1	No residential units proposed										
2	Titchfield Abbey Conservation Area 11.5m E; 2 HCC Archaeology Alerts within 100m; Titchfield										

SA	Commentary
	Abbey Scheduled Monument (SAM) 314.7m E
3	No features within 500m
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 34.9% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Grade 3; Minerals Deposits; Minerals Safeguarded Site
9	Indicative yield: 3760 m ²
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 6 existing open spaces

ID: 2826		Name: Lysses Car Park, Fareham								
Proposal:		0.4 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	0	+	++	++	+/-	+/-	0	+	++
SA	Commentary									
1	Indicative yield: 24 dwellings									
2	25 Listed Buildings within 100m; within Fareham High Street Conservation Area; 2.9% HCC Archaeology Alert Yellow									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 289.5m SE, Solent & Dorset Coast pSPA 72.0m NE) One nationally important feature within 500m (Portsmouth Harbour SSSI 289.5m SE,) 1.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Urban; Minerals Deposits; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 5 existing/proposed open spaces / allotments									

ID: 2843	Name: Land South of Cams Alders
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ID: 2843		Name: Land South of Cams Alders								
Proposal:		1.3 ha greenfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	0	+	++	++	-	++	0	+	++
SA	Commentary									
1	Indicative yield: 60 dwellings									
2	Fort Fareham SAM / Red archaeology alert within 50m, one Listed Building, one historic unlisted building and three green archaeology alerts within 300m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 688.7m NE; Portsmouth Harbour SPA/Ramsar 688.7m NE) No nationally important features within 500m 78.5% Fort Fareham Grassland SINC; 0.1% Fort Fareham SINC									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Completely within Cams Alders Sport Ground and immediately adjacent to Fort Fareham; within 300m of 6 existing/proposed open spaces / allotments									

ID: 2849		Name: Land East of Brook Lane, Warsash								
Proposal:		2.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	+	++	+/-	+/-	0	0	-
SA	Commentary									
1	Indicative yield: 48 dwellings									
2	No known heritage features within 100m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 654.8m W) No nationally important features within 500m No locally important features on site									

SA	Commentary
8	0.1% Grade 1, 56.3% Other, 43.2% Not Surveyed (post 1988); no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open spaces / allotments

ID: 2851		Name: Genesis Centre, Locks Heath								
Proposal:		0.3 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	-	++	0	0	++
SA	Commentary									
1	Indicative yield: 13 dwellings									
2	No known heritage features within 500m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 62.7% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 9 existing/proposed open spaces / allotments									

ID: 2853		Name: Land R/O Red Lion Hotel and Bath Lane, Fareham								
Proposal:		0.31 ha brownfield site within USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	+/-	0	+	+
SA	Commentary									
1	Indicative yield: 55 dwellings									
2	11 Listed Buildings within 100m; 96.7% Fareham High Street Conservation Area; Town Quay (Fareham) Conservation Area 57.8m S; One HCC Archaeology Alert Yellow within 10m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA Commentary	
6	AQMA 174.0m SW
7	Three internationally important features within 1,000m (pSPA 151.8m S; Portsmouth Harbour Ramsar/SPA 151.8m S) One internationally important feature within 500m (Portsmouth Harbour SSSI 151.8m S) No locally important features on site
8	100% ALC Urban; Minerals deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID: 2854		Name: Rear of 9-11 Funtley Road, Fareham								
Proposal:		0.11 ha site partially greenfield / partially brownfield, straddles USB boundary and proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	-	+	++	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 3 dwellings									
2	One Listed Building within 500m									
3	No features within 500m									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Grade 3 (post 1988); Minerals deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing/proposed open spaces									

ID: 2890		Name: Egmont Nursery, Warsash								
Proposal:		2.0 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	+	+/-	+	++	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 8 dwellings									
2	One Historic Unlisted Building within 250m; No other known heritage features within 250m									

SA	Commentary
3	100% Lower Hamble Valley LCA – High development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 188.3m W, Solent and Dorset Coast pSPA 583.3m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 188.3m W) 0.5% Hamble Valley BOA; adjacent to Holly Hill Woodland Park Local Nature Reserve (LNR), Winnard's & Cawte's Copses SINC and Lowland Mixed Deciduous Woodland Priority Habitat
8	32.5% ALC Grade 3b, 66.6% Other (post-1988); Minerals Deposits; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Adjacent to Holly Hill Woodland Country Park

ID: 2942		Name: Wykham House School, Fareham								
Proposal:		0.5 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 15 dwellings									
2	Contains 1 Listed Building with 38 others within 100m; 100% Fareham High Street Conservation Area; 2.9% HCC Archaeology Alert Yellow									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 239.0m SE, Solent & Dorset Coast pSPA 160.8m NE) One nationally important feature within 500m (Portsmouth Harbour SSSI 239.0m SE) No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 4 existing/proposed open spaces / allotments									

ID: 2947	Name: 142-144 West Street
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ID: 2947		Name: 142-144 West Street								
Proposal:		0.17 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+	++	++	+/-	++	0	+	+
SA Commentary										
1	Indicative yield: 5 dwellings									
2	Two Listed Buildings within 100m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	AQMA 259.9m SE									
7	Two internationally important features within 1,000m (Solent & Dorset Coast pSPA 414.0m SE; Portsmouth Harbour Ramsar/SPA 414.0m SE) One nationally important feature within 500m (Portsmouth Harbour SSSI 414.0m SE) No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing open spaces									

ID: 2956		Name: Delme Court, Fareham								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	+/-	0	0	+	-
SA Commentary										
1	Indicative yield: 32 dwellings									
2	No known heritage features within 400m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 795.2m SE) No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									

SA	Commentary
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 1 existing/proposed open space/allotment

ID:	2969	Name:	100 Wickham Road							
Proposal:	0.6 ha brownfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	-	+/-	-	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 13 dwellings									
2	Three Listed Buildings and two Historic Unlisted Buildings within 200m									
3	No known constraints within 100m									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	22.0% SPZ 2 : 77.2% SPZ 3									
7	One internally important site within 1,000m (Solent & Dorset Coast pSPA 920.4m SE) No nationally important features within 500m No locally important features on site									
8	100.0% ALC Grade 2; No other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Fareham cemetery; Within 300m of 1 existing open spaces									

ID: 2976		Name: 237 Segensworth Road, Titchfield Common								
Proposal:		0.8 ha greenfield site outside USB proposed for residential use (<i>within site 3044</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 20 dwellings									
2	No known heritage features within 500m									
3	100% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m									

SA	Commentary
	No locally important features on site
8	100% ALC Grade 2; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 6 existing/proposed open spaces / allotments

ID:	2997	Name:	187 Botley Road, Burr ridge - Site B Proposal, Burr ridge
Proposal:	1.7 ha greenfield site outside USB proposed for residential use (<i>almost identical to site 2998. Contains site 356, and sits within sites 3038 and 3178</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	+/-	+/-	0	0	+

SA	Commentary
1	Indicative yield: 15 dwellings
2	No other known heritage features within 250m
3	100% Burr ridge - Swanwick - Whiteley LCA – Moderate development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 786.4m NW) No nationally important features within 500m 0.6% Hamble Valley BOA (adjacent to Lowland Mixed Deciduous Woodland Priority Habitat)
8	100% ALC Grade 3; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID:	2998	Name:	187 Botley Road, Burr ridge - Site C Proposal, Burr ridge
Proposal:	1.7 ha greenfield site outside USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	+/-	+/-	0	0	+

SA	Commentary
1	Indicative yield: 20 dwellings
2	No other known heritage features within 250m
3	100% Burr ridge - Swanwick - Whiteley LCA – Moderate development potential
4	Falls within 5 accessibility zones

SA	Commentary
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 786.4m NW) No nationally important features within 500m 0.6% Hamble Valley BOA (adjacent to Lowland Mixed Deciduous Woodland Priority Habitat)
8	100% ALC Grade 3; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID:	2999	Name:	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester							
Proposal:	4.21 ha greenfield site outside USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+/-	--	--	--	0	0	-
SA Commentary										
1	Indicative yield: 76 dwellings									
2	One SAM within 500m (493.1m NE); one HCC Archaeology Alert Green within 300m									
3	100.0% Portsdown LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	99.7% Historic Landfill Site; adjacent to M27									
7	No internationally important features within 1,000m One nationally important site within site boundary (91.9% Downend Chalk Pit SSSI) 100.0% Portsdown Hill BOA									
8	0.4% ALC Grade 3, 99.6% ALC Grade 2 (post 1988); 100% Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	No existing/proposed open spaces within 300m									

ID:	3000	Name:	Land at 60 Swanwick Lane							
Proposal:	1.3 ha greenfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+	++	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 30 dwellings									

SA	Commentary
2	Five Listed Buildings and four historic, unlisted buildings within 300m
3	100.0% Burrigle - Swanwick – Whiteley LCA – Moderate development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC 885.3m N; Solent & Southampton Water SPA / Ramsar 885.3m N) No nationally important features within 500m No locally important features on site; immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat
8	5.4% ALC Grade 3, 94.6% ALC Grade 2; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open space

ID:	3002	Name:	Land East of Newgate Lane South (A), Stubbington							
Proposal:		3.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	++	++	-	--	0	0	-
SA	Commentary									
1	Indicative yield: 82 dwellings									
2	No other known heritage features within 300m									
3	100% Woodcot - Alver Valley LCA – Low development potential, although significance of landscape impact may be lessened following construction of Newgate Lane South									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 99.9% SW_BGS Low Use Site									
8	21.7% Grade 3b, 77.9% Grade 3a (post-1988); Minerals Deposits; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing/proposed open spaces / allotments									

ID:	3003	Name:	Land Rear of 23 The Avenue, Fareham
Proposal:	0.75 ha greenfield site within USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	++
SA Commentary										
1	Indicative yield: 12 dwellings									
2	One Listed Building within 100m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 23.2% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Adjacent to Fareham College open space; Within 300m of 4 other existing open spaces									

ID:	3004	Name:	Land South of Hook Park Road, Warsash							
Proposal:	73.7 ha greenfield site outside USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	-	-	-	-	-	-	0	0	+/-
SA Commentary										
1	Indicative yield: 55 dwellings									
2	Nine Listed Buildings and two Historic Unlisted Buildings within 100m; Hook Conservation Area 0.5m N									
3	60.7% Brownwich Coastal Plain LCA – Moderate development potential : 39.3% Hook Valley LCA – Low development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; 4.4% FZ2, 4.0% FZ3; 6.8% Hook Spit to Workmans Lane Coastal Change Management Area									
6	Site falls within two Historic Landfill Sites: 0.1% Land Adjacent to Dibbles Bottom & 13.5% Hook Gravel Pit									
7	Four internationally important features within 1,000m (Solent and Dorset Coast pSPA 849.9m S; Solent Maritime SAC 3.5m SW; Solent & Southampton Water Ramsar/SPA 3.5m SW) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 3.5m SW) 51.1% The Solent BOA; 21.1% SW_BGS Secondary Support Site; 6.3% Wet Woodland Priority Habitat; 11.7% Lowland Mixed Deciduous Woodland Priority Habitat; 11.5% Hook Lake Woods SINC; 20.5% Chilling-brownwich Wader Roost SINC; immediately adjacent to Warsash Common									

SA Commentary	
	LNR, Hook with Warsash LNR, BG wader important site, two Priority Habitats and two SINCs
8	25.0% ALC Grade 2; 75.0% ALC Non Agricultural; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	0.2% New Road Recreation Ground (Senior Football Pitch); 1.1% Warsash Common open space; immediately adjacent to 2 other open spaces and within 300m of 4 further existing open spaces

ID: 3005		Name: Land south of Greenaway Lane, Warsash								
Proposal:		3.4 ha greenfield site outside USB proposed for residential use (<i>within site 3056</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	++	++	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 100 dwellings									
2	Four Listed Buildings within 100m (and one Historic Unlisted Building); No other known heritage features within 400m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 515.1m W, Solent and Dorset Coast pSPA 745.3m W) No nationally important features within 500m No locally important features on site									
8	2.7% ALC Grade 2, 52.4% Other, 44.7% ALC Grade 3b, 0.3% ALC Grade 1 (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 3006		Name: Land at Havelock and Newtown Roads, Warsash								
Proposal:		0.3 ha brownfield site within USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+/-	++	++	+/-	++	0	0	-
SA Commentary										
1	Indicative yield: 15 dwellings									
2	Two Listed Buildings and one Conservation Area (Warsash) within 100m									

SA	Commentary
3	No features within 500m
4	Falls within 8 accessibility zones
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 269.0m SW, Solent and Dorset Coast pSPA 323.3m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 269.0m SW) No locally important features on site
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open spaces / allotments

ID: 3007		Name: Land south of Swanwick Lane, Sarisbury								
Proposal:		0.3 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	+	--	+/-	++	+/-	--	0	0	-
SA	Commentary									
1	Indicative yield: 8 dwellings									
2	Two Listed Buildings within 200m; No other known heritage features within 400m (except for unlisted historic buildings)									
3	Burridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 2 accessibility zones									
5	Falls within 2 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 99.2% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 2; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing/proposed open spaces / allotments									

ID: 3008		Name: Land South of Longfield Avenue, Fareham								
Proposal:		110.3 ha greenfield site outside USB proposed for residential use (contains site 3153)								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	-	--	0	0	++
SA	Commentary									
1	Indicative yield: 1,100 dwellings*									
2	Two HCC Archaeology Alert Yellows on site; adjacent to a further HCC Archaeology Alert Green; Fort Fareham SAM 497.6m E; No other known heritage features within 500m (except for unlisted historic buildings)									
3	98.3% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Parts of the site fall within 11 accessibility zones, but most of the site does not									
5	Parts of the site fall within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 687.2m S) No nationally important features within 500m 15.8% Meon Valley BOA; within SW_BGS Low Use (60.8%) and Secondary Support Area (10.7%); adjacent to Lowland Mixed Deciduous Woodland and Coastal and Floodplain Grazing Marsh Priority Habitats and Oxleys Coppice SIN; No other locally important features on site									
8	87.5% ALC Grade 2, 12.5% Urban; Minerals Safeguarded Site; Minerals Deposits									
9	No employment floorspace proposed									
10	Could compete with existing or proposed centres if district/local centre uses are included									
11	Immediately adjacent to 4 open spaces; within 300m of 12 other existing/proposed open spaces / allotments									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID:	3009	Name:	Land West of Downend Road, Portchester							
Proposal:		34.9 ha greenfield site outside USB proposed for residential use (<i>within site 3127</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	++	--	+/-	--	0	0	+
SA	Commentary									
1	Indicative yield: 628 dwellings*									
2	Four Listed Buildings, two Conservation Areas (Cams Hall and Fareham High Street), and eight HCC Archaeology Alerts within 300m; Fort Nelson SAM 439.4m N									
3	100% Portsdown LCA – High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	One historic landfills partially (c.2%) on site; 3.2% SPZ1, 15.1% SPZ2, 15.1% SPZ3; adjacent to M27									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 105.6m S, Solent & Dorset Coast pSPA 72.9m SW) Two nationally important features within 500m (Downend Chalk Pit SSSI 9.4m N, Portsmouth									

SA	Commentary
	Harbour SSSI 105.6m S) 0.2% Lowland Mixed Deciduous Woodland Priority Habitat
8	99.8% ALC Grade 2, 0.2% ALC Urban; Minerals Safeguarded Site; Minerals Deposits; 3.2% SPZ1, 15.1% SPZ2, 15.1% SPZ3
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing/proposed open spaces / allotments

**final yield to be determined as a result of the masterplanning work within Strategic Growth Area*

ID: 3010		Name: Land at Southampton Road, Titchfield								
Proposal:		1.3 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 15 dwellings									
2	No Listed Building within 150m; Two Conservation Areas within 150m; No HCC Archaeology Alerts within 200m; Titchfield Abbey and fishponds SAM 483.1m NE									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 7 existing/proposed open spaces / allotments									

ID: 3011		Name: Land at Down Barn Farm								
Proposal:		20.0 ha greenfield site outside USB proposed for B8 storage & distribution								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	-	-	-	+/-	+/-	+/-	--	++	0	-
SA	Commentary									
1	No residential units proposed									
2	Contains one Listed Building and two HCC Archaeology Alerts; Two further Listed Buildings within 100m									

SA	Commentary
3	91.2% Portsdown LCA – Moderate development potential; 88% North Fareham Downs LCA – Low development potential
4	Falls within 4 accessibility zones
5	Falls within 4 accessibility zones; 10.8% FZ2, 9.4% FZ3
6	78.0% SPZ1 : 99.7% SPZ2 : 99.7% SPZ3; within 100m of M27 (but not proposed for residential use)
7	One internationally important feature within 1,000m (Solent and Dorset Coast pSPA 833.2m SW) No nationally important features within 500m 0.8% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Grade 2; Minerals Deposits; 78.0% SPZ1 : 99.7% SPZ2 : 99.7% SPZ3
9	Indicative yield: 30,000m ²
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing open space

ID: 3012		Name: Cawtes Reach, Brook Avenue, Warsash								
Proposal:		0.34 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	+/-	+	++	+/-	-	0	0	-
SA Commentary										
1	Indicative yield: 2 dwellings									
2	No heritage features within 200m									
3	100.0% Lower Hamble Valley – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Dorset & Solent Coast pSPA 773.0m W; Solent Maritime SAC 393.9m W; Solent & Southampton Water SPA/Ramsar 393.9m W) One nationally important features within 500m (Lee-on-the Solent to Itchen Estuary SSSI 393.9m W) No locally important features on site but immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	36.5% ALC Grade 4, 63.5% ALC Urban (post 1988); Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 50m of 1 country park/open space									

ID: 3014		Name: Cranleigh Road, Portchester								
Proposal:		5.6 ha greenfield site outside USB proposed for residential use								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+	++	++	-	-	0	0	++
SA	Commentary									
1	Indicative yield: 120 dwellings									
2	No known heritage features within 500m									
3	98.5% Cams - Wicor Coastal Plain LCA – High development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 353.7m SW) One nationally important feature within 500m (Portsmouth Harbour SSSI 353.7m SW) 0.1% SW_BGS Primary Support Area									
8	10.1% ALC Grade 2, 85.4% ALC Grade 1 (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 open space; within 300m of 3 existing/proposed open spaces / allotments									

ID:	3015	Name:	Land West of Anchor House, Wicor Path, Portchester							
Proposal:	0.1 ha greenfield site straddling USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	--	+/-	++	++	+/-	++	0	0	++
SA Commentary										
1	Indicative yield: 3 dwellings									
2	99.9% Castle Street (Portchester) Conservation Area; Portchester Castle SAM 165.7m E; two Listed Buildings and one HCC Archaeology Alert Yellow within 100m									
3	59.5% Cams - Wicor Coastal Plain LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 276.3m S; Solent and Dorset Coast pSPA 276.3m S) One nationally important feature within 500m (Portsmouth Harbour 276.3m S) No local important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									

SA Commentary	
11	Immediately adjacent to Roman Grove Cemetery; Within 300m of 3 existing open spaces / allotments

ID:	3016	Name:	Land to the South of River Lane, Fareham
Proposal:	8.94 ha greenfield site outside USB proposed for residential use. Note: site no longer promoted.		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	+	++	-	--	0	0	+

SA Commentary	
1	Indicative yield: 161 dwellings
2	Funtley ironworks SAM 183.4m SW; two Listed Buildings within 300m
3	100.0% Meon Valley LCA – Low development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 0.3% Meon Valley BOA; 99.4% Coastal and Floodplain Grazing Marsh Priority Habitat; 0.6% Lowland Mixed Deciduous Woodland Priority Habitat
8	72.1% ALC Grade 1, 27.9% ALC Grade 3; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to The Deviation Line open space; within 300m of 1 other existing open space

ID:	3017	Name:	Land adj Swanwick Lane, Swanwick
Proposal:	2.5 ha greenfield site outside USB proposed for residential use (<i>within site 3038</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	+/-	-	0	0	-

SA Commentary	
1	Indicative yield: 46 dwellings
2	No known heritage features within 150m
3	100% Burrage - Swanwick - Whiteley LCA – Moderate development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent &

SA	Commentary
	Southampton Water SPA/Ramsar 885.3m N) No nationally important features within 500m 5.2% Lowland Mixed Deciduous Woodland Priority Habitat
8	4.1% Grade 3, 95.9% Grade 2; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open space / allotment

ID:	3018	Name:	Land east of Bye Road, Swanwick							
Proposal:		0.8 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	-	+/-	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 7 dwellings									
2	No known heritage features within 250m									
3	27.4% North Sarisbury LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC 550.0m SW, Solent & Southampton Water SPA/Ramsar 677.2m SW, Solent and Dorset Coast pSPA 446.5m SW) No nationally important features within 500m 26.7% Lowland Mixed Deciduous Woodland Priority Habitat; 0.9% Lower Swanwick Woodlands SINC									
8	100% ALC Grade 4; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID:	3019	Name:	Land East of Brook Lane, Warsash							
Proposal:		5.6 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	++	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 100 dwellings									
2	No known heritage features within 200m (except for unlisted historic buildings)									
3	92.7% Lower Hamble Valley LCA – High development potential									

SA	Commentary
4	Falls within 8 accessibility zones
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 381.8m W, Solent and Dorset Coast pSPA 517.0m W) One nationally important features within 500m (Lee-on-the Solent to Itchen Estuary SSSI 381.8m W) No locally important features on site
8	6.7% ALC Other, 35.4% ALC Grade 3b, 56.0% ALC Grade 2 (post-1988); no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 3020		Name: Robann Park, Southampton Road, Titchfield Common								
Proposal:		1.1 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+/-	++	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 42 dwellings									
2	No known heritage features within 400m									
3	100% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	34.2% ALC Grade 3 : 65.8% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 11 existing/proposed open spaces / allotments									

ID: 3022		Name: Land West of Newgate Lane, Stubbington								
Proposal:		3.0 ha greenfield site outside USB proposed for gypsy/traveller use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	-	+/-	++	0	--	+	0	-
SA	Commentary									

SA	Commentary
1	Indicative yield: 55 dwellings
2	Two Listed Buildings within 100m; No other known heritage features within 300m
3	100% Fareham - Stubbington Gap LCA – Low development potential
4	Falls within 4 accessibility zones
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	100% ALC Grade 2; Minerals Safeguarded Site; Minerals Deposits
9	Estimated floorspace: 10,000m ²
10	Unlikely to compete with existing or proposed centres
11	No existing/proposed open spaces / allotments within 300m

ID:	3023	Name:	69 Botley Road, Park Gate
Proposal:	0.8 ha greenfield site partly outside USB proposed for residential use. Note: only part of site now promoted as site 1349		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	++	+/-	-	0	0	+

SA	Commentary
1	Indicative yield: 24 dwellings
2	No known heritage features within 450m
3	85.1% North Sarisbury LCA – Moderate development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 3.9% Lowland Mixed Deciduous Woodland Priority Habitat
8	59.3% ALC Grade 4 : 40.7% Urban; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing/proposed open spaces / allotments

ID:	3024	Name:	Land at Great Abshot, Warsash
Proposal:	13.7 ha greenfield site outside USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+	-	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 246 dwellings									
2	One Listed Building within 100m									
3	100.0% Hook Valley LCA – Low development potential, Immediately adjacent to Brownwich Coastal Plain LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	55.6% Hook Tip Historic Landfill Site									
7	Two internationally important sites within 1,000m (Solent Maritime SAC 920.3m W; Solent & Southampton Water Ramsar 920.3m W) No nationally important features within 500m 0.4% The Solent BOA; 1.2% Lowland Mixed Deciduous Woodland Priority Habitat; 0.2% Locks Heath Area SINC; immediately adjacent to Fleet End Road Woodland SINC and Wet Woodland Priority Habitat									
8	99.5% ALC Grade 4, 0.5% ALC Urban; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Little Abshot Road and Hook Land existing open space; Within 300m of 8 existing open spaces									

ID:	3025	Name:	Little Park Farm, Park Gate							
Proposal:	5.7 ha partially greenfield site within USB proposed for residential and employment uses									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+/-	++	-	+/-	-	+	+/-	++
SA Commentary										
1	Indicative yield: 103 dwellings									
2	One Listed Building within 100m									
3	No features within 500m									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Immediately adjacent to M27									
7	No internationally important features within 1,000m No nationally important features within 500m 10.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Grade 4; Minerals Deposits									

SA Commentary	
9	Estimated floorspace: 11200m ²
10	Depending on those employment spaces which come forward there could be some competition with existing centres
11	Within 300m of 5 existing open spaces

ID: 3026		Name: Eysersdown Farm, Burr ridge								
Proposal:		5.2 ha mainly greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+/-	-	+/-	++	--	-	0	0	-
SA Commentary										
1	Indicative yield: 31 dwellings									
2	One Listed Building within 200m; No other known heritage features within 300m									
3	45.7% Burr ridge - Swanwick - Whiteley LCA – High development potential : 54.9% Upper Hamble Valley LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (3.5% Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar) One nationally important features within 500m (3.5% Upper Hamble Estuary and Woods SSSI) 4.1% Hamble Valley BOA; 3.5% Lowland Mixed Deciduous Woodland; adjacent ancient woodland									
8	100% ALC Grade 4; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Burr ridge Recreation Ground open space; within 300m of 1 other existing/proposed open spaces / allotments									

ID: 3027		Name: 21 Burr ridge Road, Burr ridge								
Proposal:		0.5 ha greenfield site outside USB proposed for residential use. Note: site now promoted as site 3210								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+/-	++	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 12 dwellings									
2	One Listed Building within 150m; No other known heritage features within 500m									
3	100% Burr ridge - Swanwick - Whiteley LCA – Moderate development potential									

SA	Commentary
4	Falls within 3 accessibility zones
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 432.7m N) One nationally important feature within 500m (Upper Hamble Estuary and Woods SSSI 432.7m N) 0.1% Hamble Valley BOA; 1.0% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Grade 4; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing/proposed open spaces / allotments

ID: 3028		Name: Copps Field, Stubbington								
Proposal:		4.6 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	++	++	-	+/-	0	0	-
SA	Commentary									
1	Indicative yield: 83 dwellings									
2	No known heritage features within 300m									
3	100% Woodcot - Alver Valley LCA – Low development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 566.0m NE, Solent & Dorset Coast pSPA 550.8m NE) No nationally important feature within 500m 99.2% SW_BGS Low Use Site									
8	62.3% ALC Grade 3a, 33.5% ALC Grade 3b, 4.2% Other (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 open space; within 300m of 1 other existing/proposed open spaces / allotments									

ID: 3029		Name: Land south of Bridge Street, Titchfield								
Proposal:		1.76 ha greenfield site straddling USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	-	-	0	0	++

SA	Commentary
1	Indicative yield: 28 dwellings
2	31.9% Titchfield Conservation Area; two HCC Archaeology Alert Yellow on site; two Listed Buildings on site; within 100m of another 17 Listed Buildings
3	92.9% Meon Valley LCA – Low development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 660.1m S) No nationally important features within 500m 94.1% Meon Valley BOA; 2.2% Hedgerows Priority Habitat; immediately adjacent to SW_BGS Primary Support Site
8	98.2% ALC Grade 3, 1.8% ALC Grade 2; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 7 existing open spaces

ID: 3030		Name: Land East of Downend Road, Portchester								
Proposal:		21.1 ha greenfield site outside USB proposed for residential use (within site 3127)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	-	-	-	0	0	++
SA	Commentary									
1	Indicative yield: 350 dwellings*									
2	Three HCC Archaeology Alerts within 300m; Fort Nelson SAM 439.4m N									
3	98.7% Portsdown LCA – Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	One historic landfill partially (0.1%) on site; adjacent to M27									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 903.2m SW) One nationally important feature within 500m (Downend Chalk Pit SSSI 4.5m N) 99.7% Portsdown Hill BOA									
8	40.6% ALC Grade 3b, 4.2% Other, 52.2% ALC Grade 3a (post-1988); Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 8 existing/proposed open spaces / allotments									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3032		Name: Moraunt Drive, Portchester								
Proposal:		1.6 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+	++	++	+/-	++	0	0	0
SA	Commentary									
1	Indicative yield: 48 dwellings									
2	No known heritage features within 500m									
3	99.5% Cams - Wicor Coastal Plain LCA – Low development potential as site represents an enclosed parcel									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 190.1m S) One nationally important feature within 500m (Portsmouth Harbour SSSI 237.6m S) 99.4% Portsmouth Harbour BOA									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Commodore Park open space; within 300m of 2 other existing/proposed open spaces / allotments									

ID: 3033		Name: Land at Peak Lane Nurseries, Stubbington								
Proposal:		3.5 ha brownfield site beyond USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	-	++	+/-	--	0	0	+
SA	Commentary									
1	Indicative yield: 64 dwellings									
2	19.9% HCC Archaeology Alert Yellow; one HCC Archaeology Alert Green within 250m									
3	86.7% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; 1.0% FZ2									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 797.1m W) No nationally important features within 500m 1.2% SW_BGS Low Use Site									

SA	Commentary
8	100.0% ALC Grade 2; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 other existing open spaces / allotments

ID: 3034		Name: Land rear of Waste Transfer Station, Wallington								
Proposal:		1.2 ha greenfield site outside USB proposed for B2 or B8 open storage together with site 1365								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	0	+	-	+/-	+/-	+/-	--	+	0	0
SA	Commentary									
1	No residential units proposed									
2	No known heritage features within 150m									
3	100% Portsdown LCA – High development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	100% SPZ1; within 100m of M27 (but not proposed for residential use)									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 765.0m SW, Solent & Dorset Coast pSPA 698.5m SW) No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 2; Minerals Safeguarded Site; Minerals Deposits; 100% SPZ1									
9	Indicative yield: 4,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	Neutral									

ID: 3036		Name: Land west of Sovereign Crescent, Locks Heath								
Proposal:		1.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	+	+/-	-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 38 dwellings									
2	No known heritage features within 250m (except for one HCC Archaeology Alert Yellow)									
3	100% Hook Valley LCA – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA	Commentary
6	62.5% historic landfill; No other known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 62.5% The Solent BOA; 33.0% Lowland Mixed Deciduous Woodland Priority Habitat; 0.5% Locks Heath Areas 3 & 4 SINC
8	100% ALC Grade 4; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to 1 open space; within 300m of 7 existing/proposed open spaces / allotments

ID:	3037	Name:	Land West of Old Street, Stubbington							
Proposal:		3.0 ha part residential, part greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	--	+/-	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 6 dwellings									
2	One Listed Building and no other known heritage features within 250m									
3	99.7% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 242.0m W) Two nationally important features within 500m (Titchfield Haven SSSI/NNR 242.0m W) 94.7% Meon Valley BOA; no other locally important features on site									
8	9.1% ALC Grade 3a, 69.0% Other, 19.1% ALC Grade 3b (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 6 existing/proposed open spaces / allotments									

ID:	3038	Name:	Land in Upper Swanwick (Contains most of sites 1356, 2997, 2998, 3017, 3123, 3178, 3188)							
Proposal:		32.0 ha part greenfield, part previously developed site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+	+/-	-	-	0	0	++

SA	Commentary
1	Indicative yield: 575 dwellings
2	Six Listed Buildings within 200m; No other known heritage features within 300m (except for unlisted historic buildings)
3	99.9% Burrage - Swanwick - Whiteley LCA - Moderate development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	0.2% historic landfill; No other known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 468.4m NW, Solent and Dorset Coast pSPA 968.2m W) One nationally important feature within 500m (Upper Hamble Estuary and Woods SSSI 389.5m N) 26.8% Hamble Valley BOA; 15.3% Lowland Mixed Deciduous Woodland Priority Habitat; adjacent to Swanwick Nature Reserve SINC
8	20.7% ALC Grade 4, 63.1% ALC Grade 3, 16.2% ALC Grade 2; Minerals Safeguarded Site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres as no employment land use is proposed
11	Immediately adjacent to 1 open space; within 300m of 4 existing/proposed open spaces / allotments

ID: 3040		Name: Land west of Northfield Park, Portchester								
Proposal:		0.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+/-	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 20 dwellings									
2	No known heritage features within 350m									
3	Adjacent to Portsdown LCA - High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m One nationally important feature within 500m (Downend Chalk Pit SSSI 451.2m NW) 0.4% Portsdown Hill BOA									
8	91.2% ALC Grade 3b, 1.5% ALC Grade 3a (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 9 existing/proposed open spaces / allotments									

ID: 3044		Name: Land to the East of Southampton Road, Titchfield								
Proposal:		4.3 ha greenfield site outside USB proposed for residential use (<i>within site 3128</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+/-	-	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 240 dwellings									
2	No known heritage features within 500m									
3	100% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; 0.1% FZ2/3									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site (adjacent to Sylvan Glade SINC)									
8	0.2% ALC Grade 3, 99.8% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 1 open space; within 300m of 9 existing/proposed open spaces / allotments									

ID: 3045		Name: Carron Row Farm Segensworth East, Titchfield								
Proposal:		7.29 ha greenfield site beyond USB proposed for residential use (<i>overlaps with site 3177, 3179 and 3184</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	+	++	+/-	-	0	0	++
SA	Commentary									
1	Indicative yield: 131 dwellings									
2	12.5% Titchfield Abbey Conservation Area; 0.6% Titchfield Abbey and fishponds SAM; one HCC Archaeology Alert Orange, one HCC Archaeology Alert Red on site and one Listed Building; no other heritage features within 100m									
3	100.0% Meon Valley LCA – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 7.5% Meon Valley BOA; 2.4% Lowland Mixed Deciduous Woodland Priority Habitat; 7.2% Carron Row SINC									

SA	Commentary
8	85.7% ALC Grade 3, 14.3% ALC Grade 2; Minerals Safeguarded Sites; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to allotments; Within 300m of 3 existing open spaces

ID: 3046		Name: Land adjacent to 79 Greenaway Lane, Warsash								
Proposal:		2.1 ha greenfield site outside USB proposed for residential use (<i>within site 3126</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	++	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 30 dwellings									
2	No known heritage features within 250m									
3	98.8% Lower Hamble Valley LCA – High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 742.3m W, Solent and Dorset Coast pSPA 962.1m W) No nationally important features within 500m No locally important features on site									
8	3.5% ALC Grade 3b, 65.1% ALC Grade 2, 9.9% ALC Grade 1 21.5% Other; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 9 existing/proposed open spaces / allotments									

ID: 3047		Name: Land on south west side of Botley Road, Swanwick								
Proposal:		0.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	+	+/-	++	++	-	-	0	0	++
SA	Commentary									
1	Indicative yield: 5 dwellings									
2	Six Listed Buildings and two historic unlisted buildings within 100m; No other known heritage features within 100m									
3	100% Burrage - Swanwick - Whiteley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA	Commentary
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 97.9% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Grade 3; Minerals Safeguarded Site; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 6 existing/proposed open spaces / allotments

ID: 3048		Name: Land at Glen House, Sarisbury Green								
Proposal:		0.6 ha greenfield site outside USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	+	--	+/-	-	+/-	-	0	0	0
SA	Commentary									
1	Indicative yield: 23 dwellings									
2	Contains one Listed Building; one further Listed Building and two unlisted historic buildings within 200m; No other known heritage features within 500m									
3	Burridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 1 accessibility zones									
5	Falls within 1 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; No other known constraints within 100m									
7	One internationally important feature within 1,000m (Solent and Dorset Coast pSPA 940.2m NW) No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Neutral									

ID: 3049		Name: Beacon Bottom East, Park Gate								
Proposal:		0.5 ha greenfield site outside USB proposed for residential use. Note: site now promoted as site 3180.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	+	++	++	0	++	0	0	+
SA	Commentary									
1	Indicative yield: 5 dwellings									

SA	Commentary
2	No known heritage features within 500m
3	99.7% North Sarisbury LCA – Moderate development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site (adjacent to Lowland Mixed Deciduous Woodland Priority Habitat)
8	100% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 3050		Name: Land at Brook Avenue, Warsash								
Proposal:		2.0 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	+	++	+/-	-	0	0	+
SA	Commentary									
1	Indicative yield: 27 dwellings									
2	Three Listed Buildings and two historic unlisted buildings within 200m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 446.5m NW, Solent and Dorset Coast pSPA 836.6m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 444.5m NW) No locally important features on site									
8	91.7% ALC Grade 3b, 7.6% Other (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing/proposed open spaces / allotments									

ID: 3051		Name: Hunts Pond Road, Titchfield Common								
Proposal:		1.6 ha greenfield site outside USB proposed for residential use								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	++	++	0	+/-	0	0	+/-
SA	Commentary									
1	Indicative yield: 38 dwellings									
2	One Listed Building within 250m; No other known heritage features within 300m									
3	100% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site (adjacent to Lowland Mixed Deciduous Woodland Priority Habitat)									
8	0.1% ALC Grade 3, 99.9% ALC Grade 4; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	0.2% Hunts Pond Road Recreation Ground; within 300m of 13 existing/proposed open spaces / allotments									

ID:	3052	Name:	Land to the East of Furze Court, Wickham Road, Fareham							
Proposal:		0.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	--	0	--	0	0	-
SA	Commentary									
1	Indicative yield: 13 dwellings									
2	No known heritage features within 100m									
3	99.7% North Fareham Downs LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	40% SPZ2, 98.5% SPZ3; within 100m of M27									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 2; Minerals Deposits; 40.0% SPZ2, 98.5% SPZ3									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	100% within Furzehall Avenue open space, part of which would be lost Within 300m of 1 other existing/proposed open spaces / allotments									

ID: 3054		Name: Land at Segensworth West, Fareham								
Proposal:		2.8 ha greenfield site within USB proposed for B2 or B8 uses								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	+/-	0	+/-	++	++	+/-	-	++	0	0
SA	Commentary									
1	No residential units proposed									
2	One Listed Building within 100m; No other known heritage features within 250m									
3	No features within 500m									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 58.5% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 4; Minerals Deposits; no other features on site									
9	Indicative yield: 10,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	0.1% Red Oaks Drive/ Collingworth Rise; within 300m of 2 other existing open spaces									

ID: 3055		Name: Land at Southampton Road, Titchfield								
Proposal:		0.4 ha greenfield site beyond USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	--	+	-	++	+/-	-	0	0	++
SA	Commentary									
1	Indicative yield: 4 dwellings									
2	One Historic Unlisted Building, two Conservation Areas and one HCC Archaeology Alert Yellow within 100m									
3	100.0% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; 26.9% FZ2, 24.3% FZ3									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 98.2% Meon Valley BOA									
8	100.0% ALC Grade 3; Minerals Deposits									
9	No employment floorspace proposed									

SA Commentary	
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces / allotments

ID: 3056		Name: Land South of Greenaway Lane Warsash								
Proposal:		6.6 ha greenfield site outside USB proposed for residential use (<i>within site 3126</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+	++	++	+/-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 157 dwellings									
2	No known heritage features within 150m (except for two unlisted historic buildings)									
3	99.4% Lower Hamble Valley LCA – High development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 394.1m W, Solent and Dorset Coast pSPA 586.0m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 394.1m W) No locally important features on site									
8	16.8% ALC Grade 2, 45.9% Other, 16.8% ALC Grade 3b, 20.3% ALC Grade 1 (post-1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 10 existing/proposed open spaces / allotments									

ID: 3057		Name: Land east of Newgate Lane, Stubbington								
Proposal:		13.6 ha greenfield site outside USB proposed for residential use (<i>within site 3133</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	++	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 244 dwellings									
2	One Listed Building within 100m; No other known heritage features within 250m (except for unlisted historic buildings)									
3	100% Woodcot - Alver Valley LCA – Low development potential, although significance of landscape impact may be lessened following construction of Newgate Lane South									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									

SA	Commentary
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 804.2.m N, Solent & Dorset Coast pSPA 789.4m N) No nationally important features within 500m 73.5% BGS Low Use Site
8	55.9% ALC Grade 3a, 43.4% ALC Grade 3b, 0.6% Other; Minerals Deposits; Minerals Safeguarded Site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing/proposed open spaces / allotments

ID:	3058	Name:	Land east of St Margarets Lane, Titchfield							
Proposal:		0.6 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 14 dwellings									
2	Two Listed Buildings within 100m; Two Conservation Areas within 200m; No other known heritage features within 300m (except for unlisted historic buildings)									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 82.8% Lowland Mixed Deciduous Woodland Priority Habitat; adjacent St. Margaret's Copse SINC									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing/proposed open spaces / allotments									

ID: 3059		Name: Land East of Titchfield Road, Titchfield								
Proposal:		36.0 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	++	++	+/-	--	0	0	+
SA	Commentary									

SA	Commentary
1	Indicative yield: 648 dwellings*
2	Three Listed Buildings, one historic, unlisted building and three yellow archaeology alerts within 400m;
3	100.0% Fareham - Stubbington Gap LCA – Moderate development potential
4	Falls within 7 accessibility zones
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area, but immediately adjacent to FZ2 and 3
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA / Ramsar 187.5m S) Two nationally important features within 500m (Titchfield Haven SSSI 187.5m S; Titchfield Haven NNR 327.1m W) Meon Valley BOA on site and BGW Low Use site; immediately adjacent to Lowland Mixed Deciduous Woodland and Coastal Floodplain Grazing Marsh Priority Habitat
8	86.5% ALC Grade 2, 13.5% ALC Urban; Mineral Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3060		Name: Land west of St Margaret's Lane, Titchfield								
Proposal:		3.5 ha part greenfield, part previously developed site outside USB proposed for residential use (overlap with sites 1180 and 3166)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 100 dwellings									
2	Three Listed Buildings within 300m; No other known heritage features within 300m (except for unlisted historic buildings)									
3	100% Titchfield Corridor LCA – Moderate development potential; immediately adjacent to Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site (adjacent to Lowland Mixed Deciduous Woodland Priority Habitat)									
8	100% ALC Grade 3; no other features on site									

SA	Commentary
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Adjacent to 1 open space; within 300m of 5 existing/proposed open spaces / allotments

ID: 3061		Name: Land to rear of 310 Botley Road, BurrIDGE								
Proposal:		1.3 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	-	+/-	++	-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 32 dwellings									
2	One Listed Building within 400m									
3	100.0% BurrIDGE - Swanwick – Whiteley LCA – High development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC 402.3m NW; Solent & Southampton Water SPA/Ramsar 402.3m NW One nationally important feature within 500m (Upper Hamble Estuary and Woods SSSI 402.3m NW) 61.0% Ancient Woodland; 15.0% Wet Woodland Priority Habitat; 72.6% Lowland Mixed Deciduous Woodland Priority Habitat; 91.5% Bushy/Beckings Copse SINC									
8	100.0% ALC Grade 4 (post1988); no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing/proposed open spaces									

ID: 3063		Name: Trinity Street Car Park, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 12 dwellings									
2	No known heritage features within 100m (except for Osborn Road Conservation Area)									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									

SA	Commentary
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 562.1m SE) No nationally important features within 500m No locally important features on site
8	100% Urban; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 3064		Name: 320 Southampton Road, Titchfield								
Proposal:		1.1 ha part greenfield, part previously developed site outside USB proposed for residential use (<i>overlaps site 3167</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 25 dwellings									
2	Two Listed Buildings and one Conservation Area (Titchfield Abbey) and no other known heritage features within 200m (except for unlisted historic buildings)									
3	Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site (adjacent Lowland Mixed Deciduous Woodland)									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 7 existing/proposed open spaces / allotments									

ID: 3067		Name: 119 West Street and Land to Rear, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									

SA	Commentary
1	Indicative yield: 22 dwellings
2	No known heritage features within 100m (except for one Listed Building and one HCC Archaeology Alert Yellow)
3	No features within 500m
4	Falls within 11 accessibility zones
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 381.3m SE) One nationally important feature within 500m (Portsmouth Harbour SSSI 381.3m SE) No locally important features on site
8	100% Urban; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 3070		Name: Magistrates Court, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 45 dwellings									
2	Two Listed Buildings and no other known heritage features within 100m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 519.0m SE) No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 3071		Name: 194-206 West Street and Crescent Road, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use. Note: site no longer promoted.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	+/-	++	0	+	+
SA	Commentary									
1	Indicative yield: 38 dwellings									
2	No known heritage features within 200m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 619.4m SE) No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 3073		Name: Land at Addison Road, Park Gate								
Proposal:		0.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+	++	++	0	-	0	0	--
SA	Commentary									
1	Indicative yield: 16 dwellings									
2	No known heritage features within 500m									
3	99.8% North Sarisbury LCA – Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									

SA	Commentary
10	Unlikely to compete with existing or proposed centres
11	100% within Addison Road to Stalybridge Close open space, part of which would be lost Within 300m of 3 other existing/proposed open spaces / allotments

ID: 3074		Name: Land at Alexander Grove, Fareham								
Proposal:		0.7 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	-	++	0	0	--
SA	Commentary									
1	Indicative yield: 4 dwellings									
2	No known heritage features within 300m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 487.1m E) One nationally important feature within 500m (Portsmouth Harbour SSSI 487.1m E) 25.4% Portsmouth Harbour BOA; 25.1% Lowland Mixed Deciduous Woodland Priority Habitat; 17.5% The Gillies Woodland SINC									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	49.5% Alexander Grove Open Space, 38.4% The Gillies open space, parts of which would be lost Within 300m of 4 other existing/proposed open spaces / allotments									

ID: 3075		Name: Land at Bells Lane, Stubbington								
Proposal:		1.3 ha greenfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	0	--
SA	Commentary									
1	Indicative yield: 31 dwellings									
2	Two Listed Buildings within 300m; one HCC Archaeology Alert Yellow within 100m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									

SA Commentary	
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 887.5m SW) No nationally important features within 500m 33.8% Lowland Mixed Deciduous Woodland Priority Habitat
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	71.4% Mancroft Avenue open space, 0.1% Hammond Junior School open space; within 300m of 3 existing open spaces / allotments

ID: 3076		Name: Danes Road Grazing Land, Portchester								
Proposal:		0.8 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	-	+/-	-	+/-	--	0	0	+
SA Commentary										
1	Indicative yield: 14 dwellings*									
2	Fort Nelson SAM and two HCC Archaeology Alerts within 500m									
3	Portsdown LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; historic landfill 60.9m W									
7	No internationally important features within 1,000m One nationally important feature within 500m (Downend Chalk Pit SSSI 190.0m W) 100.0% Portsdown Hill BOA									
8	100% ALC Grade 3a; Minerals Safeguarded; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing/proposed open spaces / allotments									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3077		Name: Land at Frosthole Close (west) , Fareham								
Proposal:		0.3 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	--
SA Commentary										
1	Indicative yield: 4 dwellings									
2	No heritage features									

SA Commentary	
3	No features within 500m
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features within 500m
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	85.3% Frosthole Crescent open space; within 300m of 3 existing open spaces

ID:	3078	Name:	Land at Frosthole Close (east) , Fareham
Proposal:	0.2 ha brownfield site within USB proposed for residential use. Note: site no longer promoted.		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	--

SA Commentary	
1	Indicative yield: 6 dwellings
2	No heritage features
3	No features within 500m
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features within 500m
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	37.2% Frosthole Crescent open space; within 300m of 7 existing open spaces

ID:	3079	Name:	Land at Grove Avenue, Portchester
Proposal:	0.8 ha greenfield site beyond USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+	-	+/-	--	++	0	0	--

SA Commentary	
1	Indicative yield: 19 dwellings
2	No heritage features
3	99.5% Cams - Wicor Coastal Plain LCA – Low development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; 5.2% FZ2, 1.2% FZ3
6	26.1% South Of Coppins Grove Historic Landfill Site
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar 17.5m S; Solent and Dorset Coast pSPA 17.5m S) One nationally important features within 500m (Portsmouth Harbour SSSI 17.5m S) 96.0% Portsmouth Harbour BOA; 95.3% SW_BGS Secondary Support Site
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	99.8% Kenwood Rd/Alton Grv/Harbour View Open Space

ID: 3080		Name: Land at High View, Dore Ave, Portchester								
Proposal:		3.5 ha greenfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+/-	+	++	0	+/-	0	0	--
SA Commentary										
1	Indicative yield: 81 dwellings									
2	No heritage features									
3	No features within 500m									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features within 500m									
8	4.3% ALC Grade 3, 91.6% ALC Urban, 4.1% ALC Non Agricultural; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	98.1% Dore Avenue Open Space; immediately adjacent to Northern Junior Community School open space; within 300m of 14 other existing open spaces/allotments									

ID: 3081		Name: Land at Hill Road, Portchester								
Proposal:		1.1 ha greenfield site beyond USB proposed for residential use								

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+	++	++	-	++	0	0	--
SA Commentary										
1	Indicative yield: 25 dwellings									
2	No heritage features									
3	99.7% Portsdown LCA – Low development potential									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m One nationally important feature within 500m (Portsdown SSSI 225.9m N) 99.6% Portsdown Hill BOA; 15.9% Lowland Calcareous Grassland Priority Habitat; 18.9% Lowland Mixed Deciduous Woodland Priority Habitat; 87.1% Anson Grove SINC									
8	18.0% ALC Urban, 82.0% ALC Non Agricultural; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	99.2% Chalk Pit open space; within 300m of 5 existing open spaces									

ID:	3082	Name:	Hook Recreation Ground, Hook							
Proposal:	11.4 ha greenfield site beyond USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	--	--	-	-	+/-	+/-	0	0	--
SA Commentary										
1	Indicative yield: 204 dwellings									
2	0.4% Hook Conservation Area; 0.1% HCC Archaeology Alert Gren; five Listed Buildings within 100m									
3	0.8% Brownwich Coastal Plain – Moderate development potential, 99.2% Hook Valley – Low development potential									
4	Falls within 1 accessibility zone									
5	Falls within 1 accessibility zone; 1.3% FZ2, immediately adjacent to FZ3; 0.9% Hook Spit to Workmans Lane Coastal Change Management Area									
6	95.2% Hook Tip Historic Landfill Site									
7	Two internationally important features within 1,000m (Solent Maritime SAC 793.2m W; Solent & Southampton Water Ramsar 793.2m W) No nationally important features within 500m 21.5% The Solent BOA; 6.2% Wet Woodland Priority Habitat; 18.0% Lowland Mixed Deciduous Woodland Priority Habitat; 20.5% Fleet End Road Woodland SINC									
8	2.0% ALC Grade 2, 49.6% ALC Grade 4, 48.3% ALC Non Agricultural, 0.1% ALC Urban; Minerals Deposits									

SA Commentary	
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	91.8% Hook Lane open space; within 300m of 1 existing open space

ID:	3083	Name:	Land at The Gillies r/o Belvoir Estate, Fareham
Proposal:	1.9 ha greenfield site within USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	-	++	-	0	0	+	--

SA Commentary	
1	Indicative yield: 45 dwellings
2	Three Listed Buildings and one Historic Unlisted Building within 300m
3	No features within 500m
4	Falls within 11 accessibility zones
5	Falls within 11 accessibility zones; 5.9% FZ2, 4.3% FZ3
6	AQMA 214.9m SE
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar, Solent and Dorset Coast pSPA 306.2m SE) One nationally important feature within 500m (Portsmouth Harbour SSSI 306.2m SE) 91.1% Portsmouth Harbour BOA; 23.1% Lowland Mixed Deciduous Woodland Priority Habitat; 20.1% The Gillies Woodland SINC; 7.2% The Gillies Saltmarsh SINC
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	89.2% The Gillies open space; within 300m of 2 other existing open space/allotments

ID:	3084	Name:	Land at Rossan Ave, Warsash
Proposal:	0.1 ha greenfield site within USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	-	-	++	--	++	0	0	--

SA Commentary	
1	Indicative yield: 3 dwellings
2	Two Listed Buildings and one HCC Archaeology Alert Green within 300m
3	23.3% Hook Valley LCA – Low development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; 0.2% FZ2; immediately adjacent to Coastal Change Management Area

SA Commentary	
6	No known constraints within 100m
7	Immediately adjacent to Solent Maritime SAC and Solent & Southampton Water Ramsar; Within 1,000m of two other internally important features (pSPA 562.0m W; Solent & Southampton Water SPA 436.3m SW) Immediately adjacent to Lee-on-the Solent to Itchen Estuary SSSI Immediately adjacent to Hook with Warsash LNR and Wet Woodland Priority Habitat
8	100.0% ALC Urban; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	0.3% Hook with Warsash open space, 78.2% Rossan Avenue open space; within 300m of 4 other existing open space

ID: 3085		Name: Land at New Road, Warsash (north)								
Proposal:		0.2 ha brownfield site mainly within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+/-	-	+/-	+/-	--	++	0	0	--
SA Commentary										
1	Indicative yield: 5 dwellings									
2	No known heritage features within 250m									
3	8.5% Hook Valley LCA – Low development potential									
4	Falls within 4 accessibility zone									
5	Falls within 4 accessibility zone; not within Flood Zone or Coastal Change Management Area									
6	Historic landfill 92.7m SW; No other known constraints within 100m									
7	Two internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water Ramsar 707.0m SW) No nationally important features within 500m 80.7% The Solent BOA; 99.9% Land South of Dibbles Road SINC; 0.5% Wet Woodland, 90.2% Wet Woodland Priority Habitats; 0.5% Warsash Common LNR									
8	100% ALC Non Agricultural; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	100% Warsash Common open space, part of which could be lost Within 300m of 3 other existing/proposed open spaces / allotments									

ID: 3088		Name: Warsash Maritime Academy								
Proposal:		3.0 ha brownfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	-	++	-	+/-	0	0	+

SA	Commentary
1	Indicative yield: 100 dwellings
2	Adjacent to one Listed Building; No other known heritage features within 350m
3	99.0% Lower Hamble Valley LCA – Low development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; 23.1%FZ2, 22.7%FZ3; 8.1% Hook Spit to Workman's Lane Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 1.2m S, Solent and Dorset Coast pSPA 185.2m N) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 1.2m S) 38.4% The Solent BOA; 29.5% Coastal and Floodplain Grazing Marsh Priority Habitat
8	100% ALC Urban; Minerals Deposits; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing/proposed open spaces / allotments

ID: 3097		Name: Catisfield Lane, Fareham								
Proposal:		14.1 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	--	+/-	++	++	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 254 dwellings									
2	99.9% Titchfield Abbey Conservation Area; Three Listed Buildings within 100m									
3	99.5% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 23.4% Meon Valley BOA; 3.9% Lowland Mixed Deciduous Woodland Priority Habitat									
8	1.1% ALC Other, 22.3% ALC Grade 3b, 19.1% ALC Grade 2 (post 1988); Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 6 existing open spaces									

ID: 3098	Name: Land West of Cuckoo Lane, Stubbington
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ID: 3098		Name: Land West of Cuckoo Lane, Stubbington								
Proposal:		22.1ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	-	++	--	--	0	0	++
SA Commentary										
1	Indicative yield: 240 dwellings									
2	Immediately adjacent to one HCC Archaeology Alert Yellow; One Listed Building within 100m									
3	99.6% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; 10.5% FZ2, 10.7% FZ3 (Fluvial / Tidal)									
6	No known constraints within 100m									
7	One internationally important feature within 1,000m (21.2% Solent & Southampton Water Ramsar/SPA) Two nationally important features within 500m (21.2% Titchfield Haven SSSI; immediately adjacent to Titchfield Haven NNR) 99.8% Meon Valley BOA; 3.5% within SW_BGS Low Use Site; 12.3% Lowland Mixed Deciduous Woodland Priority Habitat; 4.0% Coastal and Floodplain Grazing Marsh; 1.6% Wet Woodland Priority Habitat; and immediately adjacent to Coastal and Floodplain Grazing Marsh Priority Habitat									
8	1.1% ALC Grade 3a, 73.1% ALC Grade 3b (post 1988); Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing open spaces									

ID: 3100		Name: East of Botley Road, Burrridge								
Proposal:		2.1 ha part greenfield, part previously developed site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	+/-	-	++	+/-	-	0	0	+/-
SA Commentary										
1	Indicative yield: 38 dwellings									
2	No known heritage features within 150m									
3	99.6% Burrridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; 6.6% FZ2, 6.4% FZ3; not within Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m									

SA	Commentary
	No nationally important features within 500m 7.8% Lowland Mixed Deciduous Woodland Priority Habitat
8	11.4% ALC Grade 4, 88.6% ALC Grade 3; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Adjacent to 1 open space; within 300m of 7 other existing/proposed open spaces / allotments

ID: 3102		Name: Land east of Posbrook Lane, Titchfield								
Proposal:		12.4 ha greenfield site outside USB proposed for residential use (<i>contains site 3175</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	-	++	--	--	0	0	+/-
SA	Commentary									
1	Indicative yield: 149 dwellings									
2	Four Listed Buildings and two Historic Unlisted Buildings within 100m; one Conservation Area (Titchfield) within 200m; No other known heritage features within 250m (except for unlisted historic buildings)									
3	99.2% Meon Valley LCA – Low development potential and 0.4% Brownwich Coastal Plain LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; 10.8% FZ2, 16.8% FZ3									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 313.0m S) Two nationally important features within 500m (Titchfield Haven SSSI 312.9m S / Titchfield Haven NNR 191.3m SE) 97.8% Meon Valley BOA; 96.0% SW_BGS Primary Support Area; immediately adjacent to a SW_BGS Low Use Site; 1.1% Titchfield Canal SINC; immediately adjacent to Great Posbrook Farm Wader Roost – 3 SINC; 0.3% Hedgerows, 11.5% Coastal and Floodplain Grazing Marsh Priority Habitats; immediately adjacent to Reedbeds Priority Habitat									
8	19.5% ALC Grade 3, 11.0% ALC Grade 4, 69.5% ALC Grade 2; Minerals Deposits; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Adjacent to 1 open space; within 300m of 5 existing/proposed open spaces / allotments									

ID: 3103		Name: Land at Rookery Avenue , Swanwick								
Proposal:		0.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11

	+	0	+	+/-	++	-	+/-	+/-	0	0	+
SA	Commentary										
1	Indicative yield: 6 dwellings										
2	No known heritage features within 200m										
3	96.1% Burrage - Swanwick - Whiteley LCA – High development potential										
4	Falls within 8 accessibility zones										
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area										
6	Within 100m of M27; No other known constraints within 100m										
7	No internationally important features within 1,000m No nationally important features within 500m 11.7% Lowland Mixed Deciduous Woodland Priority Habitat										
8	100% ALC Grade 4; no other features on site										
9	No employment floorspace proposed										
10	Unlikely to compete with existing or proposed centres										
11	Within 300m of 4 existing/proposed open spaces / allotments										

ID:	3104	Name:	East of Lower Duncan Road, Park Gate							
Proposal:		0.4 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	++	0	0	++
SA	Commentary									
1	Indicative yield: 46 dwellings									
2	No known heritage features within 100m									
3	No features within 500m									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 9 existing/proposed open spaces / allotments									

ID:	3105	Name:	Funtley Road North, Funtley									
Proposal:	1.0 ha greenfield site outside USB proposed for residential use											

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	-	+/-	++	0	-	0	0	+
SA	Commentary									
1	Indicative yield: 27 dwellings									
2	No known heritage features within 500m									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site but immediately adjacent to Funtley Triangle SINC									
8	100% ALC Grade 3; Minerals Deposits; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Adjacent to 1 open space; within 300m of 2 other existing/proposed open spaces / allotments									

ID: 3106		Name: Land adj to 316 Botley Road, Burr ridge								
Proposal:		0.3 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	-	+/-	++	+/-	-	0	0	+
SA	Commentary									
1	Indicative yield: 10 dwellings									
2	No known heritage features within 450m									
3	99.9% Burr ridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 226.3m NW) One nationally important features within 500m (Upper Hamble Estuary and Woods SSSI 226.3m NW) No locally important features on site									
8	99.1% ALC Grade 3, 0.9% ALC Grade 4; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing/proposed open spaces / allotments									

ID: 3109		Name: Land off Sopwith Way, Swanwick								
Proposal:		2.3 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	--	+/-	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 42 dwellings									
2	Two Listed Buildings within 150m; No other known heritage features within 400m (except for unlisted historic buildings)									
3	99.8% Burridge - Swanwick - Whiteley LCA – Moderate development potential; 0.6% Upper Hamble Valley LCA – Low development potential									
4	Falls within 2 accessibility zones									
5	Falls within 2 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 740.9m NW, Solent and Dorset Coast pSPA 736.5m NW) No nationally important features within 500m 2.8% Hamble Valley BOA; immediately adjacent to Lowland Mixed Deciduous Woodland and Swanwick Nature Reserve SINC									
8	30.5% ALC Grade 4, 69.5% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Adjacent to 1 open space; within 300m of 1 other existing/proposed open spaces / allotments									

ID: 3110		Name: Land south of Holly Hill Lane, Sarisbury								
Proposal:		4.1 ha mainly greenfield site mainly outside USB proposed for residential use (contains site 3176)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+	++	+/-	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 37 dwellings									
2	One Listed Building and one Conservation Area (Sarisbury Green) within 200m; No other known heritage features within 200m (except for unlisted historic buildings)									
3	76.9% Lower Hamble Valley LCA – Moderate development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 573.2m W, Solent and Dorset Coast pSPA 553.9m NW)									

SA	Commentary
	No nationally important features within 500m 0.5% Lowland Mixed Deciduous Woodland
8	23.6% ALC Grade 4, 76.4% Urban; Minerals Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 9 existing/proposed Country Parks / open spaces / allotments

ID: 3112		Name: 16-20 The Avenue, Fareham								
Proposal:		0.5 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	0	++	0	0	-
SA	Commentary									
1	Indicative yield: 18 dwellings									
2	Three Listed Buildings within 100m; No other known heritage features within 300m (except for one unlisted historic building)									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing/proposed open space / allotment									

ID: 3113		Name: Faraday Business Park, Daedalus East								
Proposal:		44.2 ha brownfield site outside USB proposed for employment uses. <i>(Includes 22.4ha already allocated in Core Strategy. Floorspace total includes 30,000 sq.m which is already permitted.)</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	--	+/-	-	+/-	++	-	+/-	++	0	+/-
SA	Commentary									
1	No residential units proposed									
2	Contains 14 unlisted historic buildings; 97.3% HCC Archaeology Alert Yellow; No other known heritage features within 300m									

SA	Commentary
3	0.3% Woodcot - Alver Valley LCA – Low development potential
4	Falls within 4 accessibility zones
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important feature within 1,000m (Solent & Southampton Water SPA/Ramsar 948.3m W, Solent and Dorset Coast pSPA 834.4m SW) No nationally important features within 500m 99.6% SW_BGS Secondary Support Site
8	0.2% Grade ALC 3b, 2.3% Grade ALC 3a, 97.3% Other (post-1988); Minerals Safeguarded Site; Minerals Deposits; no other features on site
9	Indicative yield 40,000m ²
10	Unlikely to compete with existing or proposed centres
11	0.1% Broom Way Fields proposed open space

ID: 3114		Name: Swordfish Business Park, Daedalus West								
Proposal:		16.5 ha brownfield site outside USB proposed for employment uses. <i>(Includes 15.0ha already allocated in Core Strategy. Floorspace total includes 20,000 sq.m which is already permitted.)</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	+/-	0	+	++	++	-	+/-	++	0	++
SA	Commentary									
1	No residential units proposed									
2	Contains 6 unlisted historic buildings; 92.1% HCC Archaeology Alert Yellow; No other known heritage features within 200m									
3	No features within 500m									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 451.0m SW, Solent and Dorset Coast pSPA 484.3m SW) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 451.0m SW) 99.9% SW_BGS Secondary Support Site									
8	100% ALC Other (post-1988); Minerals Safeguarded Site; no other features on site									
9	Indicative yield: 8,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 7 existing open spaces; Adjacent to land allocated for open space & allotment									

SA	Commentary
	uses

ID:	3116	Name: Cherry Tree Industrial Park, Burridge								
Proposal:		0.9 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	+	-	+/-	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 15 dwellings									
2	No known heritage features within 350m									
3	100% Burridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC/Solent & Southampton Water SPA/Ramsar 267.8m N) One nationally important features within 500m (Upper Hamble Estuary & Woods SSSI 267.8m N) 23.2% ancient woodland; 2.3% Lowland Mixed Deciduous Woodland									
8	12.3% ALC Grade 3 : 87.7% ALC Grade 4									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing/proposed open spaces / allotments									

ID:	3117	Name: Land at Rookery Farm, Botley Road, Swanwick								
Proposal:		14.0 ha part brownfield, part greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	-	+/-	--	0	0	++
SA	Commentary									
1	Indicative yield: 75 dwellings									
2	One Listed Building within 100m (and historic unlisted buildings)									
3	100% Burridge - Swanwick - Whiteley LCA – High development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; No other known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 2.4% Lowland Mixed Deciduous Woodland									

SA	Commentary
8	1.0% ALC Grade 3 : 4.6% ALC Grade 4 : 94.4% ALC Grade 2; Minerals Safeguarded Site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 7 existing/proposed open spaces / allotments

ID: 3118		Name: Land at Hope Lodge, Fareham								
Proposal:		2.3 ha mainly greenfield site mainly outside USB proposed for residential use (contains site 3159).								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	++	-	+/-	-	0	0	+
SA	Commentary									
1	Indicative yield: 41 dwellings									
2	No known heritage features within 300m									
3	99.6% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; No other known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 6.3% Iron Mill Coppice (North & South) SINC; adjacent Lowland Mixed Deciduous Woodland									
8	100% ALC Grade 3; Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 3119		Name: Wicor Farm, Cranleigh Road, Portchester								
Proposal:		1.3 ha mainly greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	--	-	-	+/-	--	--	0	0	--
SA	Commentary									
1	Indicative yield: 10 dwellings									
2	No known heritage features within 500m									
3	99.8% Cams - Wicor Coastal Plain LCA – Low development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; 2.8% FZ2, 1.2% FZ3									
6	Historic Landfill 12.1m W; No other known constraints within 100m									

SA	Commentary
7	Three internationally important features within 1,000m (Portsmouth Harbour SPA/Ramsar / Solent & Dorset Coast pSPA 4.5m S) Two nationally important features within 500m (Portsmouth Harbour SSSI 4.4m S) 2.0% Portsmouth Harbour BOA; 77.1% Coastal and Floodplain Grazing Marsh
8	71.5% ALC Grade 2, 28.5% Urban; Mineral Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	0.1% Wicor Sport Ground/Birdwood Grove; within 300m of 2 other existing/proposed open spaces / allotments

ID: 3120		Name: The Grange, Oakcroft Lane, Stubbington								
Proposal:		1.7 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	-	-	-	++	+/-	--	0	0	--
SA	Commentary									
1	Indicative yield: 16 dwellings*									
2	Two Listed Buildings within 50m; 9.8% HCC Archaeology Alert Yellow; No other known heritage features within 200m									
3	100% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; 15.7% FZ2, 12.2% FZ3									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 126.3m W) One nationally important feature within 500m (Titchfield Haven 126.3m W) 6.1% Lowland Mixed Deciduous Woodland; 0.1% Meon Valley BOA									
8	100% ALC Grade 2; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	8.9% Marks Tey Road open space, part of which could be lost Within 300m of 2 other existing/proposed open spaces / allotments									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3121		Name: Funtley Road South, Funtley								
Proposal:		5.7 ha mainly greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	-	+	++	+/-	-	0	0	+
SA	Commentary									

SA	Commentary
1	Indicative yield: 55 dwellings
2	No known heritage features within 450m
3	100% Meon Valley LCA – low density development potential on low ground
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 3.6% (plantation on) Ancient Woodland; 3.2% Great Beamond Coppice SIN; 0.3% Lowland Mixed Deciduous Woodland Priority Habitat
8	8.1% Urban, 91.9% ALC Grade 3; Minerals Deposits; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 4 existing/proposed open spaces / allotments

ID: 3122		Name: Land to rear of 108-118 Brook Lane, Warsash								
Proposal:		0.8 ha greenfield site outside USB proposed for residential use (<i>within site 1382</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	+	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 19 dwellings									
2	One Listed Building within 100m; No other known heritage features within 150m									
3	100% Lower Hamble Valley LCA – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 699.0m NW) No nationally important features within 500m No locally important features on site									
8	44.3% Other, 18.9% ALC Grade 1, 36.7% ALC Grade 2 (post-1988) ; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing/proposed open spaces / allotments									

ID: 3123	Name: 177-181 Botley Road, Burrridge
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ID: 3123		Name: 177-181 Botley Road, Burr ridge								
Proposal:		1.4 ha part greenfield, part previously developed site outside USB proposed for residential use (<i>overlap with sites 3038, 3178 and 3188</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	-	+	++	+/-	+/-	0	0	+
SA	Commentary									
1	Indicative yield: 6 dwellings									
2	Five Listed Buildings within 200m; No other known heritage features within 300m (except for unlisted historic buildings)									
3	100% Burr ridge - Swanwick – Whiteley LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC / Solent & Southampton Water SPA/Ramsar 888.6m NW) No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 3; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing/proposed open spaces / allotments									

ID: 3125		Name: Land at Segensworth Roundabout								
Proposal:		0.5 ha greenfield site outside USB proposed for residential use (<i>within site 3128</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	0	+/-	0	0	++
SA	Commentary									
1	Indicative yield: 25 dwellings									
2	No known heritage features within 500m									
3	100% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100% ALC Grade 2; no other features on site									
9	No employment floorspace proposed									

SA	Commentary
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing/proposed open spaces / allotments

ID:	3126	Name:	North and South of Greenaway Lane, Warsash
Proposal:	36.2 ha brownfield site beyond USB proposed for residential use (contains sites 1263, 1337, 1382, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	++	+/-	+/-	0	0	++

SA	Commentary
1	Indicative yield: 700 dwellings
2	Five Listed Buildings and three Historic Unlisted Buildings within 100m
3	98.2% Lower Hamble Valley LCA – High development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 500m (Solent Maritime SAC 381.8m W; Solent & Southampton Water SPA/Ramsar 381.8m W; Solent and Dorset Coast pSPA 517.0m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 381.8m W) 4.2% Lowland Mixed Deciduous Woodland Priority Habitat
8	25.2% ALC Grade 2, 41.4% ALC Other, 15.1% ALC Grade 3b, 3.2% ALC Not Surveyed, 14.4% ALC Grade 1 (post 1988); no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 17 existing open spaces / allotments

ID:	3128	Name:	Southampton Road, Titchfield Common
Proposal:	7.6 ha greenfield site beyond USB proposed for residential use (contains sites 2976, 3020, 3044, 3125)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+/-	-	++	+/-	+/-	0	0	++

SA	Commentary
1	Indicative yield: 400 dwellings
2	No heritage features within 400m
3	100.0% Titchfield Corridor LCA – Moderate development potential
4	Falls within 8 accessibility zones
5	Falls within 8 accessibility zones; 0.1% FZ2 and 3

SA	Commentary
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Sylvan Glade SINC
8	5.8% Grade 3 ALC, 94.2% ALC Grade 2; no other features on site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to an existing open space and within 300m of 12 other existing open spaces

ID:	3129	Name:	Land West of Newgate Lane South, Stubbington							
Proposal:		6.2 ha greenfield site outside USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	-	+	++	-	-	0	0	-
SA	Commentary									
1	Indicative yield: 130 dwellings									
2	One Listed Building within 100m; No other known heritage features within 300m									
3	100% Woodcot - Alver Valley LCA – Low development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 73.7% SW_BGS Low Use Site									
8	14.9% ALC Grade 3a, 5.1% ALC Other, 80% ALC Grade 3b (post-1988); Minerals Deposits; Minerals Safeguarded Site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing/proposed open spaces / allotments									

ID:	3130	Name:	Land East of Downend Road, Portchester (North of Winnham Farm)							
Proposal:	6.74 ha greenfield site beyond USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+/-	++	--	+/-	--	0	0	++
SA Commentary										
1	Indicative yield: 113 dwellings*									
2	No heritage features within 400m									

SA Commentary	
3	100.0% Portsdown LCA – Moderate development potential
4	Falls within 7 accessibility zones
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	7.8% Down End Quarry Historic Landfill; adjacent to M27
7	No internationally important features within 1,000m One nationally important feature within 500m (Downend Chalk Pit SSSI 76.3m NW) 99.9% Portsdown Hill BOA
8	16.5% ALC Grade 3b, 3.5% ALC Other, 79.9% ALC Grade 3a; Minerals Safeguarded Site
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 9 existing open spaces / allotments

**final yield to be determined as a result of the masterplanning work within Strategic Growth Area*

ID: 3133		Name: Newgate Lane South, Peel Common								
Proposal:		22.35 ha greenfield site beyond USB proposed for residential use (contains sites 3002, 3028, 3057)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	++	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 475 dwellings									
2	One Listed Building and one Historic Unlisted Building within 100m									
3	100.0% Woodcot - Alver Valley LCA – Low development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Portsmouth Harbour Ramsar/SPA 566.0m NE; Solent and Dorset Coast pSPA 550.8m NE) No nationally important features within 500m 83.6% SW_BGS Low Use Site									
8	37.5% ALC Grade 3b, 61.1% ALC Grade 3a, 1.3% ALC Other (post 1988); Minerals Safeguarded Site; Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to existing open space and within 300m of 2 existing open spaces									

ID: 3142	Name: 1 Station Industrial Park, Duncan Road, Park Gate
Proposal:	0.1 ha brownfield site within USB proposed for residential use

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	0	+	++	++	0	+/-	0	0	-
SA Commentary										
1	Indicative yield: 15 dwellings									
2	No heritage features within 400m									
3	No known constraints									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Grade 4; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing open space									

ID:	3144	Name:	132 Highlands Road, Fareham							
Proposal:	0.14 ha brownfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 5 dwellings									
2	No heritage features within 400m									
3	No known constraints									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 7 existing open spaces									

ID:	3145	Name:	189-199 West Street, Fareham							
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ID: 3145		Name: 189-199 West Street, Fareham								
Proposal:		0.1 ha site comprising two separate areas within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+	++	++	+/-	++	0	0	+
SA Commentary										
1	Indicative yield: 6 dwellings									
2	Two Listed Buildings within 200m									
3	No known constraints									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 613.0m SE; Portsmouth Harbour SPA/Ramsar 613.0m SE) No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 3 existing open spaces									

ID: 3146		Name: Former Wavemar Electronics Building, Middle Road, Park Gate								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 9 dwellings									
2	No heritage features within 400m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									

SA Commentary	
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces

ID:	3148	Name:	Civic Quarter, Fareham
Proposal:	2.9 ha brownfield site within USB proposed for 84 bedroom hotel (<i>contained within site 198</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	-	0	+	++	++	+/-	++	+	0	+

SA Commentary	
1	No residential units proposed
2	19 Listed Buildings, one Unlisted Historic Building, two Conservation Areas and one HCC Archaeology Alert Yellow within 50m
3	No features within 500m
4	Falls within 11 accessibility zones
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 286.6m E; Portsmouth Harbour SPA/Ramsar 398.0m S) One nationally important feature within 500m (Portsmouth Harbour SSSI 398.0m S) No locally important features on site
8	100.0% ALC Urban; no other features on site
9	Indicative yield: 3,293m ² (for hotel use)
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to one existing open space and within 300m of 4 existing open spaces

ID:	3149	Name:	Former Scout Hut, Coldeast Way, Sarisbury Green							
Proposal:	0.2 ha brownfield site straddling USB proposed for employment use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+/-	++	++	+/-	+/-	0	0	++

SA Commentary	
1	Indicative yield: 7 dwellings
2	No heritage features within 500m
3	No features within 500m
4	Falls within 7 accessibility zones
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m

SA Commentary	
	No nationally important features within 500m 1.5% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Urban; Mineral Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 16 existing open spaces

ID: 3151		Name: Cherry Tree Industrial Park, Burrridge								
Proposal:		47.6 ha greenfield site beyond USB proposed for employment use (<i>within site 3008</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	-	+/-	++	+/-	+/-	0	0	+
SA Commentary										
1	Indicative yield: 25 dwellings									
2	One Listed Building within 400m									
3	100.0% Burrridge - Swanwick – Whiteley LCA – High development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime 279.4m NW; Solent & Southampton Water SPA / Ramsar 279.4m NW) One nationally important feature within 500m (Upper Hamble Estuary and Woods SSSI 279.4m NW) 25.7% Ancient Woodland, 2.6% Lowland Mixed Deciduous Woodland Priority Habitat									
8	8.4% ALC Grade 3, 91.6% ALC Grade 4; no other features on site									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 existing open spaces									

ID: 3153		Name: Newlands Farm - Built Portion of Masterplan								
Proposal:		47.6 ha greenfield site beyond USB proposed for employment use (<i>within site 3008, would only be developed as part of wider strategic growth area</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	-	--	0	+	++
SA Commentary										
1	Indicative yield: 1,027 dwellings*									
2	One HCC Archaeology Alert Yellow within 50m									

SA	Commentary
3	99.7% – 100%* Fareham - Stubbington Gap – Moderate development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 69.3% SW_BGS Low Use Site and 16.8% SW_BGS Secondary Support Area
8	68.3% – 78.0%* ALC Grade 2, 22.0 – 31.3%** ALC Urban; Mineral Deposits
9	No employment floorspace proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces

* Final yield to be determined as a result of the masterplanning work within Strategic Growth Area

**Discrete values used to signify the assessment of two separate site polygons

ID: 3156		Name: 18-23 Wykeham Place (Former Sports Hall)								
Proposal:		0.11 ha brownfield site within USB proposed for employment use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	0	+	++	++	+/-	++	0	+	+
SA Commentary										
1	Indicative yield: 6 dwellings									
2	99.5% Fareham High Street Conservation Area; 31.1% HCC Archaeology Alert Yellow; 31 Listed Buildings within 100m									
3	No features within 500m									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA158.0m NE; Portsmouth Harbour Ramsar/SPA 236.5m SE) One nationally important feature within 500m (Portsmouth Harbour 236.5m SE) No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 4 existing open spaces									

ID: 3159	Name: Land South of Hope Lodge
Proposal:	1.4 ha brownfield site within USB proposed for employment use (within site 3118)

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	--	+/-	++	-	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 28 dwellings									
2	No heritage features within 400m									
3	99.9% Meon Valley LCA – Low development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27									
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat; 0.2% Iron Mill Coppice SINC									
8	100.0% ALC Grade 3; Mineral Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing open spaces									

ID:	3160	Name:	123 Barnes Lane							
Proposal:	0.8 ha greenfield site beyond USB proposed for employment use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	+/-	++	++	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 75 dwellings									
2	No heritage features									
3	90.5% Lower Hamble Valley LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC 924.9m W; Solent & Southampton Water SPA/Ramsar 924.9m W) No nationally important features within 500m 100.0% Hamble Valley BOA; 25.1% Lowland Mixed Deciduous Woodland Priority Habitat; immediately adjacent to Holly Hill Woodland Park LNR, Ancient Woodland and Winnards & Cawtes Copses SINC									
8	100.0% ALC Grade 4; Minerals Deposits									
9	No employment floorspace proposed									
10	Unlikely to compete with existing or proposed centres									

SA Commentary	
11	Immediately adjacent to Holly Hill Woodland Park (Country Park) and Holly Hill Cemetery; Within 300m of 10 other existing open spaces

ID:	3161	Name:	Land West of Newgate Lane
Proposal:	3.8 ha greenfield site beyond USB proposed for residential use		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	-	+	++	-	-	0	0	-

SA Commentary	
1	Indicative yield: 91 dwellings
2	Two Listed Buildings within 100m
3	100.0% Woodcot - Alver Valley LCA – Low development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 79.3% SW_BGS Low Use Site
8	40.2% ALC Grade 3b, 54.8% ALC Grade 3a, 5.1% ALC Other (post 1988); Minerals Safeguarded Site; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing open space

ID:	3162	Name:	Land West of Lockwood Road
Proposal:	3.4 ha greenfield site beyond USB proposed for employment use (<i>within site 3126</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	++	++	+/-	-	0	0	++

SA Commentary	
1	Indicative yield: 80 dwellings
2	One Listed Building within 300m
3	96.9% Lower Hamble Valley LCA – High development potential
4	Falls within 8 accessibility zones
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC 906.7m W; Solent & Southampton Water SPA/Ramsar 906.7m W) No nationally important features within 500m

SA Commentary	
	40.7% Lowland Mixed Deciduous Woodland Priority Habitat
8	57.7% ALC Other, 18.6% ALC Grade 3b, 17.7% ALC Grade 2, 6.0% ALC Grade 1 (post 1988); no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	1.2% Peters Road; within 300m of 12 other existing open spaces

ID:	3163	Name:	195-205 Segensworth Road							
Proposal:	0.4 ha brownfield site straddling USB proposed for employment use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	-	+/-	++	+/-	--	0	0	+
SA Commentary										
1	Indicative yield: 8 dwellings									
2	No heritage constraints within 500m									
3	89.9% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 1.1% Lowland Mixed Deciduous Woodland Priority Habitat									
8	11.2% ALC Grade 3, 88.8% ALC Grade 2; Minerals Safeguarded Site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 other existing open spaces									

ID: 3164		Name: Land East of Brook Lane								
Proposal:		6.78 ha brownfield site beyond USB proposed for employment use (overlaps site 1382, and within site 3126)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 180 dwellings									
2	Seven Listed Buildings and four Unlisted Historic Buildings within 300m									
3	100.0% Lower Hamble Valley LCA – High development potential									
4	Falls within 9 accessibility zones									

SA Commentary	
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Four internationally important features within 1,000m (Solent Maritime SAC 640.9m NW; Solent & Southampton Water SPA/Ramsar 640.9m NW; Solent and Dorset Coast pSPA 965.0m SW) No nationally important features within 500m 1.7% Lowland Mixed Deciduous Woodland Priority Habitat
8	9.0% ALC Grade 2, 43.6% ALC Other, 3.3% ALC Grade 3b, 0.2% ALC Not Surveyed, 43.2% ALC Grade 1; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 8 other existing open spaces

ID: 3165		Name: Bursledon Brickworks Swanwick Lane Lower Swanwick								
Proposal:		0.6 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+/-	-	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 20 dwellings									
2	One Listed Building within 300m									
3	1.9% North Sarisbury LCA – Moderate development potential; 98.1% Lower Hamble Valley LCA - Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 50m of M27									
7	Four internationally important features within 1,000m (Solent Maritime SAC 615.1m NW; Solent & Southampton Water SPA/Ramsar 653.9m N; Solent and Dorset Coast pSPA 520.0m NW) No nationally important features within 500m No locally important features on site									
8	100.0% ALC Grade 4; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 other existing open space									

ID: 3166		Name: Haykin, St Margaret's Lane								
Proposal:		0.77ha brownfield site beyond USB proposed for employment use (<i>within site 3060</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	+	++	++	+/-	+/-	0	0	+

SA Commentary	
1	Indicative yield: 6 dwellings
2	Four Listed Buildings and two Historic Unlisted Buildings within 300m
3	100.0% Titchfield Corridor LCA – Moderate development potential; immediately adjacent to Meon Valley LCA – Low development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat
8	100.0% ALC Grade 3; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to West Hill Park School; within 300m of 2 other existing open spaces/allotments

ID: 3167		Name: Land to rear of 320 Southampton Rd								
Proposal:		1.32 ha site, part greenfield, part brownfield, beyond USB proposed for employment use (<i>overlaps with 3010 and 3064</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	++	++	+/-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 17 dwellings									
2	Three Listed Buildings and two Historic Unlisted Buildings, two Conservation Areas and One HCC Archaeology Alert Yellow within 300m									
3	100.0% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Grade 3; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 9 other existing open spaces/allotments									

ID: 3168		Name: Land Off Nelson Lane, Portchester								
Proposal:		1.8 ha greenfield site beyond USB proposed for employment use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	-	+/-	+/-	+/-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 8 dwellings									
2	One Listed Building and one Scheduled Monument within 300m									
3	100.0% Portsdown LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27; 40.7% Warren Farm Historic Landfill Site									
7	No internationally important features within 1,000m No nationally important features within 500m 100.0% Portsdown Hill BOA; 0.2% Fort Nelson Picnic Site SINC									
8	100.0% ALC Grade 3; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Fort Nelson open space; within 300m of 4 other existing open spaces/allotments									

ID: 3171		Name: 23 Bridge Road								
Proposal:		0.1 ha brownfield site within USB proposed for employment use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 3 dwellings									
2	One Listed Building within 300m									
3	No known constraints									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									

SA Commentary	
11	Within 300m of 11 other existing open spaces/allotments

ID:	3172	Name:	24 Raley Road							
Proposal:	1.2 ha greenfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+	++	++	+/-	++	0	0	++
SA Commentary										
1	Indicative yield: 42 dwellings									
2	One Listed Building within 400m									
3	No known constraints									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 3.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Urban; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Monterey Drive; within 300m of 5 other existing open spaces/allotments									

ID:	3173	Name:	Land at 86 Funtley Road							
Proposal:	1.0 ha part greenfield, part brownfield site, straddling USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	0	+/-	+	++	0	--	0	0	+
SA Commentary										
1	Indicative yield: 21 dwellings									
2	One Listed Building within 200m									
3	No known constraints									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									

SA Commentary	
8	99.8% ALC Grade 2, 0.2% ALC Urban (post 1988); Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 other existing open spaces/allotments

ID:	3174	Name:	399-403 Hunts Pond Road							
Proposal:	0.5 ha greenfield site within USB proposed for residential use									
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	-	++	+/-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 13 dwellings									
2	No heritage features within 300m									
3	Immediately adjacent to Titchfield Corridor LCA – Low development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; 6.5% FZ2, 5% FZ3									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Kites Croft LNR and Lowland Mixed Deciduous Woodland Priority Habitat and The Wilderness SINC									
8	100.0% ALC Grade 4; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 other existing open spaces/allotments									

ID: 3175		Name: Posbrook Lane								
Proposal:		6.8 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	-	++	--	--	0	0	++
SA Commentary										
1	Indicative yield: 93 dwellings									
2	Four Listed Buildings and two Unlisted Historic Buildings within 100m									
3	96.9% Meon Valley LCA – Low development potential; 2.9% Brownwich Coastal Plain LCA – Moderate development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; 0.8% FZ2, 0.7% FZ3									

SA Commentary	
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 313.0m S) One nationally important feature within 500m (Titchfield Haven SSSI 313.0m S) 94.3% Meon Valley BOA; 90.6% SW_BGS Primary Support Site; 9.5% Coastal and Floodplain Grazing Marsh Priority Habitat; immediately adjacent to another SW_BGS Low Use Site and two SINCS;
8	0.5% ALC Grade 4, 37.2% ALC Grade 3, 62.3% ALC Grade 2; Mineral deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to Ransome Close open space; within 300m of 4 other existing open spaces/allotments

ID: 3176		Name: Land at Holly Hill Lane								
Proposal:		3.3 ha predominantly greenfield site straddling USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+	++	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 100 dwellings									
2	Three Listed Buildings, one Historic Unlisted Building and one Conservation Area within 300m									
3	86.2% Lower Hamble Valley LCA – Moderate development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC 573.2m W; Solent & Southampton Water SPA/Ramsar 573.2m W; Solent and Dorset Coast pSPA 553.9m NW) No nationally important feature within 500m 0.6% Lowland Mixed Deciduous Woodland Priority Habitat									
8	26.4% ALC Grade 4, 73.6% ALC Urban; Mineral deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 7 other existing open spaces/allotments and one Country Park									

ID: 3177		Name: Land south of Segensworth Road								
Proposal:		14.2 ha part greenfield, part brownfield site beyond USB proposed for residential use (Overlap with sites 3045, 3179, 3184)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	--	+/-	++	++	+/-	-	0	0	++

SA Commentary	
1	Indicative yield: 214 dwellings
2	0.1% Titchfield Abbey Conservation Area; 0.4% HCC Archaeology Alert Orange; One Scheduled Monument and one HCC Archaeology Alert Red within 50m; Five Listed Buildings and Two Historic Unlisted Buildings within 300m
3	100.0% Meon Valley LCA – Low development potential
4	Falls within 7 accessibility zones
5	Falls within 7 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m 0.6% Meon Valley BOA; 0.2% Lowland Mixed Deciduous Woodland Priority Habitat; 0.9% Carron Row SINC
8	0.1% ALC Grade 3b (post 1988); 100.0% ALC Grade 3; Minerals Safeguarded Site; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to Segensworth Allotments; within 300m of 7 other existing open spaces/allotments

ID: 3178		Name: Land west of Botley Road, Burrridge								
Proposal:		36.7ha part greenfield, part brownfield site beyond USB proposed for residential use (<i>Overlap with sites 1356, 2997, 2998, 3123 and 3188</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	+	+/-	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 440 dwellings									
2	Seven Listed Buildings and four Unlisted Historic Buildings within 200m									
3	99.2% Burrridge - Swanwick - Whiteley LCA – Moderate development potential, 0.9% Upper Hamble Valley – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	0.2% Land at Bursledon Brickworks Historic Landfill									
7	Four internationally important features within 1,000m (Solent Maritime SAC 434.0m NW; Solent & Southampton Water SPA/Ramsar 434.0m N; Solent and Dorset Coast pSPA 736.5m W) No nationally important features within 500m 33.8% Hamble Valley BOA; 15.9% Lowland Mixed Deciduous Woodland Priority Habitat; immediately adjacent to Swanwick Nature Reserve SINC									
8	31.3% ALC Grade 4, 50.5% Grade 3 ALC, 18.2% ALC Grade 2; Mineral Safeguarded Site									

SA Commentary	
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to Swanwick Nature Reserve; within 300m of 4 other existing open spaces/allotments

ID:	3179	Name:	Carron Row Farm
Proposal:	1.24 ha greenfield site beyond USB proposed for residential use (<i>Overlap with sites 3045, 3177 and 3184</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	--	+/-	++	0	-	0	0	+

SA Commentary	
1	Indicative yield: 25 dwellings
2	Two Listed Buildings, one Scheduled Monument, one Conservation Area, one HCC Archaeology Alert Red, one HCC Archaeology Alert Orange and one HCC Archaeology Alert Yellow within 300m Indicative yield: 26 dwellings
3	100.0% Meon Valley LCA – Low development potential
4	Falls within 2 accessibility zones
5	Falls within 2 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	100.0% ALC Grade 3; Mineral Safeguarded Site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to Segensworth Allotments; within 300m of 3 other existing open spaces/allotments

ID:	3180	Name:	Land at 14 Beacon Bottom
Proposal:	0.5 ha greenfield site beyond USB proposed for residential use (<i>overlaps with site 3049</i>)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	-	+	++	++	0	++	0	0	+

SA Commentary	
1	Indicative yield: 9 dwellings
2	No known heritage constraints within 500m
3	100.0% North Sarisbury LCA – Moderate development potential

SA Commentary	
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat
8	100.0% ALC Urban; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing open spaces

ID: 3181		Name: Ellerslie House, Downend Road								
Proposal:		1.8 ha brownfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+/-	+/-	+/-	--	0	0	-
SA Commentary										
1	Indicative yield: 29 dwellings*									
2	One HCC Archaeology Alert Green within 200m									
3	100.0% Portsdown – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	4.2% Down End Quarry Historic Landfill Site									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 979.5m S; Portsmouth Harbour SPA/Ramsar 979.5m S) Immediately adjacent to Downend Chalk Pit SSSI 2.7% Portsdown Hill BOA; 24.0% Lowland Mixed Deciduous Woodland Priority Habitat									
8	2.3% Grade 3b (post 1988); 100.0% ALC Grade 2; Mineral Safeguarded Site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	No existing open spaces/allotments within 300m									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3182		Name: Kingfisher House, Fishers Hill								
Proposal:		0.8 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	--	-	+/-	++	0	-	0	0	-
SA Commentary										

SA Commentary	
1	Indicative yield: 5 dwellings
2	100.0% Titchfield Abbey Conservation Area and immediately adjacent to Catisfield Conservation Area; One Scheduled Monument, 11 Listed Buildings and one HCC Archaeology Alert Red within 300m
3	99.2% Meon Valley LCA – Low development potential
4	Falls within 4 accessibility zones
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	100.0% ALC Grade 3; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	No existing open spaces/allotments within 300m

ID: 3183		Name: Land at 18 Titchfield Park Road								
Proposal:		0.98 ha part greenfield, part brownfield site straddling USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	-	++	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 16 dwellings									
2	No known heritage constraints within 500m									
3	91.5% Titchfield Corridor LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; 7.4% FZ2, 4.7% FZ3									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 25.9% Lowland Mixed Deciduous Woodland Priority Habitat;									
8	97.2% ALC Grade 3, 2.8% ALC Grade 2; Mineral Safeguarded Site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Segensworth Copse; within 300m of 2 other existing open spaces/allotments									

ID: 3184		Name: Land East of Cartwright Drive								
Proposal:		11.61 ha part greenfield, part brownfield site beyond USB proposed for residential (overlap with sites 3045, 3177 and 3179)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	--	+/-	+	++	+/-	-	0	0	+/-
SA Commentary										
1	Indicative yield: 209 dwellings									
2	5.3% Titchfield Abbey Conservation Area; 3.7% HCC Archaeology Alert Orange; 1.3% HCC Archaeology Alert Yellow; One Scheduled Monument, three Listed Buildings, one Historic Unlisted Building and one HCC Archaeology Alert Red within 300m									
3	100.0% Meon Valley LCA – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 5.6% Meon Valley BOA; 4.3% Lowland Mixed Deciduous Woodland Priority Habitat; 5.6% Carron Row SINC									
8	100.0% Grade 3 (post 1988); Mineral Safeguarded Site; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	0.1% Titchfield Meadow open space; immediately adjacent to Segensworth Allotments; within 300m of 6 other existing open spaces/allotments									

ID: 3185		Name: Land East of Glen Road								
Proposal:		8.7 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	-	+/-	--	0	0	--
SA Commentary										
1	Indicative yield: 78 dwellings									
2	One Listed Building, two Historic Unlisted Buildings and one Conservation Area within 300m									
3	100.0% North Sarisbury LCA – Moderate development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of M27									
7	One internationally important feature within 1,000m (Solent and Dorset Coast pSPA 906.5m W) No nationally important features within 500m 34.9% Lowland Mixed Deciduous Woodland Priority Habitat; 18.1% Lower Swanwick Woodlands									

SA Commentary	
	SINC
8	100.0% ALC Grade 2; Minerals Safeguarded Site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	0. 24.3% Addison Road to Stalybridge Close; within 300m of 5 other existing open spaces/allotments

ID: 3186		Name: Land to rear of September Cottage, Brook Ave								
Proposal:		0.9 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	+	-	+/-	++	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 7 dwellings									
2	Six Listed Buildings and four Historic Unlisted Buildings within 300m									
3	100.0% Lower Hamble Valley LCA – High development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC 311.6m W; Solent and Dorset Coast pSPA 677.2m W; Solent & Southampton Water SPA/Ramsar 311.6m W) One nationally important feature within 500m (Lee-on-the Solent to Itchen Estuary SSSI 311.6m W 29.3% Lowland Mixed Deciduous Woodland Priority Habitat;									
8	41.8% ALC Grade 3b, 46.6% ALC Other, 11.7% ALC Grade 4 (post 1988); Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing open spaces and 1 Country Park									

ID: 3187		Name: Lowater Nursery, Hook Lane								
Proposal:		1.7 h brownfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	--	+/-	++	0	-	0	0	+
SA Commentary										
1	Indicative yield: 12 dwellings									
2	Two Listed Buildings, two Historic Unlisted Buildings, one Conservation Area and one HCC Archaeology Alert Green within 300m									
3	100.0% Brownwich Coastal Plain LCA – Moderate development potential									
4	Falls within 1 accessibility zones									

SA Commentary	
5	Falls within 1 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	9.5% ALC Grade 2, 90.5% ALC Grade 4; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 1 existing open spaces and 1 Country Park

ID:	3188	Name:	177-181 Botley Road
Proposal:	0.7 ha part greenfield, part brownfield beyond USB proposed for residential use (overlap with sites 3038, 3123 and 3178)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	-	+	++	+/-	+/-	0	0	+

SA Commentary	
1	Indicative yield: 6 dwellings
2	Sic Listed Buildings and three Historic Unlisted Buildings within 300m
3	100.0% BurrIDGE - Swanwick – Whiteley LCA – Moderate development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC, Solent & Southampton Water SPA/Ramsar 888.6m NW) No nationally important features within 500m No locally important features on site
8	100.0% ALC Grade 3; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID:	3189	Name:	Land rear of 59 Greenaway Lane
Proposal:	0.3 ha greenfield site beyond USB proposed for residential use (within site 3126)		

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	+	+/-	+	++	+/-	-	0	0	++

SA Commentary	
1	Indicative yield: 9 dwellings

SA Commentary	
2	Two Listed Buildings and one Historic Unlisted Building within 300m
3	100.0% Lower Hamble Valley LCA – High development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No known constraints within 100m
7	Three internationally important features within 1,000m (Solent Maritime SAC 733.2m W; Solent and Dorset Coast Ramsar 948.8m W; Solent & Southampton Water SPA 733.2m W) No nationally important features within 500m No locally important features on site
8	26.7% ALC Grade 2, 20.5% ALC Other, 52.7% ALC Grade 1 (post 1988); no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces

ID: 3190		Name: Land at Titchfield Road and Ranvilles Lane								
Proposal:		2.0 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	-	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 25 dwellings*									
2	18.4% HCC Archaeology Alert Yellow; three Listed Buildings within 300m									
3	100.0% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; 34.6% FZ2, 32% FZ3									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water Ramsar/SPA 50.2m SW) One nationally important feature within 500m (Titchfield Haven SSSI 50.2m SW) 63.9% SW_BGS Low Use Site; 98.3% Meon Valley BOA; 39.3% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% ALC Grade 2; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 3 existing open spaces									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3191	Name: Land off Lockwood Road, Warsash
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ID: 3191		Name: Land off Lockwood Road, Warsash								
Proposal:		0.3 ha brownfield site beyond USB proposed for residential use (<i>within site 3126</i>)								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	+	+/-	++	++	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 9 dwellings									
2	No heritage features within 300m									
3	100.0% Lower Hamble Valley LCA – High development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Four internationally important features within 1,000m (Solent Maritime SAC 697.6m W; Solent & Southampton Water SPA/Ramsar 697.6m W; Solent and Dorset Coast pSPA 841.8m W) No nationally important features within 500m No locally important features on site									
8	99.5% ALC Other, 0.0% ALC Grade 3b, 0.2% ALC Grade 1, 0.4% ALC Grade 2 (post 1988); no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	No existing open spaces or allotments within 300m									

ID: 3194		Name: Bassaire Ltd, Duncan Road								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	+	++	++	0	+/-	0	0	+
SA Commentary										
1	Indicative yield: 6 dwellings									
2	No heritage features within 300m									
3	No known constraints									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	7.6% ALC Grade 4, 92.4% ALC Urban; no other features on site									
9	No employment uses proposed									

SA Commentary	
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 2 existing open spaces

ID: 3195		Name: Conifer Rise								
Proposal:		3.75 ha greenfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+	-	++	+/-	-	0	0	++
SA Commentary										
1	Indicative yield: 67 dwellings									
2	99.8% Titchfield Abbey Conservation Area; 35 Listed Buildings, two Historic Unlisted Buildings and two HCC Archaeology Alert Yellow within 300m									
3	81.0% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; 32% FZ2; 34% FZ3									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 33.8% Meon Valley BOA; 20.7% Coastal and Floodplain Grazing Marsh Priority Habitat; 5.0% Meon Valley Meadows & Woodland SINC; immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	99.7% ALC Grade 3, 0.3% ALC Urban; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 5 existing open spaces/allotments									

ID: 3197		Name: Land at Springfield Way								
Proposal:		0.1 ha greenfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	0	-	+	++	+/-	++	0	0	--
SA Commentary										
1	Indicative yield: 5 dwellings									
2	No heritage features within 400m									
3	No known constraints									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 633.5m									

SA Commentary	
	SW; Solent & Southampton Water SPA/Ramsar 546.0m SW No nationally important features within 500m No locally important features on site
8	100.0% ALC Urban; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	99.7% Mulberry Avenue open space; within 300m of 5 existing open spaces

ID: 3198		Name: Newlands Plus - Area A								
Proposal:		5.2 ha greenfield site beyond USB proposed for residential use. <i>Note: will only be developed as part of the wider strategic growth area for around 1100-1500 homes.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+	++	+/-	--	0	0	-
SA Commentary										
1	Indicative yield: 110 dwellings*									
2	No heritage features within 300m									
3	99.9% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 790.2m S) No nationally important features within 500m 96.2% Meon Valley BOA; immediately adjacent to ancient woodland, Lowland Mixed Deciduous Woodland Priority Habitat and Oxleys Coppice SINC									
8	32.6% ALC Grade 2, 67.4% ALC Urban; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing open space									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3199		Name: Newlands Plus - Area B1								
Proposal:		23.6 ha greenfield site beyond USB proposed for residential use. <i>Note: will only be developed as part of the wider strategic growth area for around 1100-1500 homes.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	-	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 490 dwellings*									

SA Commentary	
2	One Listed Building, one HCC Archaeology Alert Green and one HCC Archaeology Alert Yellow within 300m
3	100.0% Fareham - Stubbington Gap LCA – Moderate development potential
4	Falls within 6 accessibility zones
5	Falls within 6 accessibility zones; 3.4% FZ2
6	No known constraints within 100m
7	Two internationally important features within 1,000m (Solent & Southampton Water SPA/Ramsar 922.9m W) No nationally important features within 500m 96.8% SW_BGS Low Use Site
8	100.0% ALC Grade 2; Mineral Safeguarded Site; Mineral Deposits; 0.1% Stroud Green Allotments
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Immediately adjacent to Stroud Green Lane (North) open space; within 300m of 2 existing open spaces

**final yield to be determined as a result of the masterplanning work within Strategic Growth Area*

ID: 3200		Name: Newlands Plus - Area B2								
Proposal:		12.0 ha greenfield site beyond USB proposed for residential use. <i>Note: will only be developed as part of the wider strategic growth area for around 1100-1500 homes.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	-	+/-	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 270 dwellings*									
2	One Listed Building within 300m									
3	100.0% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m 99.9% SW_BGS Low Use Site; 0.1% Tips Copse SINC; immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat and ancient woodland									
8	100.0% ALC Grade 2; Mineral Safeguarded Site; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to 2 open spaces; within 300m of 2 other existing open spaces									

**final yield to be determined as a result of the masterplanning work within Strategic Growth Area*

ID: 3201		Name: Newlands Plus - Area C								
Proposal:		15.43 ha greenfield site beyond USB proposed for residential use. <i>Note: will only be developed as part of the wider strategic growth area for around 1100-1500 homes.</i>								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+/-	++	++	0	--	0	0	+
SA Commentary										
1	Indicative yield: 320 dwellings*									
2	Two Listed Buildings and one Historic Unlisted Building within 300m									
3	0.1% Woodcot - Alver Valley LCA – Moderate development potential; 99.4% Fareham - Stubbington Gap LCA – Moderate development potential									
4	Falls within 7 accessibility zones									
5	Falls within 7 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Grade 2; Mineral Safeguarded Site; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 2 other existing open spaces and 2 public open space allocations									

*final yield to be determined as a result of the masterplanning work within Strategic Growth Area

ID: 3204		Name: 20-22 Botley Road, Park Gate								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 6 dwellings									
2	One Listed Building within 250m									
3	No known constraints									
4	Falls within 11 accessibility zones									
5	Falls within 11 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									

SA Commentary	
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 7 existing open spaces

ID: 3205		Name: 20 Cams Hill, Fareham								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+/-	++	++	+/-	++	0	0	-
SA Commentary										
1	Indicative yield: 4 dwellings									
2	Cams Hall Conservation Area, three Listed Buildings and one historic, unlisted buildings within 200m									
3	No known constraints									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 227.3m W; Portsmouth Harbour spa / Ramsar 227.3m W) One nationally important feature within 500m (Portsmouth Harbour SSSI 227.3m W) No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing open space									

ID: 3206		Name: 27A Stubbington Green								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	0	+	++	++	0	++	0	0	++
SA Commentary										
1	Indicative yield: 9 dwellings									
2	3.0% yellow archaeology alert; four Listed Buildings within 300m									
3	No known constraints									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; no other features on site									
6	No known constraints within 100m									

SA Commentary	
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	100.0% ALC Urban; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 5 existing open spaces

ID: 3207		Name: 6-12 West Street, Portchester								
Proposal:		0.2 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	0	++	-	++	+/-	++	0	0	+
SA Commentary										
1	Indicative yield: 28 dwellings									
2	99.8% yellow archaeology alert; three Listed Buildings and one historic, unlisted building within 300m									
3	No known constraints									
4	Falls within 12 accessibility zones									
5	Falls within 12 accessibility zones; 100% FZ2 and FZ3									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent and Dorset Coast pSPA 505.6m E; Portsmouth Harbour SPA / Ramsar 515.4m SE) No nationally important features within 500m No locally important features on site									
8	100.0% ALC Urban; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 4 existing open spaces									

ID: 3209		Name: 116 Bridge Road, Sarisbury Green								
Proposal:		0.1 ha brownfield site within USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	0	+	++	++	0	+/-	0	0	++
SA Commentary										
1	Indicative yield: 5 dwellings									
2	Sarisbury Green Conservation Area within 300m									
3	No known constraints									

SA Commentary	
4	Falls within 10 accessibility zones
5	Falls within 10 accessibility zones; no other features on site
6	No known constraints within 100m
7	No internationally important features within 1,000m No nationally important features within 500m No locally important features on site
8	100.0% Grade 2; no other features on site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 6 existing open spaces

ID: 3210		Name: 21 Burr ridge Road, Burr ridge								
Proposal:		0.5 ha brownfield site beyond USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	+/-	-	-	+/-	++	+/-	+/-	0	0	-
SA Commentary										
1	Indicative yield: 6 dwellings									
2	One Listed Building within 150m									
3	100.0% Burr ridge - Swanwick – Whiteley LCA – Moderate development potential									
4	Falls within 3 accessibility zones									
5	Falls within 3 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally important features within 1,000m (Solent Maritime SAC 432.8m N; Solent & Southampton Water Ramsar / SPA 432.8m N) One nationally important feature within 500m (Upper Hamble Estuary and Woods SSSI 432.8m N) 0.1% Hamble Valley BOA; 1.0% Lowland Mixed Deciduous Woodland Priority Habitat									
8	100.0% Grade 4; no other features on site									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 1 existing open space									

ID: 3211		Name: Land South of 1 & 6 Woodlands, Pinks Hill								
Proposal:		0.78 ha brownfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+	++	-	-	--	0	+	+
SA Commentary										

SA Commentary	
1	Indicative yield: 13 dwellings
2	0.6% Archaeology Alert Green; 5 Listed Buildings, 5 Historic Unlisted Buildings, 1 conservation area and 3 Archaeology Green Alerts within 300m
3	90.7% Portsdown LCA – High development potential
4	Falls within 9 accessibility zones
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area.
6	SPZ 2 6.9m N, SPZ 3 6.9m N; no other features within 100m
7	Three internationally important features within 1000m (Solent and Dorset Coast pSPA 146.3m SW; Portsmouth Harbour SPA/Ramsar 263.1m S) One nationally important feature within 500m (Portsmouth Harbour SSSI 263.1m S) 99.9% Lowland Mixed Deciduous Woodland Priority Habitat
8	100% ALC Grade 2; Mineral Deposits.
9	No employment uses proposed
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres
11	Within 300m of 3 existing open spaces.

ID: 3212		Name: Fareham MF Site, Ranvilles Lane								
Proposal:		0.94 ha brownfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	0	-	0	+	+
SA Commentary										
1	Indicative yield: 15 dwellings									
2	1 Yellow Archaeology Alert and 1 conservation area within 100m; no other features within 300m									
3	0.9% Meon Valley LCA – Low development potential									
4	Falls within 9 accessibility zones									
5	Falls within 9 accessibility zones; not within Flood Zone or Coastal Change Management Area.									
6	No features within 100m									
7	No internationally designated features within 1000m No nationally designated features within 500m No locally designated features on site									
8	44.8% ALC Grade 3 and 55.2% ALC Urban; Mineral Deposits									
9	No employment uses proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 2 existing open spaces									

ID: 3213		Name: Maindell Pumping Station, Fareham								
Proposal:		1.5 ha part brownfield part greenfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	+/-	+	--	-	--	0	+	-
SA Commentary										
1	Indicative yield: 16 dwellings									
2	4 Listed Buildings, 2 Historic Unlisted Buildings, 1 conservation area and 2 Archaeology Green Alerts within 300m									
3	83.0% Portsdown LCA – High development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Site within SPZ 1, SPZ 2 and SPZ 3 and within 50m of M27									
7	Three internationally designated features within 1000m (Solent and Dorset pSPA 557.3m SW; Portsmouth Harbour SPA/Ramsar 810.1m S) No nationally designated feature within 500m 36.6% Lowland Mixed Deciduous Woodland Priority Habitat; immediately adjacent to Coastal and Floodplain Grazing Marsh									
8	97.3% ALC Grade 2 and 2.7% Urban ALC; Minerals Safeguarded Site and Mineral Deposits									
9	No employment floorspace proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Within 300m of 1 existing open space									

ID: 3214		Name: Land at Beacon Bottom II Outside								
Proposal:		2.07 ha greenfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	0	-	-	+/-	-	+/-	-	0	0	+
SA Commentary										
1	Indicative yield: 38 dwellings									
2	No heritage features within 300m									
3	100% North Sarisbury LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	Within 100m of the M27									
7	No internationally designated features within 1000m									

SA Commentary	
	No nationally designated features within 500m Adjacent to Lowland Mixed Deciduous Woodland Priority Habitat; no other locally designated features on site
8	62% ALC Grade 2 and 38% ALC Urban; Minerals Safeguarded Site
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 4 existing open spaces

ID: 3215		Name: The Paddocks								
Proposal:		2.39 ha greenfield beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	0	--	+/-	+	-	-	-	0	0	++
SA Commentary										
1	Indicative yield: 6 dwellings									
2	One archaeology alert yellow within 150m; no other heritage features within 300m									
3	100% Hook Valley LCA – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	0.1% Historic Landfill Site									
7	No internationally designated sites within 1000m No nationally designated features on site 48.6% The Solent BOA; d 41.1% Lowland Mixed Deciduous Woodland; 44.5% Locks Heath Area SINC									
8	100% ALC Grade 4; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 6 existing open spaces									

ID: 3216		Name: Land to the south of Sovereign Crescent								
Proposal:		3.36 ha greenfield site outside the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	-	+	-	-	-	0	0	++
SA Commentary										
1	Indicative yield: 61 dwellings									
2	One Archaeology Alert Yellow within 100m; No other heritage features within 300m									

SA Commentary	
3	100% Hook Valley LCA – Low development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	0.3% Historic Landfill site
7	No internationally designated sites within 1000m One nationally designated site within 500m (Warsash Common LNR 417.1m) 96.6% The Solent BOA; 45.3% Lowland Mixed Deciduous Woodland; 49.1% Locks Heath Area 1 SINC
8	100% ALC Grade 4; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 6 existing open spaces

ID: 3217		Name: Fleet End South East								
Proposal:		0.39 ha greenfield site outside the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	+/-	-	-	-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 12 dwellings									
2	One Archaeology Yellow Alert within 10m; no other heritage features within 300m									
3	100% Hook Valley LCA – Low development potential									
4	Falls within 6 accessibility zones									
5	Falls within 6 accessibility zones; 6.8% FZ2, 5.2% FZ3; not within Coastal Change Management Area									
6	Falls within 100m of a Historic Landfill site									
7	One internationally designated site within 1000m (Solent Maritime SAC 855.0m SW) One nationally designated site within 500m (Warsash Common LNR 41.3m) 100% The Solent BOA; 4.6% Lowland Mixed Deciduous Woodland; 4.6% Locks Heath Area 2 (DAM) SINC									
8	95.7% Urban ALC and 4.3% Non-Agricultural ALC; Mineral Deposits									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Within 300m of 6 existing open spaces									

ID: 3218		Name: Monument Farm								
Proposal:		4.69 ha greenfield site outside the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	+/-	-	-	+/-	--	+/-	--	0	+	-
SA Commentary										
1	No residential uses proposed									
2	Three Listed Buildings, two Historic Unlisted Buildings, 1 Archaeology Alert Red, 3 Archaeology Alert Greens, 1 Archaeological Alert Yellow and one conservation area within 500m									
3	100% Portsdown LCA – Moderate development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	44.1% - 100% SPZ 1*, 100% SPZ 2, 100% SPZ 3 and within 50m of M27									
7	One internationally designated feature within 1000m (Solent and Dorset Coast pSPA 822.4m SW) No nationally designated features within 500m No locally designated features on site									
8	100% ALC Grade 2; Mineral Deposits									
9	Employment floorspace: 3,750m ²									
10	Unlikely to compete with existing or proposed centres									
11	One existing open space within 300m									

* Discrete values used to signify the assessment of two site polygons

ID: 3219		Name: Crofton Equestrian Centre								
Proposal:		21.53 ha partly greenfield site outside the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	-	--	-	-	++	-	--	0	0	+
SA Commentary										
1	Indicative yield: 452 dwellings									
2	0.7% Archaeology Alert Yellow; 2 Listed Buildings, 1 Historic Unlisted Building and 2 other Archaeology Alert Yellows within 300m									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 4 accessibility zones									
5	Falls within 4 accessibility zones, 3.2% FZ2, 2.7% FZ3; does not fall within Coastal Change Management Area.									
6	No features within 100m									
7	Two internationally designated sites within 1000m (immediately adjacent to Solent & Southampton Water SPA/Ramsar)									

SA Commentary	
	Two nationally designated site within 500m (immediately adjacent to Titchfield Haven SSSI/LNR) 57.9% Meon Valley BOA; 2% Coastal Floodplain and Grazing Marsh; immediately adjacent to Lowland Mixed Deciduous Woodland and Wet Woodland Priority Habitats; 92.2% SW_BGS Low Use site
8	100% ALC Grade 2; Mineral Deposits
9	No employment uses proposed
10	Unlikely to compete with existing or proposed centres
11	Within 300m of 3 existing open spaces

ID: 3220		Name: Southampton Hill								
Proposal:		1.01 ha partly greenfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	-	+	++	++	+/-	+/-	0	0	++
SA Commentary										
1	Indicative yield: 16 dwellings									
2	Fifteen Listed Buildings, 2 unlisted Historic Buildings, 2 Archaeological Alerts Yellow, 1 Archaeological Alert Orange and 2 conservation areas within 300m.									
3	100% Meon Valley LCA – Low development potential									
4	Falls within 10 accessibility zones									
5	Falls within 10 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No features within 100m									
7	No internationally important features within 1000m No nationally important feature within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	100% ALC Grade 3									
9	No employment uses proposed									
10	Unlikely to compete with existing or proposed centres									
11	Fall within 300m of 9 existing open spaces / allotments									

ID: 3221		Name: Land South of Solar Farm, Newgate Lane, Stubbington								
Proposal:		3.01 ha greenfield site outside the USB proposed for residential use.								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	--	-	+	++	0	--	0	0	-
SA Commentary										
1	Indicative yield: 54 dwellings									

SA Commentary	
2	Three Listed Buildings and three unlisted Historic Buildings within 300m
3	100% Fareham – Stubbington Gap LCA – Low development potential
4	Falls within 5 accessibility zones
5	Falls within 5 accessibility zones; not within Flood Zone or Coastal Change Management Area
6	No features within 100m
7	No internationally designated features within 1000m No nationally designated features within 500m No locally designated features on site
8	100% ALC Grade 2; Mineral Safeguarded Site and Mineral Deposit.
9	No employment use proposed
10	Unlikely to compete with existing or proposed centres
11	No existing open spaces within 300m

ID: 3222		Name: Tarmac Trading Ltd, Upper Wharf, Fareham								
Proposal:		0.34 ha brownfield site within the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	--	0	++	-	-	+/-	+/-	0	0	+
SA Commentary										
1	Indicative yield: 12 dwellings									
2	Site overlaps with one Grade II Listed Building, the Town Quay conservation area and one Archaeology Alert Yellow; 21 other Listed Buildings, two unlisted Historic Buildings and one Archaeological Alert Green within 300m									
3	No known constraints									
4	Falls within 12 accessibility zones									
5	Falls within 12 accessibility zones; 98.0% FZ2 and FZ3; not within a Coastal Change Management Area.									
6	23.6% AQMA									
7	Three internationally important features within 1000m (immediately adjacent to Portsmouth Harbour SPA / Ramsar, Solent and Dorset Coast pSPA) One nationally designated features within 500m (immediately adjacent to Portsmouth Harbour SSSI) Immediately adjacent to Portsmouth Harbour BOA and Intertidal Mudflats Priority Habitat									
8	18.5% ALC Urban; Mineral Safeguarded Site and adjacent to Mineral Deposits									
9	No employment use proposed									
10	Residential use in Fareham Town Centre is likely to increase footfall, potentially improving vitality and viability of centres									
11	Falls within 300m of 4 existing open spaces									

ID: 3223		Name: Land adjoining Friends Farm								
Proposal:		0.53ha greenfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
+	-	+	+/-	++	++	0	-	0	0	+
SA Commentary										
1	Indicative yield: 5 dwellings									
2	0.1% Unlisted Historic Building; 12 other Listed Buildings and 5 Historic Unlisted Buildings within 300m									
3	100% within BurrIDGE – Swanwick - Whiteley LCA - High development potential									
4	Falls within 8 accessibility zones									
5	Falls within 8 accessibility zones; not within Flood Zone or Coastal Change Management Area									
6	No features within 100m									
7	No internationally designated features within 1000m No nationally designated features within 500m No locally designated features on site									
8	100% ALC Grade 3; Mineral Safeguarded Site									
9	No employment use proposed									
10	Unlikely to compete with existing or proposed centres									
11	Falls within 300m of 3 existing open spaces									

ID: 3224		Name: Land South of Swanwick Lane								
Proposal:		0.8 ha greenfield site beyond the USB proposed for residential use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
++	+/-	+	-	+	++	0	-	0	0	-
SA Commentary										
1	Indicative yield: 17 dwellings									
2	Six Listed Buildings and four historic, unlisted buildings within 200m									
3	100.0% BurrIDGE - Swanwick – Whiteley LCA – High development potential									
4	Falls within 5 accessibility zones									
5	Falls within 5 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	No internationally designated features within 1000m No nationally designated features within 500m No locally designated features on site									
8	94.7% ALC Grade 3, 5.3% ALC Grade 2; Minerals Safeguarded Site									
9	No employment use proposed									

SA Commentary	
10	Unlikely to compete with existing or proposed centres
11	Falls within 300m of 1 existing open space

ID: 3225		Name: Lowater Nursery Employment Site, Hook Lane								
Proposal:		6.9 ha brownfield site beyond the USB proposed for employment use								
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
0	-	--	--	+/-	++	+/-	--	+	0	-
SA Commentary										
1	No residential units proposed									
2	0.4% Hook Conservation Area; Six Listed Buildings and one yellow archaeology alert within 200m									
3	2.3% Brownwich Coastal Plain – Moderate development potential; 97.7% Hook Valley LCA – Low development potential									
4	Falls within 1 accessibility zones									
5	Falls within 1 accessibility zones; no other features on site									
6	No known constraints within 100m									
7	Three internationally designated features within 1000m (Solent Maritime SAC 874.9m W; Solent & Southampton Water Ramsar 874.9m W; Solent & Southampton Water SPA 966.2m SW) No nationally designated features within 500m Immediately adjacent to Lowland Mixed Deciduous Woodland Priority Habitat									
8	*82.9% ALC Grade 2, 17.1% ALC Non Agricultural, 12.9% ALC Grade 2, 87.1% ALC Grade 4; Mineral Deposits									
9	Employment floorspace: 5,000m ²									
10	Unlikely to compete with existing or proposed centres									
11	Immediately adjacent to Hook Lane existing open space									

*Discrete values used to signify the assessment of two separate site polygons

4 Conclusion

4.1 Next Steps

- 4.1.1 This Site Options Assessment Report sets out the latest iterative stage of the appraisal of reasonable alternatives for the Fareham borough Local Plan 2036. Options which are predicted to result in significant adverse effects or unknown impacts on the SEA Objectives will require a further detailed assessment. Following the completion of the detailed assessments, a Sustainability Report will be produced which will be provided for consultation later in the planning process.

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Appendix I: Site Maps

Please see inserts.

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Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options

0 250 500
Meters



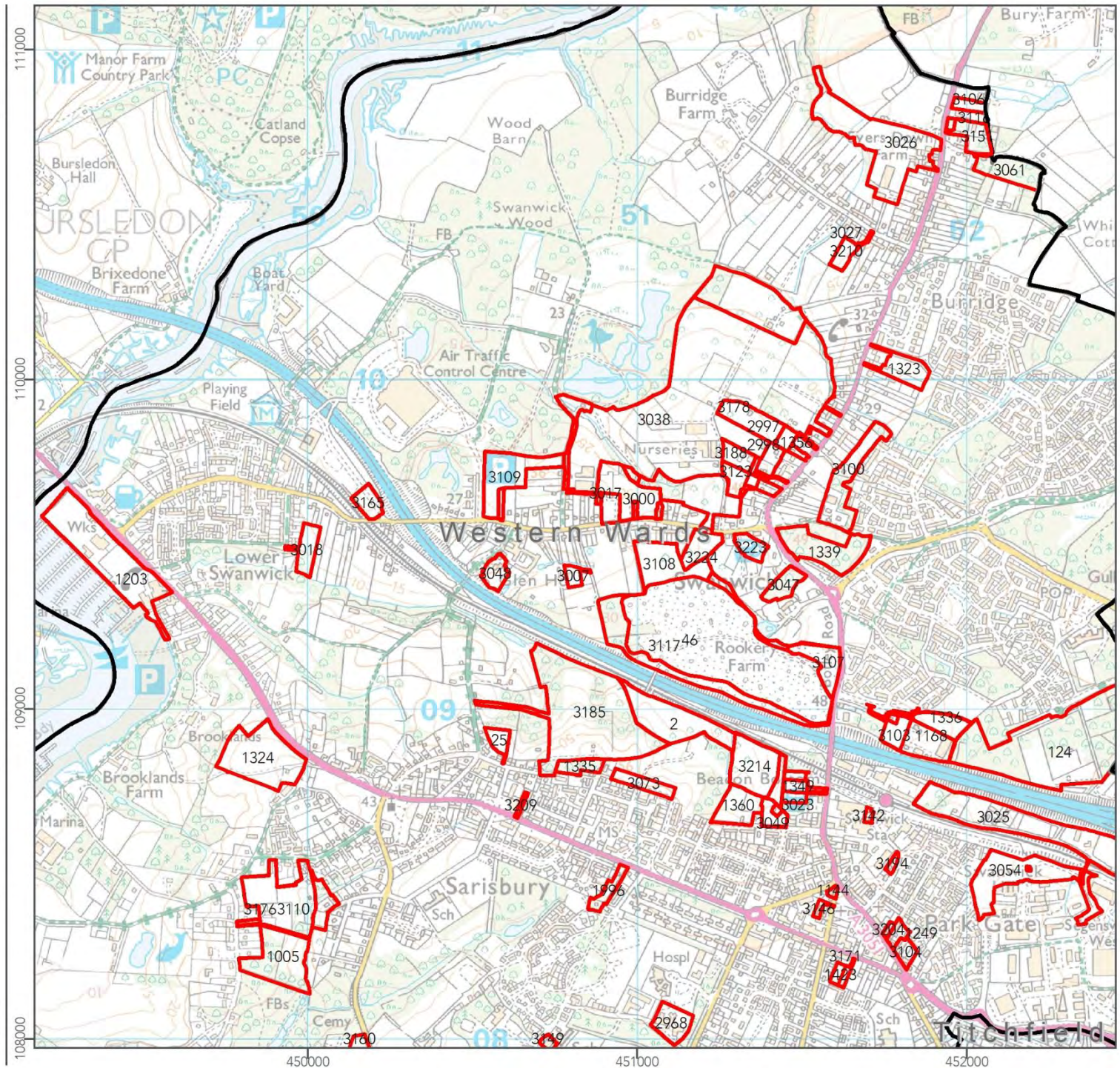
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Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options



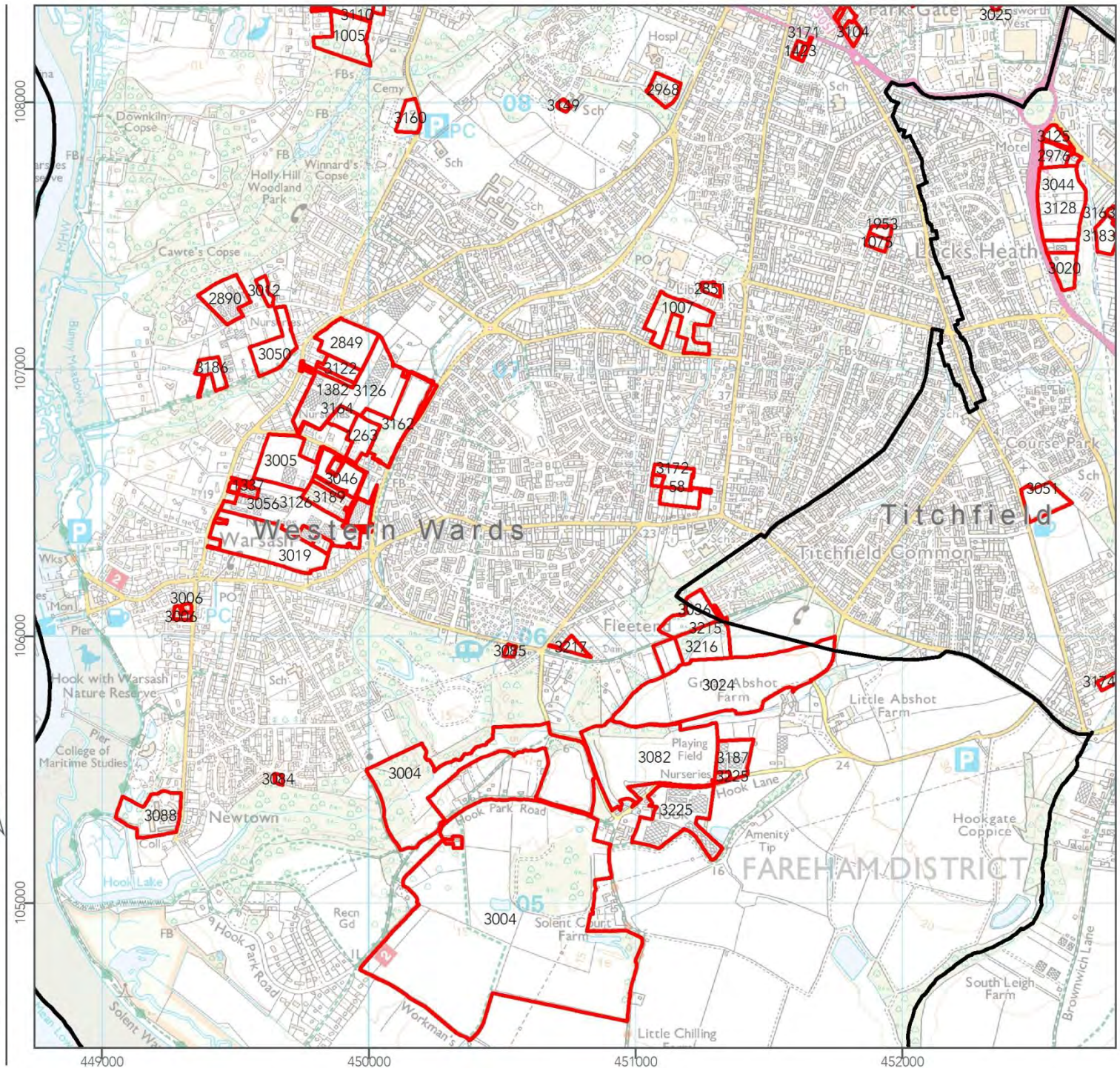
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Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options

0 250 500
Meters



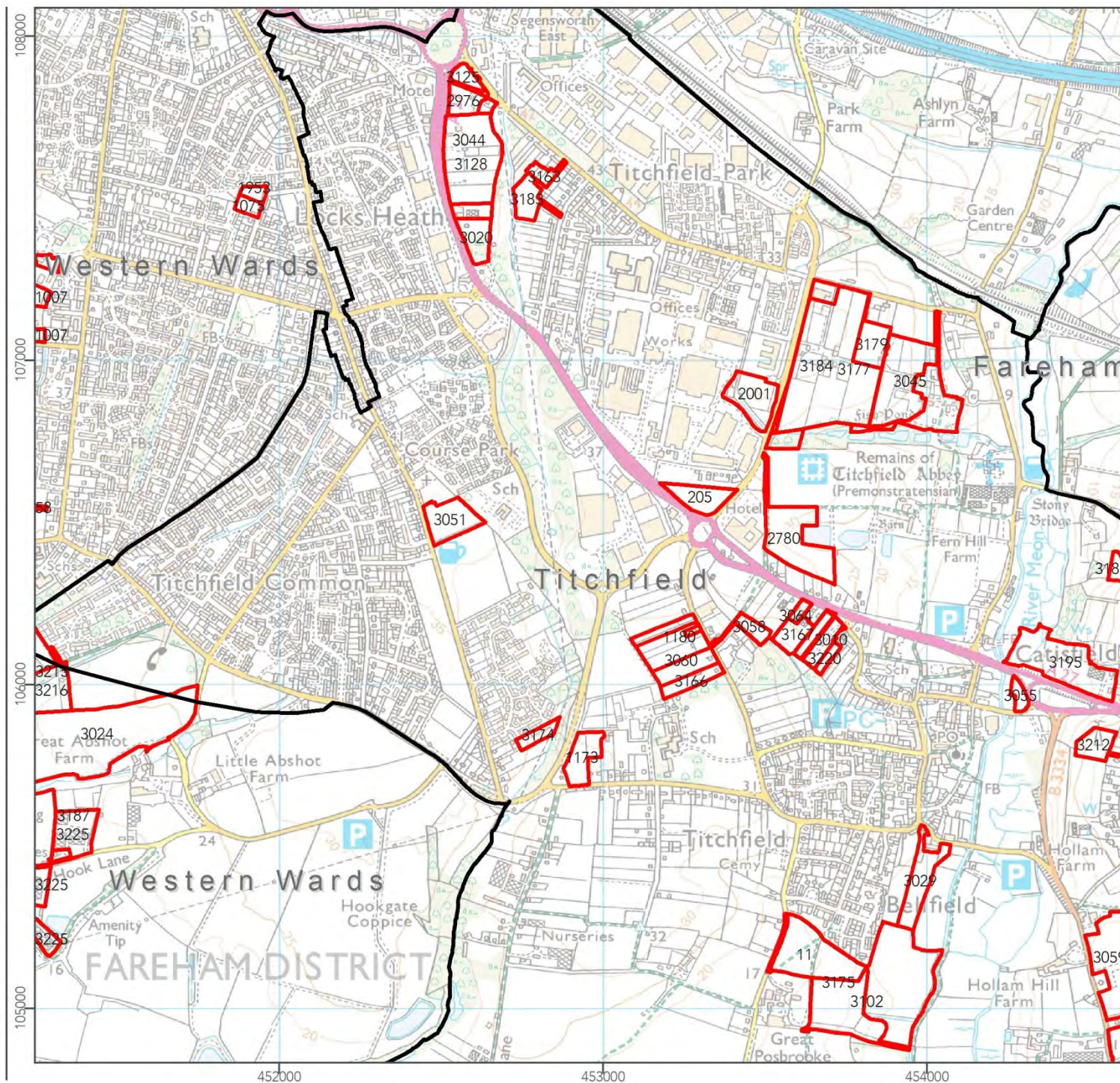
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Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options

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Kilometers



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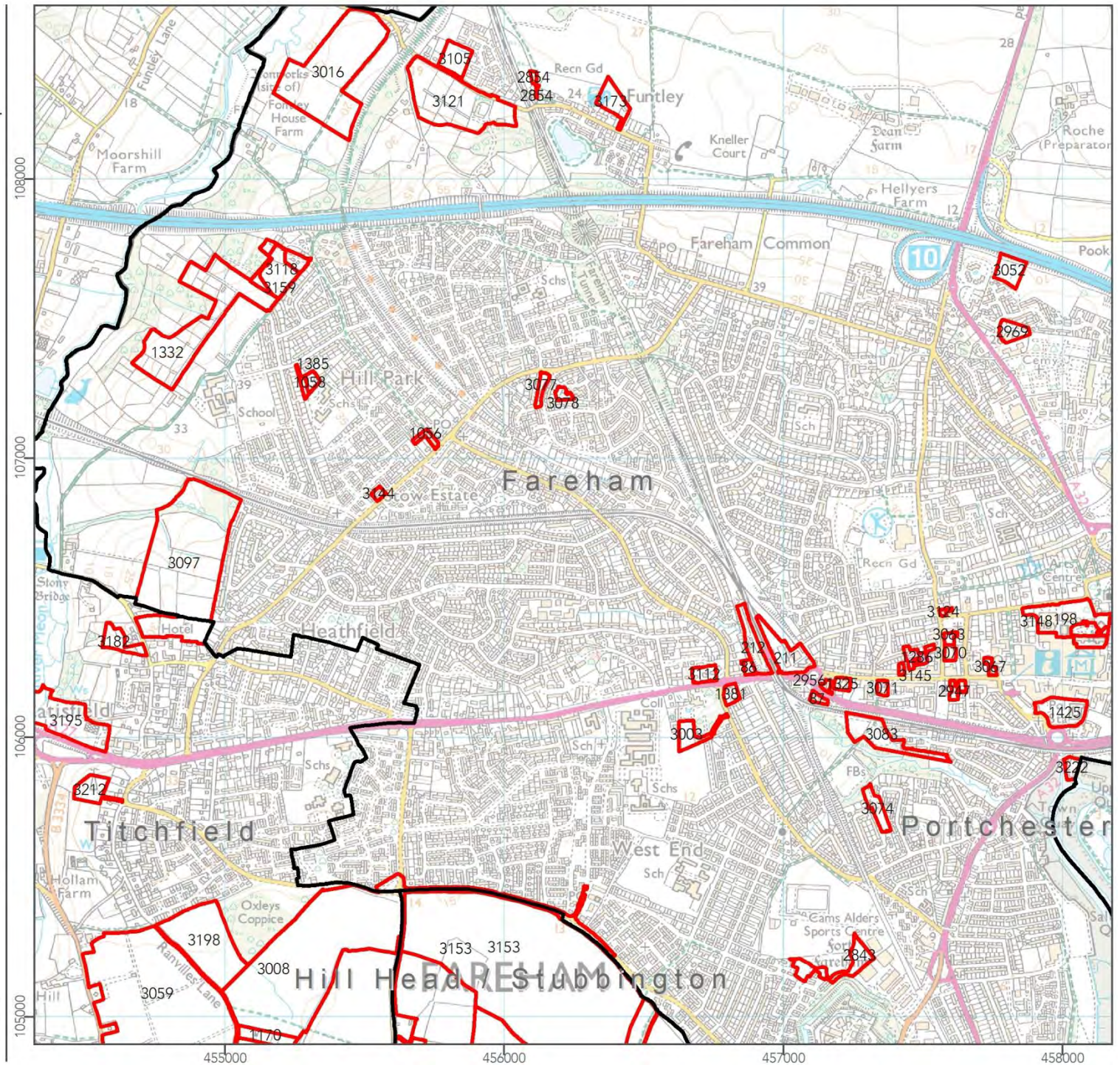
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Drawing number:

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URBAN EDGE Tel: 01273 686 766
ENVIRONMENTAL Email: hello@ueec.co.uk
CONSULTING Web: www.ueec.co.uk



Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options



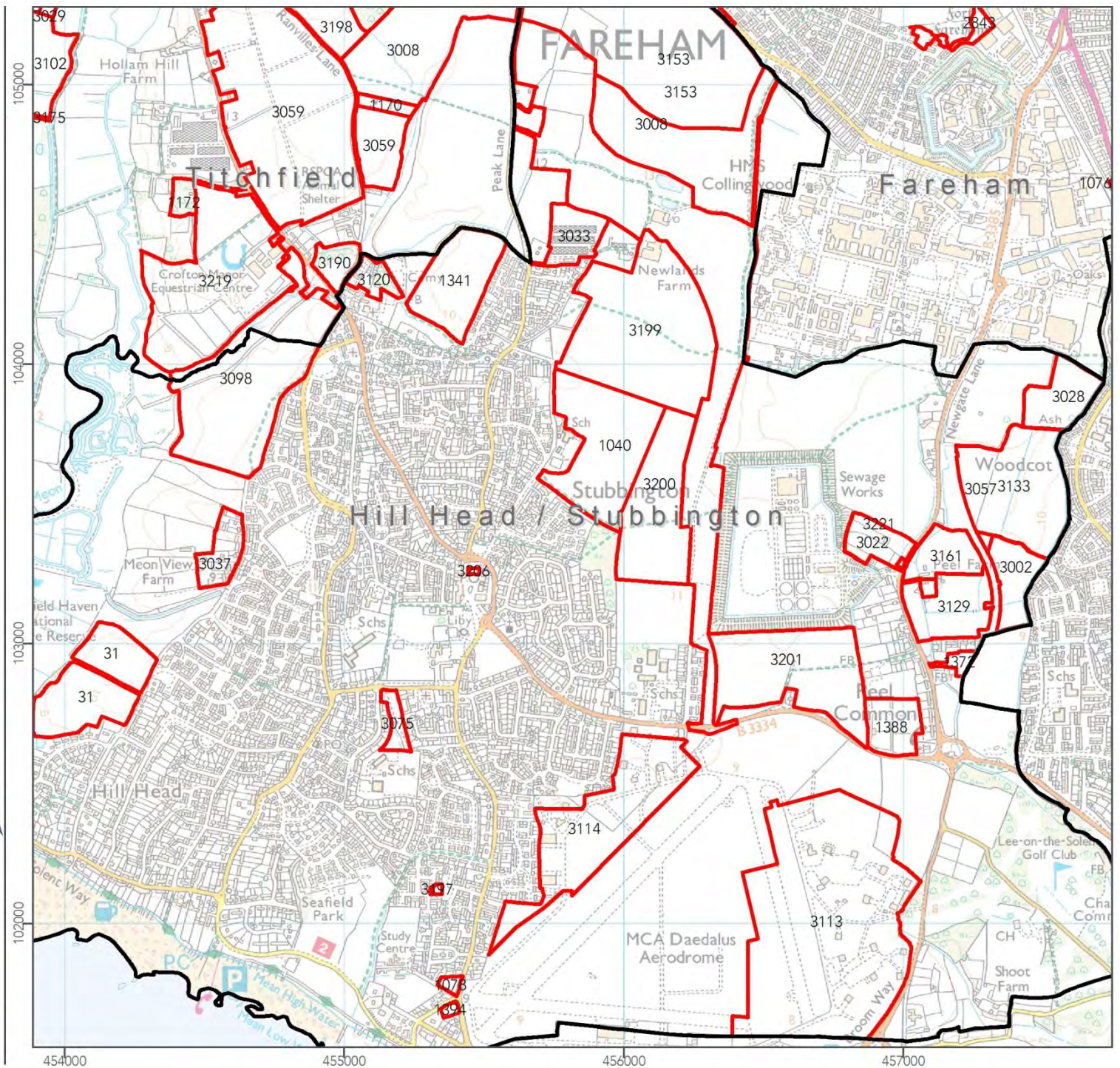
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Date: Dec 2019 Reviewed by: GC

Drawing number:

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Fareham Local Plan

-  Spatial Planning Areas
-  Borough
-  Site Options

0 0.5 1 Kilometers

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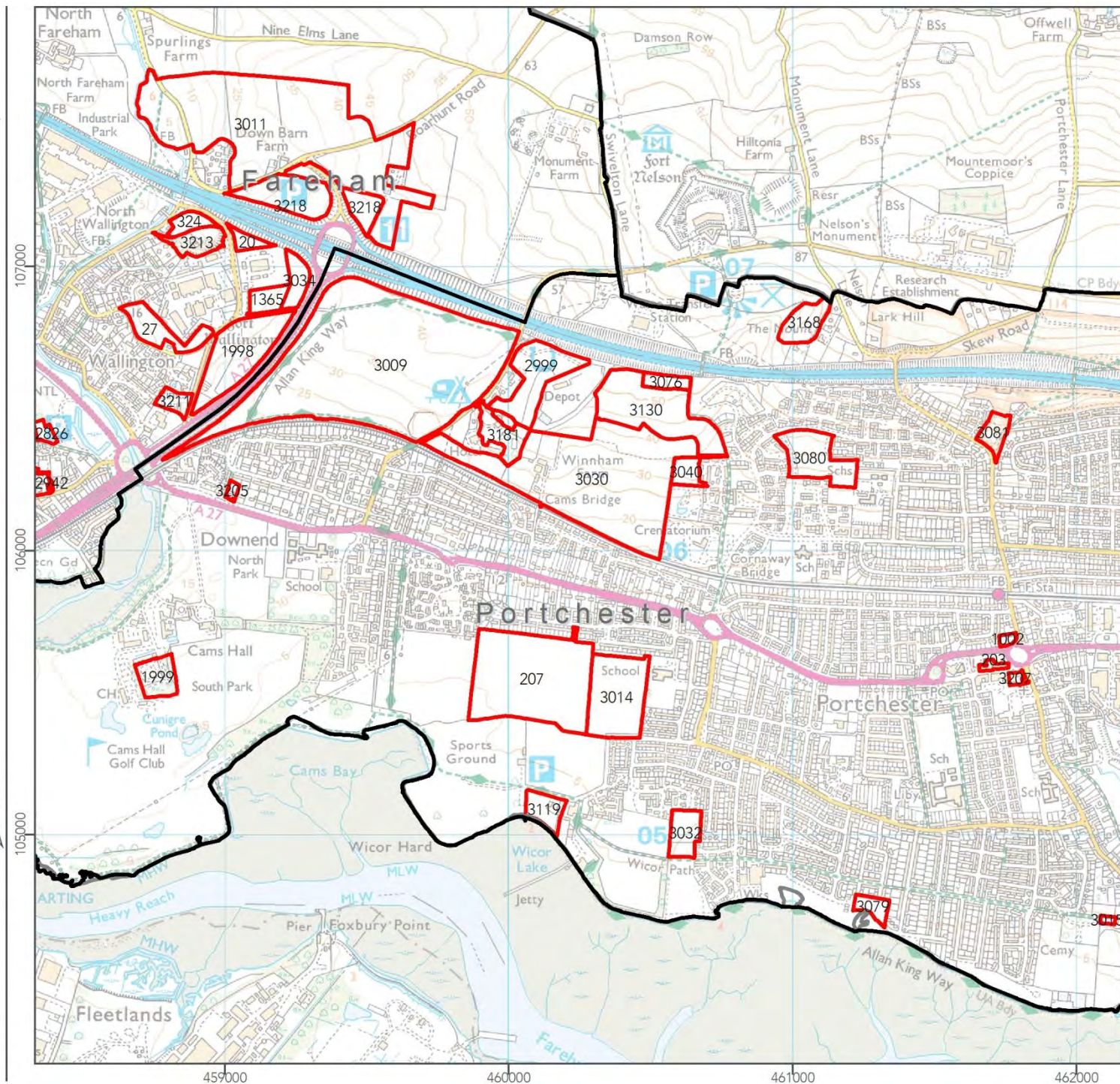
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Appendix II: SEA Framework

Please see insert.

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SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
1	To provide good quality and sustainable housing for all	Q1a	Deliver affordable housing to meet local needs	Housing; Population and quality of life
		Q1b	Provide a mix of dwelling sizes and types to support the local housing market	
		Q1c	Meet the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q1d	Provide housing that is designed and constructed sustainably	
		Q1e	Provide housing that is adaptable to meet changing family needs and the changing climate	
2	To conserve and enhance built and cultural heritage	Q2a	Assess, record and preserve archaeological features and remains, including the Protected Wreck of the Grace Dieu	Landscape; Historic environment
		Q2b	Conserve and enhance the special interest, fabric and setting of buildings and structures of architectural or historic interest and other cultural heritage assets	
		Q2c	Conserve and enhance the special interest, character and appearance of conservation areas and historic (including designed) landscapes	
		Q2d	Support access to, interpretation and understanding of the historic environment	
3	To conserve and enhance the character of the landscape	Q3a	Minimise adverse impacts on the landscape including gaps between settlements	Landscape; Historic environment; Green infrastructure and ecosystems services
		Q3b	Protect and enhance the setting of, and views to and from important landscape features including Portsdown Hill, the South Downs National Park and the coast	
		Q3c	Protect and enhance the setting of important townscapes	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
4	To promote accessibility and encourage travel by sustainable means	Q4a	Actively encourage 'smarter choices' including public transport, walking and cycling	Accessibility and transportation; Population and quality of life; Air quality; Climate change; Green infrastructure and ecosystems services
		Q4b	Provide appropriate travel choices for all residents including the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q4c	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	To minimise carbon emissions and promote adaptation to climate change	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets; Green infrastructure and ecosystems services
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Minimise carbon and other greenhouse gas emissions	
		Q5d	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk	
		Q5e	Support adaptation to climate change	
6	To minimise air, water, light and noise pollution	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water; Green infrastructure and ecosystems services
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality, and assist in achieving Water Framework Directive objectives (Good Status, No Deterioration and Protected Area Objectives)	
		Q6d	Limit contributions to noise and light pollution and reduce exposure to existing sources of pollution	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
7	To conserve and enhance biodiversity	Q7a	Protect and enhance internationally, nationally and locally designated habitats	Biodiversity and geodiversity; Green infrastructure and ecosystems services
		Q7b	Protect and enhance priority habitats, and the habitat of priority species	
		Q7c	Achieve a net gain in biodiversity	
		Q7d	Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure	
		Q7e	Contribute to the achievement of Accessible Natural Greenspace Standards: - 2ha ANG within 300m; 20ha ANG within 2km; 100ha ANG within 5km; 500ha ANG within 10km; at least 1ha of LNR per 1,000 population	
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a	Minimise water consumption and support sustainable levels of water abstraction	Material assets; Soil; Water; Green infrastructure and ecosystems services
		Q8b	Use land efficiently and minimise the loss of best and most versatile agricultural land	
		Q8c	Encourage recycling of household waste	
		Q8d	Encourage recycling of materials and minimise consumption of resources during construction	
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Q9a	Provide accessible jobs	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q9b	Provide a range of jobs and premises	
		Q9c	Facilitate skills enhancement	
		Q9d	Contribute to a low carbon economy	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Q10a	Meet the day to day needs of residents near to where they live	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q10b	Support the vitality and viability of nearby existing and proposed centres	
		Q10c	Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design	
11	To create a healthy and safe community	Q11a	Provide accessible and appropriate healthcare services and facilities for all residents	Health; Population and quality of life; Green infrastructure and ecosystems services
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Minimise opportunities for criminal and anti-social behaviour and the fear of crime	
		Q11d	Provide opportunities to gain access to locally-produced fresh food	
		Q11e	Provide suitable education services for all who require it	
		Q11f	Provide a range of cultural, leisure and community facilities that are accessible by all	

Appendix III: Geographic Datasets

Please see insert.

Dataset 2017	Dataset 2019	Field1	Field2	Search Radii	% Overlap	Proximity
1000m_from_CafesFromWinter2015RetailHea	1000m_from_CafesFromWinter2015RetailHea	Name		25m	Yes	Yes
1200m_from_GPs	1200m_from_GPs	Name		25m	Yes	Yes
1200m_from_SecondarySchools	1600m_from_SecondarySchools	Name		25m	Yes	Yes
1200m_from_TownDistLocalCentre	1600m_from_TownDistLocalCentre	Name		25m	Yes	Yes
600m_from_BusStopsNAPTAN_Oct2015	400m_from_HighFrequencyBusStops	Name		25m	Yes	Yes
800m_from_AccessibleGreenSpaces_Unrestric	800m_from_AccessibleGreenAndPlaySpaces	Name		25m	Yes	Yes
800m_from_ComCentres_PublicandViallHallsLI	800m_from_CommunityAndLeisure	Name		25m	Yes	Yes
800m_from_Newsagent_ConAndPetrolStations	800m_from_Newsagent_ConAndPetrolStations	Name		25m	Yes	Yes
800m_from_PlayEquipmentCORP	800m_from_PlayEquipmentCORP	Name		25m	Yes	Yes
800m_from_PrimaryInfantJuniorSchools	1200m_from_PrimaryInfantJuniorSchools	Name		25m	Yes	Yes
-	1600m_from_MajorEmploymentAreas	Name		25m	Yes	Yes
-	1600m_from_TrainStations	Name		25m	Yes	Yes
LLCA	LLCA	Category	LCA	25m	Yes	Yes
Potential_Marine_SPA	Potential_Marine_SPA	SPA_NAME		30km	Yes	Yes
Potential_SPA	Potential_SPA	SPA_NAME		30km	Yes	Yes
Ramsar	Ramsar	NAME		30km	Yes	Yes
SAC	SAC	SAC_NAME		30km	Yes	Yes
SPA	SPA	SPA_NAME		30km	Yes	Yes
ag_landc_p1988	ag_landc_p1988	ALC_GRADE		500m	Yes	Yes
agri_land_class	agri_land_class	ALC_GRADE		500m	Yes	Yes
Allotments	Allotments	SITE_NAME		500m	Yes	Yes
Ancient_Woodland	Ancient_Woodland	NAME	STATUS	500m	Yes	Yes
AQMA	AQMA	Zone_Name		500m	Yes	Yes
Archaeology_ALERT_Green	Archaeology_ALERT_Green	NAME	CLASS	500m	Yes	Yes
Archaeology_ALERT_Orange	Archaeology_ALERT_Orange	NAME	CLASS	500m	Yes	Yes
Archaeology_ALERT_Red	Archaeology_ALERT_Red	NAME	CLASS	500m	Yes	Yes
Archaeology_ALERT_Yellow	Archaeology_ALERT_Yellow	NAME	CLASS	500m	Yes	Yes
BOAs	BOAs	NAME		500m	Yes	Yes
CoastalChangeMgtArea	CoastalChangeMgtArea	SITE_NAME		500m	Yes	Yes
ConservationArea	ConservationArea	SITE_NAME		500m	Yes	Yes
CountryParks	CountryParks	NAME		500m	Yes	Yes
Existing_Open_Space	Existing_Open_Space	SITE_NAME		500m	Yes	Yes
FloodZone2	FloodZone2	TYPE		500m	Yes	Yes
FloodZone3	FloodZone3	TYPE		500m	Yes	Yes
Historic_Buildings	Historic_Buildings	HBB_SITE_N	HBB_STA_GR	500m	Yes	Yes
Historic_Landfill_Sites_010k	Historic_Landfill_Sites_010k	SITE_NAME		500m	Yes	Yes
ListedBuildings	ListedBuildings	Name	Grade	500m	Yes	Yes
Local_Nature_Reserves	Local_Nature_Reserves	LNR_NAME		500m	Yes	Yes
Marine_Conservation_Zones	Marine_Conservation_Zones	MCZ_NAME	STATUS	500m	Yes	Yes
MineralSafeguardedSitesMWCA_Jul2016	MineralSafeguardedSitesMWCA_Jul2016	Site_Name		500m	Yes	Yes
MineralsMWCA_Jul2016	MineralsMWCA_Jul2016	MIN_RES		500m	Yes	Yes
National_Nature_Reserves	National_Nature_Reserves	NNR_NAME		500m	Yes	Yes
National_Parks	National_Parks	NAME		500m	Yes	Yes
Priority_Habitats_Layer	Priority_Habitats_Layer	PriorityHa		500m	Yes	Yes
Protected_Wrecks	Protected_Wrecks	Name		500m	Yes	Yes
PUBLIC_OPEN_SPACE_ALLOCATIONS	PUBLIC_OPEN_SPACE_ALLOCATIONS	SITE_NAME		500m	Yes	Yes
RVEI	RVEI	SITENAME		500m	Yes	Yes
ScheduledMonument	ScheduledMonument	Name		500m	Yes	Yes
SINCs	SINCs	SITENAME		500m	Yes	Yes
Source_Protection_Zones_50K	Source_Protection_Zones_50K	NUMBER		500m	Yes	Yes
SpatialPlanningAreas	SpatialPlanningAreas	ID		500m	Yes	Yes
SSSI	SSSI	SSSI_NAME		500m	Yes	Yes
-	SW_BGS Network 2017_region	Site_code	Classifica	500m	Yes	Yes

Appendix IV: High Level Assessment Results

Please see insert.

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Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Name												
2	Land at Posbrook Lane (Titchfield Allotments)		++	0	-	+	++	-	0	-	0	0	++
11	Land East of Posbrooke and South of Bellfield		++	+/-	--	+	++	++	-	--	0	0	+
20	Land at Standard Way, Wallington		0	0	+	-	+/-	-	-	--	+	0	-
25	7 Spring Road, Sarisbury Green		+	0	-	+/-	++	++	-	-	0	0	++
27	Land at Military Road		++	+/-	+	+/-	++	-	+/-	-	0	0	+
31	Land West of Old Street, Hill Head		++	0	--	+/-	-	+/-	-	-	0	0	++
46	Rookery Farm		++	+/-	+	+	++	-	+/-	--	0	0	++
58	East of Raley Road		++	0	0	+	++	++	+/-	++	0	0	++
86	1-2 The Avenue		++	0	0	+	-	++	0	++	0	+	+
87	280-282 (UTP) West Street, Fareham		++	0	0	++	++	++	0	++	0	+	-
124	Solent Business Park - Solent 2, Sarisbury		++	0	0	+/-	++	-	--	+/-	++	0	+
158	Norgar House, 10 East Street, Fareham		+	-	0	+	++	++	+/-	++	0	0	+
198	Civic Quarter, Fareham		++	-	0	+	++	++	+/-	++	0	+	-
203	3 - 33 West Street		++	+/-	0	++	-	++	+/-	++	0	0	+
205	Land North of St. Margaret's Roundabout, Titchfield		++	+/-	-	+/-	++	++	0	+/-	0	+	+
207	South of Romsey Avenue		++	0	+	+	++	++	--	--	0	0	++
211	Fareham Railway Station (East)		++	0	0	+	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)		++	0	0	+	-	++	+/-	+/-	0	+	+
324	Land at North Wallington and Standard Way		++	0	+	-	+	--	-	--	0	0	-
1002	Land at corner of Station Road and A27, Portchester		++	+/-	0	+	-	++	+/-	++	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	++	0	+	+/-	++	++	-	-	0	0	+/-
	1007	Land at Heath Road	++	0	0	+	++	++	-	++	0	0	++
	1040	Land East of Burnt House Lane, Stubbington	++	+/-	-	+	-	++	-	--	0	0	++
	1056	The Hampshire Rose, Highlands Road	++	0	0	+	++	++	0	++	0	0	++
	1058	Former Community Facilities, Wynton Way	++	0	0	+	++	++	0	++	0	0	++
	1075	33 Lodge Road, Locks Heath	+	0	0	++	++	++	0	++	0	0	++
	1076	Land between 335-357 Gosport Road, Fareham	+	0	0	+/-	++	++	+/-	++	0	0	+
	1078	Land at Stubbington Lane, Stubbington	+	+/-	0	+/-	+	++	+/-	++	0	0	++
	1144	Newpark Garage, Station Road, Park Gate	++	0	0	+	++	++	0	++	0	0	+
	1168	Land at Rookery Avenue	++	+/-	+	+	++	-	+/-	+/-	+	0	+
	1170	Land at 171 Ranvilles Lane, Titchfield	++	0	-	--	+/-	++	-	--	0	0	+
	1172	Crofton House Site, Titchfield	++	0	--	--	+/-	++	-	--	0	0	-
	1173	Land at Common Lane	++	0	-	-	+	++	0	+/-	0	0	++
	1180	Holly Cottage	++	+/-	-	+	++	++	+/-	+/-	0	0	++
	1203	Swanwick Marina, Bridge Road	++	-	+	+/-	+/-	++	--	+/-	0	0	+
	1249	East of Lower Duncan Road, Park Gate	++	0	0	+	++	++	0	++	0	0	++
	1263	Land North of Greenaway Lane	++	0	+	+/-	++	++	+/-	+/-	0	0	++
	1286	Russell Place, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	+
	1323	Burridge Lodge	+	0	+	-	+	++	+/-	+/-	0	0	+/-
	1324	Land by Durrants Lodge	++	+/-	+	+/-	++	++	-	-	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	1325	Crofton Conservatories, West Street, Fareham	++	0	0	+	++	++	+/-	0	0	+	+
	1332	Fareham Park Farm Site, Fareham	++	+/-	--	+/-	++	-	+/-	-	0	0	++
	1335	Land at Addison Road	++	0	-	+	++	++	0	-	0	0	+
	1336	Land at Rookery Avenue, Whiteley	+	0	+	+	++	-	-	+/-	0	0	++
	1337	Medina Nurseries	+	0	+	+/-	++	++	+/-	-	0	0	-
	1339	Old Orchard, Botley Rd, Swanwick	++	+/-	+	+/-	++	++	-	-	0	0	--
	1341	Land south of Oakcroft Lane, Stubbington	++	+/-	-	+/-	+/-	++	-	-	0	0	+/-
	1349	69 Botley Road, Park Gate	++	0	-	+	++	-	0	+/-	0	0	+
	1356	187 Botley Road - Site A Proposal	+	0	-	-	+	++	+/-	-	0	0	+
	1360	Land at Beacon Bottom	++	0	-	+	++	++	0	-	0	0	+
	1365	Land opposite Fort Wallington Industrial Estate, Military Road, Wallington	0	0	+	-	+/-	+/-	+/-	--	+	0	0
	1372	Newgate Lane Peel Nook	+	0	-	-	+	++	0	--	0	0	-
	1381	Croft House, Fareham	++	+/-	0	+	++	++	+/-	0	0	0	+
	1382	Land at Brook Lane	++	+/-	+	+	++	++	+/-	-	0	0	++
	1385	Former Kershaw Day Centre, Wynton Way	0	0	0	+	++	++	0	++	0	0	++
	1388	Land at Junction of Newgate Lane	++	+/-	-	+/-	+	++	0	--	0	0	-
	1394	Land at Sea Lane, Stubbington	+	+/-	0	-	+	++	+/-	++	0	0	++
	1423	23-35 Bridge Road, Park Gate	+	0	0	+	++	++	0	++	0	0	++
	1425	Market Quay Car Park, Fareham	++	+/-	0	+	++	+/-	+/-	+/-	0	+	++
	1953	Nook Caravan Park (Northern Portion), Laurel Close, Locks Heath	+	0	0	+	++	++	0	++	0	0	++

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	1974	130-136 West Street, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	+
	1996	Land R/O 123 Bridge Road, Park Gate	+	0	0	+	++	++	-	+/-	0	0	++
	1998	Pinks Hill, Wallington	++	+/-	+	+/-	+	-	+/-	--	0	0	+
	1999	Walled Garden, Cams Hall	0	+/-	--	-	+/-	++	+/-	--	+	0	+
	2001	Midpoint 27, Cartwright Drive	0	+/-	0	+/-	+	++	-	--	+	0	++
	2780	Friary Meadow, Cartwright Drive, Fareham	++	+/-	--	+	++	++	+/-	-	0	0	+/-
	2826	Lysses Car Park, Fareham	++	-	0	+	++	++	+/-	+/-	0	+	++
	2843	Land South of Cams Alders	++	-	0	+	++	++	-	++	0	+	++
	2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
	2851	The Genesis Centre, Locks Heath Centre	++	0	0	+	++	++	-	++	0	0	++
	2853	Land R/O Red Lion Hotel and Bath Lane, Fareham	++	+/-	0	+	++	++	+/-	+/-	0	+	+
	2854	Rear of 9-11 Funtley Road, Fareham	+	+/-	0	-	+	++	+/-	-	0	0	+
	2890	Egmont Nursery, Warsash	+	+/-	+	+/-	+	++	+/-	-	0	0	+
	2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
	2942	Wykham House School, Fareham	++	-	0	+	++	++	+/-	++	0	+	+
	2947	142-144 West Street	+	+/-	0	+	++	++	+/-	++	0	+	+
	2956	Delme Court, Fareham	++	0	0	+	++	++	+/-	0	0	+	-
	2968	The Meadows (C2) -71 units	++	+/-	0	+	++	++	+/-	-	0	+	+/-
	2969	100 Wickham Road	++	+/-	0	-	+/-	-	+/-	-	0	0	+
	2976	237 Segensworth Road	++	0	-	-	+	++	0	+/-	0	0	++

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	2997	187 Botley Road, Burrridge - Site B	++	0	-	-	+	++	+/-	+/-	0	0	+
	2998	187 Botley Road, Burrridge - Site C	++	0	-	-	+	++	+/-	+/-	0	0	+
	2999	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	++	+/-	-	-	+/-	--	--	--	0	0	-
	3000	Land at 60 Swanwick Lane	++	+/-	-	-	+	++	+/-	+/-	0	0	-
	3002	Land East of Newgate Lane South (A), Fareham	++	0	--	+/-	++	++	-	--	0	0	-
	3003	Land Rear of 23 The Avenue, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	++
	3004	Land South of Hook Park Road, Warsash	++	-	-	-	-	-	-	-	0	0	+/-
	3005	Land south of Greenaway Lane	++	+/-	+	+/-	++	++	+/-	+/-	0	0	-
	3006	Land at Havelock and Newtown Roads, Warsash	++	+/-	0	+/-	++	++	+/-	++	0	0	-
	3007	Land south of Swanwick Lane, Upper Swanwick	+	+/-	+	--	+/-	++	+/-	--	0	0	-
	3008	Land South of Longfield Avenue, Fareham	++	+/-	-	+	++	++	-	--	0	0	++
	3009	Land West of Downend Road, Portchester	++	+/-	+	+/-	++	--	+/-	--	0	0	+
	3010	Land at Southampton Road, Titchfield	++	+/-	--	+	++	++	+/-	+/-	0	0	++
	3011	Land at Down Barn Farm, Boarhunt Road	0	-	-	-	+/-	+/-	+/-	--	++	0	-
	3012	Cawtes Reach, Brook Avenue, Warsash	+	0	+	+/-	+	++	+/-	-	0	0	-
	3014	Land at Cranleigh Road	++	0	+	+	++	++	-	-	0	0	++
	3015	Land West of Anchor House, Wicor Path, Portchester	+	-	--	+/-	++	++	+/-	++	0	0	++
	3016	Land to the South of River Lane, Fareham	++	+/-	--	+/-	+	++	-	--	0	0	+
	3017	Land adj Swanwick Lane, Swanwick	++	0	-	-	+	++	+/-	-	0	0	-
	3018	Land east of Bye Road, Swanwick	+	0	-	-	+/-	++	+/-	+/-	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Name												
3019	Land East of Brook Lane, Warsash		++	0	+	+/-	++	++	+/-	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham		++	0	-	+/-	++	++	0	+/-	0	0	++
3022	Land West of Newgate Lane, Stubbington		++	+/-	--	-	+/-	++	0	--	+	0	-
3023	Land west of 69 Botley Road		++	0	-	+	++	++	+/-	-	0	0	+
3024	Land at Great Abshot, Warsash		++	+/-	-	-	+	-	+/-	-	0	0	++
3025	Little Park Farm, Park Gate		++	+/-	0	+/-	++	-	+/-	-	+	+/-	++
3026	Eyersdown Farm, Burridge		++	+/-	+/-	-	+/-	++	--	-	0	0	-
3027	21 Burridge Road, Burridge		++	+/-	-	-	+/-	++	+/-	+/-	0	0	-
3028	Copps Field, East of Newgate Lane, Fareham		++	0	--	+/-	++	++	-	+/-	0	0	-
3029	Land south of Bridge Street, Titchfield		++	+/-	-	+	++	++	-	-	0	0	++
3030	Winnham Farm, East of Downend Road		++	+/-	-	+	++	-	-	-	0	0	++
3032	Moraunt Drive, Portchester		++	0	--	+	++	++	+/-	++	0	0	0
3033	Land at Peak Lane Nurseries, Stubbington		++	+/-	-	-	-	++	+/-	--	0	0	+
3034	Land rear of Waste Transfer Station, Military Road, Wallington (up to here)		0	0	+	-	+/-	+/-	+/-	--	+	0	0
3036	Land west of Sovereign Crescent, Titchfield Common		++	0	--	+/-	+	+/-	-	+/-	0	0	++
3037	Land West of Old Street, Stubbington		+	+/-	--	+/-	++	++	+/-	+/-	0	0	++
3038	Land in Upper Swanwick, Swanwick		++	+/-	-	+/-	+	+/-	-	-	0	0	++
3040	Land west of Northfield Park		++	0	0	+/-	++	++	+/-	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield		++	0	-	+/-	-	++	0	+/-	0	0	++
3045	Carron Row Farm Segensworth East, Titchfield		++	+/-	--	+/-	+	++	+/-	-	0	0	++

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	3046	Land adjacent to 79 Greenaway Lane	++	0	+	+/-	++	++	+/-	+/-	0	0	++
	3047	Land on south west side of Botley Road, Swanwick	+	+/-	+	+/-	++	++	-	-	0	0	++
	3048	Land at Glen House, Swanwick	++	-	+	--	+/-	-	+/-	-	0	0	0
	3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
	3050	Land at Brook Avenue	++	+/-	+	+/-	+	++	+/-	-	0	0	+
	3051	Land at Hunts Pond Road, Titchfield	++	+/-	-	+/-	++	++	0	+/-	0	0	+/-
	3052	Land to the East of Furze Court, Wickham Road	++	0	-	-	+	--	0	--	0	0	-
	3054	Land at Segensworth West, Telford Way, Fareham	0	+/-	0	+/-	++	++	+/-	-	++	0	0
	3055	Land at Southampton Road, Titchfield	+	+/-	--	+	-	++	+/-	-	0	0	++
	3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
	3057	Land east of Newgate Lane, Fareham	++	+/-	--	+/-	++	++	-	--	0	0	+
	3058	Land east of St Margarets Lane, Titchfield	++	+/-	--	+	++	++	-	+/-	0	0	+
	3059	Land East of Titchfield Road, Titchfield	++	+/-	-	+/-	++	++	+/-	--	0	0	+
	3060	Land west of St Margaret's Lane, Titchfield	++	+/-	-	+	++	++	0	+/-	0	0	++
	3061	Land to rear of 310 Botley Road, Burridge	++	+/-	+	-	+/-	++	-	+/-	0	0	+
	3063	Trinity Street Car Park, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	+
	3064	320 Southampton Road, Titchfield	++	+/-	--	+	++	++	0	+/-	0	0	++
	3067	119 West Street and Land to Rear, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	+
	3070	Magistrates Court, Trinity Street, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	+
	3071	194-206 West Street and Crescent Road, Fareham	++	0	0	+	++	++	+/-	++	0	+	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	3073	Land at Addison Road	++	0	-	+	++	++	0	-	0	0	--
	3074	Land at Alexander Grove, Fareham	+	0	0	+	++	++	-	++	0	0	--
	3075	Land at Bells Lane, Stubbington	++	+/-	0	+	++	++	+/-	++	0	0	--
	3076	Danes Road Grazing Land, Portchester	++	+/-	+	-	+/-	-	+/-	--	0	0	+
	3077	Land at Frosthole Close (west) , Fareham	+	0	0	+	++	++	0	++	0	0	--
	3078	Land at Frosthole Close (east) , Fareham	+	0	0	+	++	++	0	++	0	0	--
	3079	Land at Grove Avenue, Portchester	++	0	--	+	-	+/-	--	++	0	0	--
	3080	Land at High View, Dore Ave, Portchester	++	0	0	+/-	+	++	0	+/-	0	0	--
	3081	Land at Hill Road, Portchester	++	0	--	+	++	++	-	++	0	0	--
	3082	Hook Recreation Ground, Hook	++	-	--	--	-	-	-	+/-	0	0	--
	3083	Land at The Gillies r/o Belvoir Estate, Fareham	++	+/-	0	+	-	++	-	0	0	+	--
	3084	Land at Rossan Ave, Warsash	+	+/-	-	+/-	+/-	++	--	++	0	0	--
	3085	Land at New Road, Warsash (north)	+	0	+/-	-	+	+/-	--	++	0	0	--
	3088	Warsash Maritime Academy	++	+/-	--	+/-	-	++	-	+/-	0	0	+
	3097	Catisfield Lane, Fareham	++	-	--	+/-	++	++	+/-	-	0	0	++
	3098	Land West of Cuckoo Lane, Stubbington	++	+/-	--	+/-	-	++	--	--	0	0	++
	3100	East of Botley Road, Burridge	++	0	+	+/-	-	++	+/-	-	0	0	+/-
	3102	Land east of Posbrook Lane, Titchfield	++	+/-	--	+/-	-	++	--	--	0	0	+/-
	3103	Land at Rookery Avenue / 112 Botley Road	+	0	+	+/-	++	-	+/-	+/-	0	0	+
	3104	East of Lower Duncan Road / 4-14 Botley Road, Park Gate	++	0	0	+	++	++	0	++	0	0	++

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	3105	Land North of Funtley Road	++	0	--	-	+/-	++	0	-	0	0	+
	3106	Land adj to 316 Botley Road, Burridge	+	0	+	-	+/-	++	+/-	-	0	0	+
	3107	Land at Rookery Farm - Residential Area East	+	+/-	+	+	++	++	+/-	-	0	0	++
	3108	Land at Rookery Farm West, Swanwick	++	+/-	+	-	+	++	+/-	--	0	0	-
	3109	Land off Sopwith Way, Swanwick	++	+/-	-	--	+/-	++	+/-	+/-	0	0	+
	3110	Land south of Holly Hill Lane, Sarisbury	++	+/-	-	+/-	+	++	+/-	+/-	0	0	++
	3112	16-20 The Avenue, Fareham	++	+/-	0	+	++	++	0	++	0	0	-
	3113	Daedalus East (Faraday) - Extended	0	--	+/-	-	+/-	++	-	+/-	++	0	+/-
	3114	Daedalus West (Swordfish) - Extended	0	+/-	0	+	++	++	-	+/-	++	0	++
	3116	Cherry Tree Industrial Park, Burridge	++	0	+	-	+/-	++	+/-	+/-	0	0	+
	3117	Land at Rookery Farm, Botley Road, Swanwick	++	+/-	+	+	++	-	+/-	--	0	0	++
	3118	Land at Hope Lodge, Fareham	++	0	--	+/-	++	-	+/-	-	0	0	+
	3119	Wicor Farm, Cranleigh Road, Portchester	+	0	--	-	-	+/-	-	--	0	0	--
	3120	The Grange, Oakcroft Lane, Stubbington	++	-	-	-	-	++	+/-	--	0	0	--
	3121	Land South of Funtley Road, Fareham	++	0	--	-	+	++	+/-	-	0	0	+
	3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	+
	3123	177-181 Botley Road, Burridge	+	+/-	-	-	+	++	+/-	+/-	0	0	+
	3125	Land at Segensworth Roundabout	++	0	-	-	+	++	0	+/-	0	0	++
	3126	North and South of Greenaway Lane, Warsash	++	+/-	+	+	++	++	+/-	+/-	0	0	++
	3128	Southampton Road, Titchfield Common	++	0	-	+/-	-	++	+/-	-	0	0	++

Fareham Local Plan Review Site Allocation Options			SEA Objective									
ID	Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3129	Land West of Newgate Lane South, Stubbington	++	+/-	--	-	+	++	-	-	0	0	-
3130	Land East of Downend Road, Portchester (North of Winnham Farm)	++	0	-	+/-	++	--	+/-	--	0	0	++
3133	Newgate Lane South, Peel Common	++	+/-	--	+/-	++	++	-	--	0	0	+
3142	1 Station Industrial Park, Duncan Road, Park Gate	++	0	0	+	++	++	0	+/-	0	0	-
3144	132 Highlands Road, Fareham	+	0	0	+	++	++	0	++	0	0	++
3145	189-199 West Street, Fareham	+	+/-	0	+	++	++	+/-	++	0	0	+
3146	Former Wavemar Electronics Building, Middle Road, Park Gate	+	0	0	+	++	++	0	++	0	0	++
3148	Civic Quarter, Fareham	0	-	0	+	++	++	+/-	++	+	0	+
3149	Former Scout Hut, Coldeast Way, Sarisbury Green	+	0	0	+/-	++	++	+/-	+/-	0	0	++
3151	Cherry Tree Industrial Park, Burridge	++	+/-	+	-	+/-	++	+/-	+/-	0	0	+
3153	Newlands Farm - Built Portion of Masterplan	++	+/-	0	+	++	++	-	--	0	+	++
3156	18-23 Wykeham Place (Former Sports Hall)	+	-	0	+	++	++	+/-	++	0	+	+
3159	Land South of Hope Lodge	++	0	--	+/-	++	-	+/-	-	0	0	+
3160	123 Barnes Lane	++	0	-	+/-	++	++	+/-	-	0	0	++
3161	Land West of Newgate Lane	++	+/-	--	-	+	++	-	-	0	0	-
3162	Land West of Lockswood Road	++	+/-	+	+/-	++	++	+/-	-	0	0	++
3163	195-205 Segensworth Road	+	0	-	-	+/-	++	+/-	--	0	0	+
3164	Land East of Brook Lane	++	+/-	--	+	++	++	+/-	-	0	0	++
3165	Bursledon Brickworks Swanwick Lane Lower Swanwick	++	+/-	-	-	+/-	-	+/-	+/-	0	0	-
3166	Haykin, St Margaret's Lane	+	+/-	-	+	++	++	+/-	+/-	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective									
ID	Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3167	Land to rear of 320 Southampton Rd	++	+/-	--	+	++	++	+/-	+/-	0	0	++
3168	Land Off Nelson Lane, Portchester	+	+/-	-	-	+/-	+/-	+/-	+/-	0	0	++
3171	23 Bridge Road	+	+/-	0	+	++	++	0	++	0	0	++
3172	24 Raley Road	++	+/-	0	+	++	++	+/-	++	0	0	++
3173	Land at 86 Funtley Road	++	+/-	0	+/-	+	++	0	--	0	0	+
3174	399-403 Hunts Pond Road	++	0	-	-	-	++	+/-	+/-	0	0	++
3175	Posbrook Lane	++	+/-	--	+/-	-	++	--	--	0	0	++
3176	Land at Holly Hill Lane	++	+/-	-	+/-	+	++	+/-	-	0	0	++
3177	Land south of Segensworth Road	++	-	--	+	++	++	+/-	-	0	0	++
3178	Land west of Botley Road, Burrridge	++	+/-	-	+/-	+	+/-	+/-	-	0	0	++
3179	Carron Row Farm	++	+/-	--	--	+/-	++	0	-	0	0	+
3180	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
3181	Ellerslie House, Downend Road	++	+/-	-	-	+/-	+/-	+/-	--	0	0	-
3182	Kingfisher House, Fishers Hill	+	-	--	-	+/-	++	0	-	0	0	-
3183	Land at 18 Titchfield Park Road	++	0	-	-	-	++	+/-	-	0	0	+
3184	Land East of Cartwright Drive	++	-	--	+/-	+	++	+/-	-	0	0	+/-
3185	Land East of Glen Road	++	+/-	-	+	++	-	+/-	--	0	0	--
3186	Land to rear of September Cottage, Brook Ave	+	+/-	+	-	+/-	++	+/-	-	0	0	+
3187	Lowater Nursery, Hook Lane	++	+/-	-	--	+/-	++	0	-	0	0	+
3188	177-181 Botley Road	+	+/-	-	-	+	++	+/-	+/-	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	3189	Land rear of 59 Greenaway Lane	+	+/-	+	+/-	+	++	+/-	-	0	0	++
	3190	Land at Titchfield Road and Ranvilles Lane	++	+/-	-	-	-	++	-	-	0	0	+
	3191	Land off Lockwood Road, Warsash	+	0	+	+/-	++	++	+/-	+/-	0	0	-
	3194	Bassaire Ltd, Duncan Road	+	0	0	+	++	++	0	+/-	0	0	+
	3195	Conifer Rise	++	+/-	--	+	-	++	+/-	-	0	0	++
	3197	Land at Springfield Way	+	0	0	-	+	++	+/-	++	0	0	--
	3198	Newlands Plus - Area A	++	0	-	-	+	++	+/-	--	0	0	-
	3199	Newlands Plus - Area B1	++	+/-	-	+/-	-	++	-	--	0	0	+
	3200	Newlands Plus - Area B2	++	+/-	-	-	+/-	++	-	--	0	0	+
	3201	Newlands Plus - Area C	++	+/-	-	+/-	++	++	0	--	0	0	+
	3204	20-22 Botley Road, Park Gate	+	+/-	0	+	++	++	0	++	0	0	++
	3205	20 Cams Hill, Fareham	+	+/-	0	+/-	++	++	+/-	++	0	0	-
	3206	27A Stubbington Green	+	-	0	+	++	++	0	++	0	0	++
	3207	6-12 West Street, Portchester	++	-	0	++	-	++	+/-	++	0	0	+
	3209	116 Bridge Road, Sarisbury Green	+	+/-	0	++	++	++	0	+/-	0	0	++
	3210	21 Burridge Road, Burridge	+	+/-	-	-	+/-	++	+/-	+/-	0	0	-
	3211	Land South of 1 & 6 Woodlands, Pinks Hill	++	+/-	+	+	++	-	-	--	0	+	+
	3212	Fareham MF Site, Ranvilles Lane	++	+/-	-	+	++	++	0	-	0	+	+
	3213	Maindell Pumping Station, Fareham	++	+/-	+	+/-	+	--	-	--	0	+	-
	3214	Land at Beacon Bottom II Outside	++	0	-	-	+/-	-	+/-	-	0	0	+

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
	3215	The Paddocks	+	0	--	+/-	+	-	-	-	0	0	++
	3216	Land to the south of Sovereign Crescent	++	+/-	--	-	+	-	-	-	0	0	++
	3217	Fleet End South East	++	+/-	--	+/-	-	-	-	+/-	0	0	++
	3218	Monument Farm	0	+/-	-	-	+/-	--	+/-	--	+	0	-
	3219	Crofton Equestrian Centre	++	-	--	-	-	++	-	--	0	0	+
	3220	Southampton Hill	++	+/-	-	+	++	++	+/-	+/-	0	0	++
	3221	Land South of Solar Farm, Newgate Lane, Stubbington	++	+/-	--	-	+	++	0	--	0	0	-
	3222	Tarmac Trading Ltd, Upper Wharf, Fareham	++	--	0	++	-	-	+/-	+/-	0	0	+
	3223	Land adjoining Friends Farm, Swanwick	+	-	+	+/-1	++	++	0	-	0	0	+
	3224	Land South of Swanwick Lane	++	+/-	+	-	+	++	0	-	0	0	-
	3225	Lowater Nursery Employment Site, Hook Lane	0	-	--	--	+/-	++	+/-	--	+	0	-
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	Key to the High Level Assessment Matrix												
	++	Likely strong positive effect											
	+	Likely positive effect											
	0	Neutral/no effect											
	-	Likely adverse effect											
	--	Likely strong adverse effect											
	+/-	Uncertain/mixed effects											
	SEA Objectives												
1	To provide good quality and sustainable housing for all												
2	To conserve and enhance built and cultural heritage												
3	To conserve and enhance the character of the landscape												
4	To promote accessibility and encourage travel by sustainable means												
5	To minimise carbon emissions and promote adaptation to climate change												
6	To minimise air, water, light and noise pollution												
7	To conserve and enhance biodiversity												
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)												

Fareham Local Plan Review Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	ID	Name											
9		To strengthen the local economy and provide accessible jobs available to residents of the borough											
10		To enhance the vitality and viability of centres and respect the settlement hierarchy											
11		To create a healthy and safe community											

Appendix V: Updated Baseline Information

Please see insert.

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URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan

Baseline Update

December 2019

Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan

Baseline Update

Client:	Fareham Borough Council
Report No.:	UE-0192 SEA- Baseline Update_7_191210
Version:	8
Status:	Final
Date:	December 2019
Author:	Giulia Civello
Checked:	Nick Pincombe
Approved:	Nick Pincombe

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Abbreviations

AHBR	Archaeology and Historic Buildings Record
ALC	Agricultural Land Classification
ALS	Abstraction Licensing Strategies
AQMA	Air Quality Management Areas
ATL	Advance The Line
BAP	Biodiversity Action Plan
BMV	Best and most versatile
BOA	Biodiversity Opportunity Areas
BRT	Bus Rapid Transit
CCMA	Coastal Change Management Areas
CO / CO ₂	Carbon monoxide / carbon dioxide
CRoW	Countryside and Rights of Way Act
DSP	Development Sites and Policies
GI	Green Infrastructure
GIS	Geographic Information Systems
GVA	Gross Value Added
HTL	Hold The Line
LA / LPA	Local Authority / Local Planning Authority
LBAP	Local Biodiversity Action Plan
LNR	Local Nature Reserve
LP	Local Plan
LSOA	Lower super output areas
MR	Managed Realignment
MWh	Megawatt hour
NAI	No Active Intervention
NIA	Nature Improvement Areas
NNR	National Nature Reserve
NO ₂	Nitrogen dioxide
NPPF	National Planning Policy Framework
Pb	Lead
PM ₁₀	Particulates
PfSH	Partnership for South Hampshire (formerly Partnership for Urban South Hampshire – PUSH)
PPPs	Policies, plans or programmes
RSL	Registered Social Landlord
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHS	South Hampshire Strategy
SINC	Sites of Importance for Nature Conservation
SMP	Shoreline Management Plan
SO ₂	Sulphur dioxide
SPA	Special Protection Areas
SPZ	Source Protection Zones
SRTM	South Hampshire Sub-regional Transport Model
SSSI	Sites of Special Scientific Interest
WCA	Wildlife and Countryside Act

WFD	Water Framework Directive
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1 Accessibility and Transportation

1.1 Summary of Policy and Plan Review

- 1.1.1 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.
- 1.1.2 The PPPs highlight that congestion and poor air quality resulting from transport are key issues for a number of locations in the wider South Hampshire sub-region. Regional and local plans therefore focus on appropriate design, location and layout of development, increasing investment in infrastructure, improving the quality and accessibility of public transport, supporting walking and cycling, and enhancing road safety. The Hampshire Local Transport Plan 2011 to 2031¹ sets out the transport plan for the county.
- 1.1.3 Key policies outline that the use of public transport, cycling and walking should all be encouraged by creating more cycling networks, connecting and improving current links and networks, pedestrian proofing travel infrastructure, encouraging public transport use and discouraging single car use. New residential and employment development should be planned with good accessibility to transport services and facilities and walking and cycling networks. Transport planning should aim to minimise negative effects on the environment, and should be fully integrated with other areas of policy making, for example, economic development, energy and land-use planning.

1.2 Transportation Infrastructure

- 1.2.1 Fareham borough is easily accessed via Junctions 9 (west Fareham), 10 and 11 (east Fareham) of the M27 motorway, which provides good regional and national transport links via the Strategic Road Network, although junction 10 of the motorway is currently east-facing only and does not allow all-moves interchanges. The motorway junctions are all connected to the A27, which transects the borough east to west. The A32 offers connectivity to the eastern areas, crossing the borough in a north-south direction, joining the A27 in Fareham town centre. The north west of the borough can be accessed from the A27 via the A3051.
- 1.2.2 There are three rail stations in Fareham borough; one to the west of the borough in Swanwick, one in Fareham town centre and Portchester station in the east. Fareham rail station is located on the south coast rail route, and the town has direct trains to a range of destinations including London (Victoria and Waterloo), Portsmouth, Southampton, Brighton, Bristol and Cardiff.

¹ HCC (2013): *Hampshire Local Transport Plan 2011 – 2031*. Accessed online [3/6/19] at:

<http://documents.hants.gov.uk/transport/HampshireLTPPartALongTermStrategy2011-2031RevisedApril2013.pdf>

Fareham rail station and town centre are connected to Gosport town centre via the Eclipse Bus Rapid Transit service which runs along a disused rail line for part of the route.

- 1.2.3 The main regional airports are: Southampton Airport, which is approximately 24 kilometres (15 miles) from Fareham town centre and Bournemouth which is approximately 70km (43mi) away. Both Gatwick and Heathrow Airports are approximately 110km (68mi) away. Two international sea ports, Portsmouth European Ferryport and Southampton cruise liner and container port, are relatively close (11km/7mi and 22km/14mi, respectively). Figure 1.16 shows the area's road and rail network.
- 1.2.4 Fareham's local cycling strategy produced an action plan for the promotion of cycling and the development of cycle infrastructure². As a result, there are extensive off the road routes in Locks Heath and Whitely, and a mix of on road and off road paths in the town centre. Various other routes are present on some link roads³. Additionally, Fareham borough is part of the National Cycle Network, which links cities all over the country by cycle routes. There is a network of public bridleways across the borough. Information on these routes and their locations is freely accessible via the Hampshire County Council (HCC) website⁴. HCC has also produced a cycling strategy through to 2025⁵ and the HCC walking strategy⁶ which set out a strategic framework to support the implementation of cycling and walking measures in the county.

1.3 Car Ownership, Commuting and Modal Share

- 1.3.1 The available road, rail and air links mask potential accessibility issues in the future. Congestion on the local road network, particularly around Junctions 10 and 11 of the M27, is a major issue, and one which is likely to increase as the emerging Local Plan is implemented. Due partly to Fareham's relative affluence, car ownership in the borough is higher than regional and national averages – according to the latest data available, 86.6% of households in Fareham have access to a car or van, compared to 81.4% for the South East and 74.2% for England⁷ (2011 census data). The number of households owning two or more cars is also higher than regional and national averages; see Figure 1.1.

² FBC (2005): *Fareham Cycle Strategy 2005-2011*. Accessed online [9/5/19] at:

<https://www.fareham.gov.uk/pdf/planning/cyclestrategy.pdf>

³ FBC (2010): *Fareham Cycle Map*. Accessed online [9/5/19] at: <http://www.fareham.gov.uk/pdf/planning/cyclemap.pdf>

⁴ Mapping Hampshire's countryside, accessed online[9/5/19] at:

<http://localviewmaps.hants.gov.uk/LocalViewmaps/Sites/ROWOnline/#>

⁵ HCC (2015): *Hampshire Cycling Strategy*. Accessed online [30/5/19] at: <http://documents.hants.gov.uk/transport-strategy-documents/HampshireCyclingStrategy.pdf>

⁶ HCC (2016): *Hampshire Walking Strategy*. Accessed online [3/6/19] at: <https://www.hants.gov.uk/get-decision-document?documentId=16315&file=Hampshire%20Walking%20Strategy%20-%20Appendix%202.pdf&type=pdf>

⁷ Official Labour Market Statistics: [Car or Van Availability, 2011 \(LC4110EW\) \(2011\)](#). Accessed online [9/5/19].

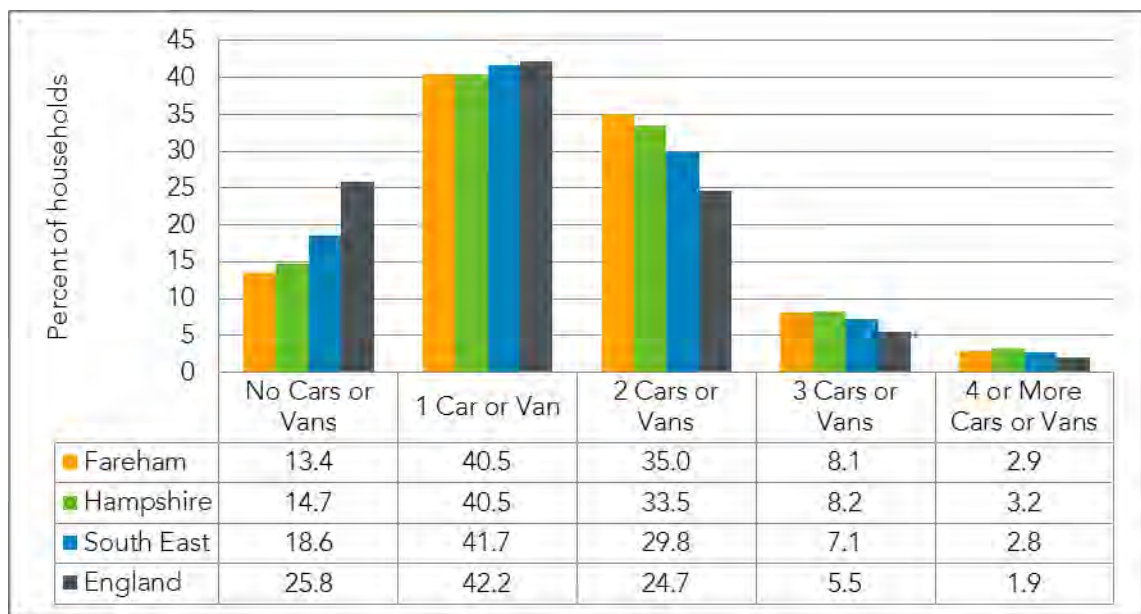


Figure 1.1: Car Ownership in Fareham (Source: Census, 2011)

- 1.3.2 This is reflected by travel to work data, where a higher proportion of the population travel by car to work than county, regional and national averages, and a lower proportion of people travel by public transport or walking⁸. However, higher than average numbers travel to work by bicycle, perhaps reflecting the quality and extent of cycle infrastructure highlighted in the previous section; see Figure 1.2.



Figure 1.2: Modal Share of Journeys to Work (Source: Census, 2011)

- 1.3.3 A large proportion of the working population (53% or 30,072 resident workers) travel to destinations outside of the borough for work, highlighting a trend of out-commuting from

⁸ Official Labour Market Statistics (NOMIS): [Method of Travel to Work, 2011 \(QS701EW\) \(2011\)](#). Accessed online [9/5/19].

Fareham. The top five destinations for out-commuters in 2011 were Portsmouth (7,819), Winchester (4,943), Southampton (3,460), Eastleigh (3,206) and Gosport (2,878), as illustrated in Figure 1.3 and Figure 1.4⁹. Conversely, 24,674 workers in-commute to the borough, the principal sources being Gosport (7,090) and Portsmouth (4,223).

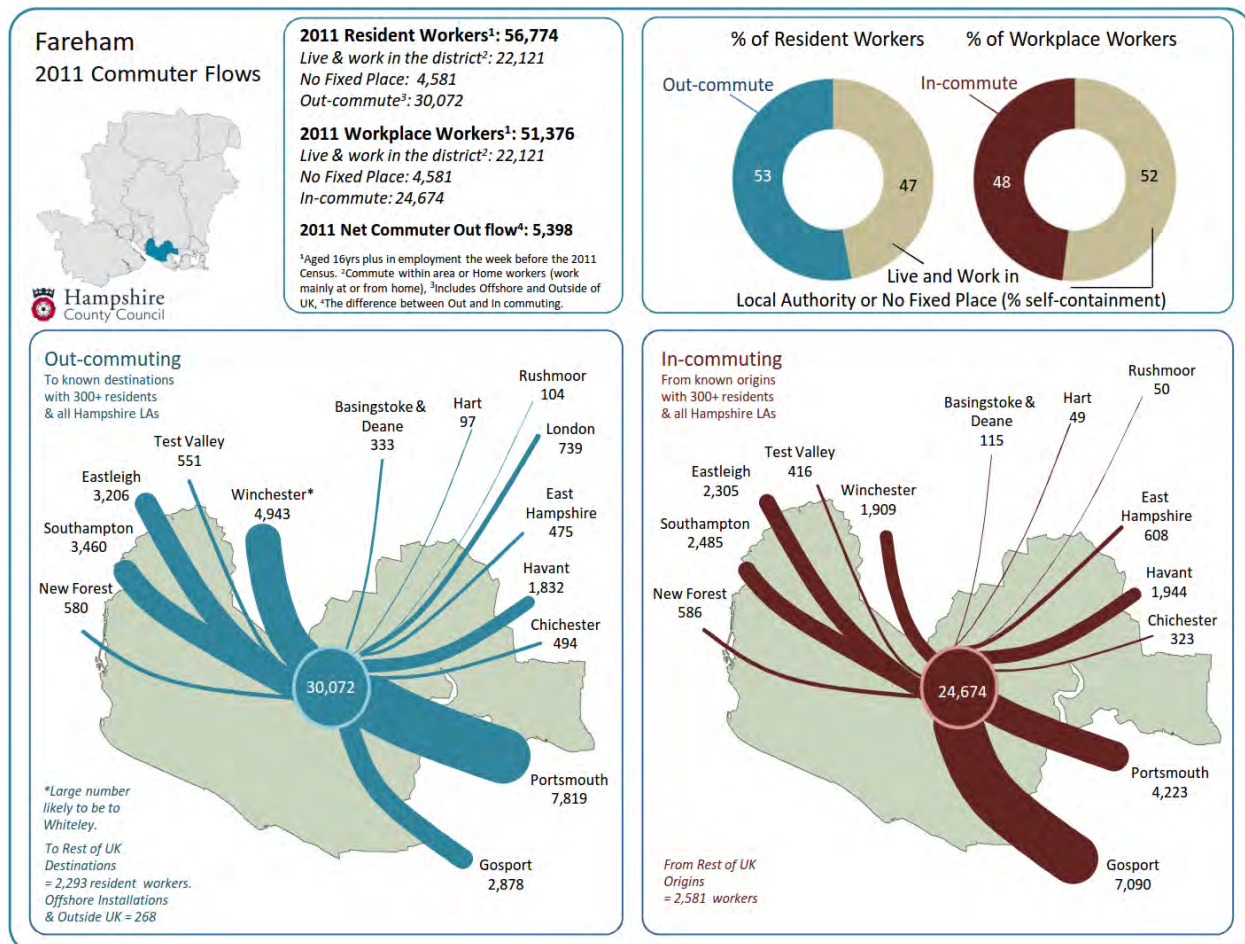


Figure 1.3: Commuting Patterns in Fareham Borough (Source: Census, 2011)

⁹ Hampshire Facts & Figures: Commuter Flows. Accessed online [14/5/19] at:

<http://documents.hants.gov.uk/Economy/FarehamCommuterFlows.pdf>

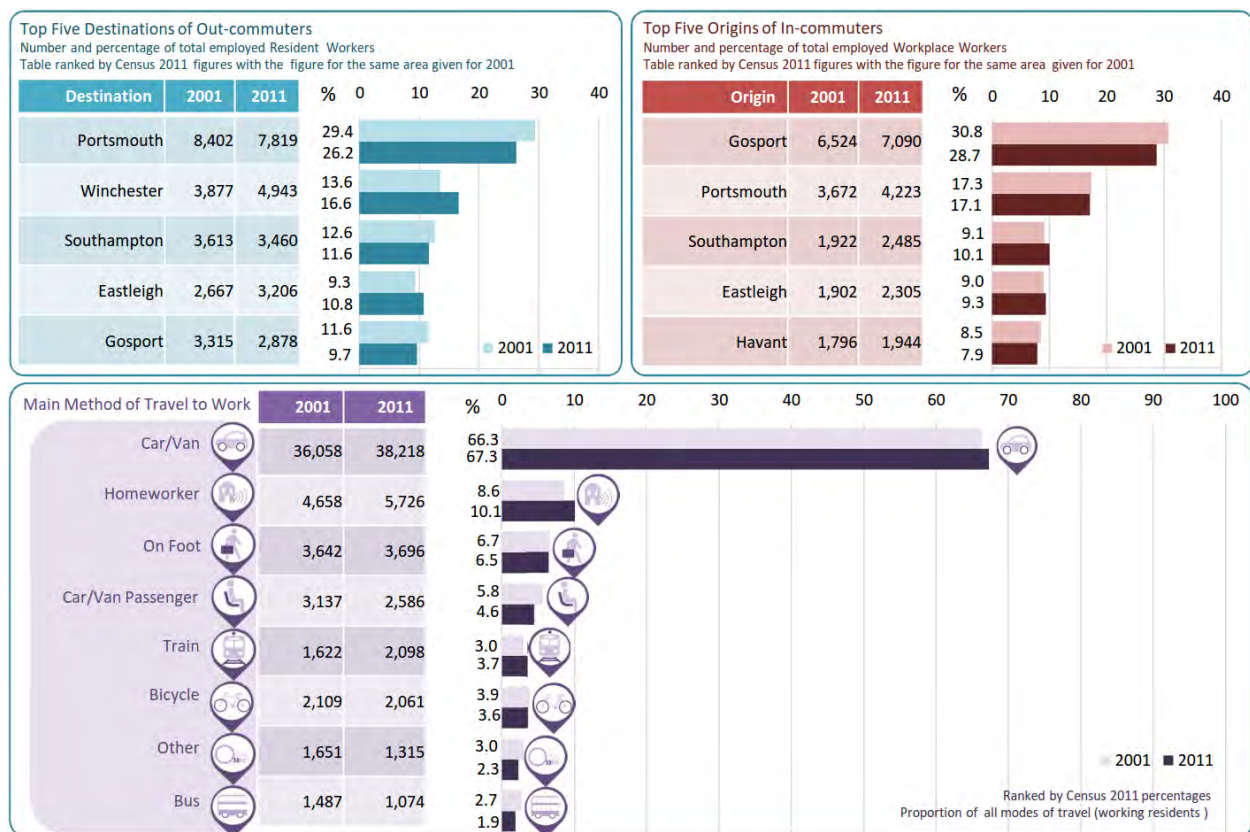


Figure 1.4: Commuter Destinations and Modes of Transport (Source: Census, 2011)

1.4 Traffic Flows

- 1.4.1 In 2017 Fareham Borough Council commissioned an Interim Transport Assessment as part of the evidence base for the Draft Local Plan¹⁰. The assessment reports the outputs from a run of the South Hampshire Sub-regional Transport Model (SRTM) undertaken by Partnership for South Hampshire (PfSH) (formerly Partnership for Urban South Hampshire – PUSH) to “understand the transport impacts of the latest growth projections in South Hampshire through to 2036, excluding the proposed site allocations in the emerging Local Plan”. The outputs of the model provide the baseline against which the impacts of the proposed site allocations are assessed within the Interim Transport Assessment. Additional transport modelling work is due to be carried out alongside the Local Plan.
- 1.4.2 Figure 1.17 and Figure 1.18 show the locations where the network is forecast to be under strain in 2036, that is where demand is expected to exceed capacity in the morning and afternoon peak periods and therefore significant traffic queuing and delay is anticipated¹¹.

¹⁰ Atkins (2017): Fareham Draft Local Plan - Development Site Allocations Interim Transport Assessment. Accessed online [21/10/19] at:

https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV57FarehamLocalPlanTransportAssessment.pdf

¹¹ Ibid

1.5 Spatial Context

- 1.5.1 Figure 1.5 to Figure 1.14 illustrate the spatial variability in accessibility to key services by walking, public transport and cycling from different parts of the borough, based on Census 2011 data (Singleton, 2014). The data are mapped as travel time to employment centres, GP, hospitals, primary and secondary schools, foodstores and town centres. In general terms the data show that travel times are shortest for residents in town and district centres, particularly for accessibility to employment centres, schools and foodstores, but this pattern is less uniform for access to health care facilities. Warsash, Hill Head, Fareham East and Fareham North are the locations which tend to have the longest travel times to key services. The development of Welborne will improve accessibility to a range of services (employment, foodstores, schools and healthcare) in Fareham East and North.

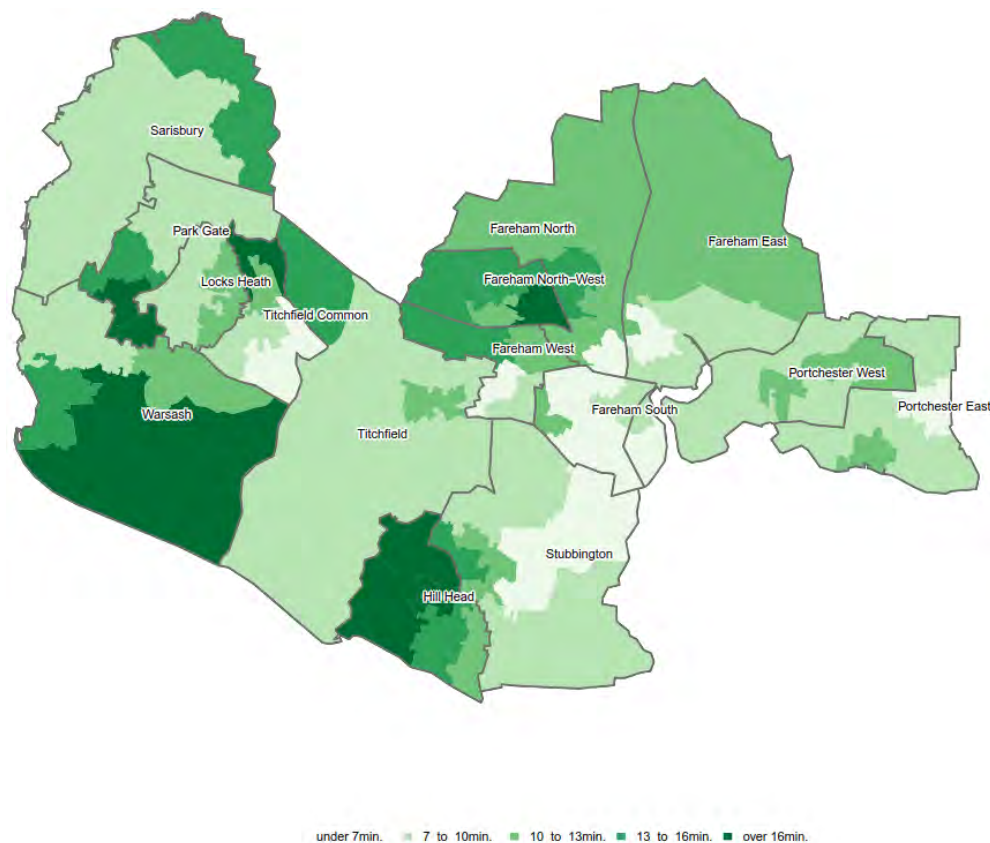


Figure 1.5: Travel Time to Nearest Employment Centre by Public Transport/Walking in 2011

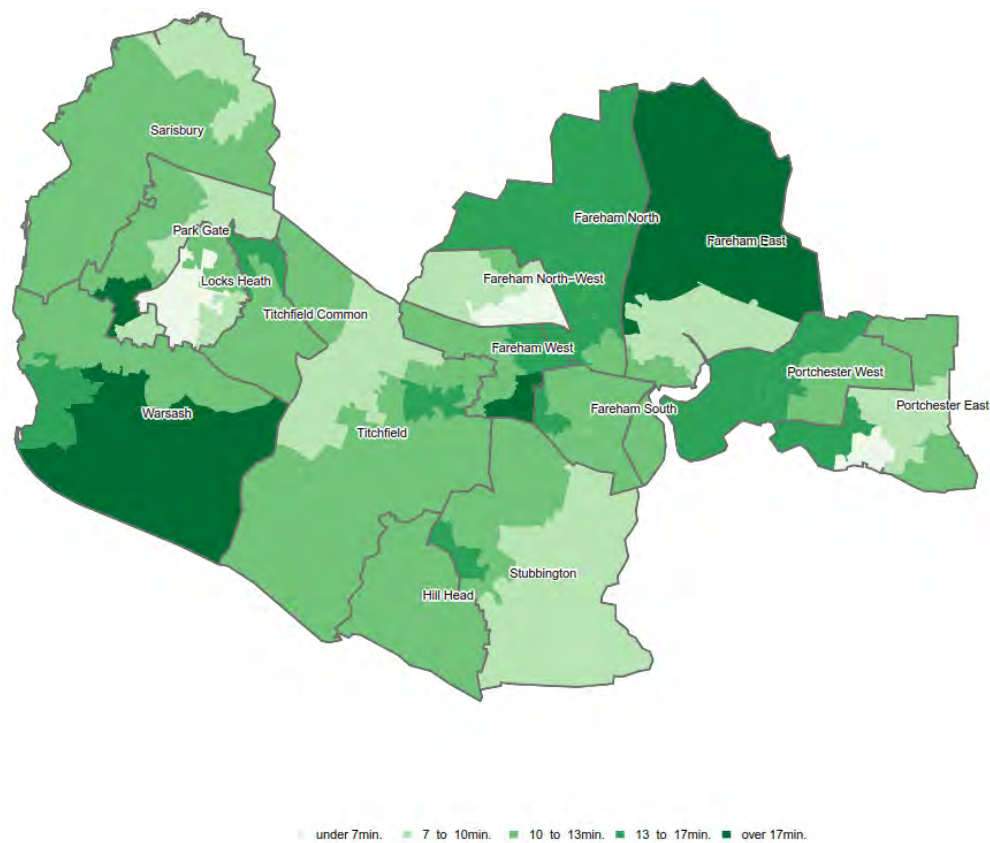


Figure 1.6: Travel Time to Nearest GP by Public Transport/Walking in 2011

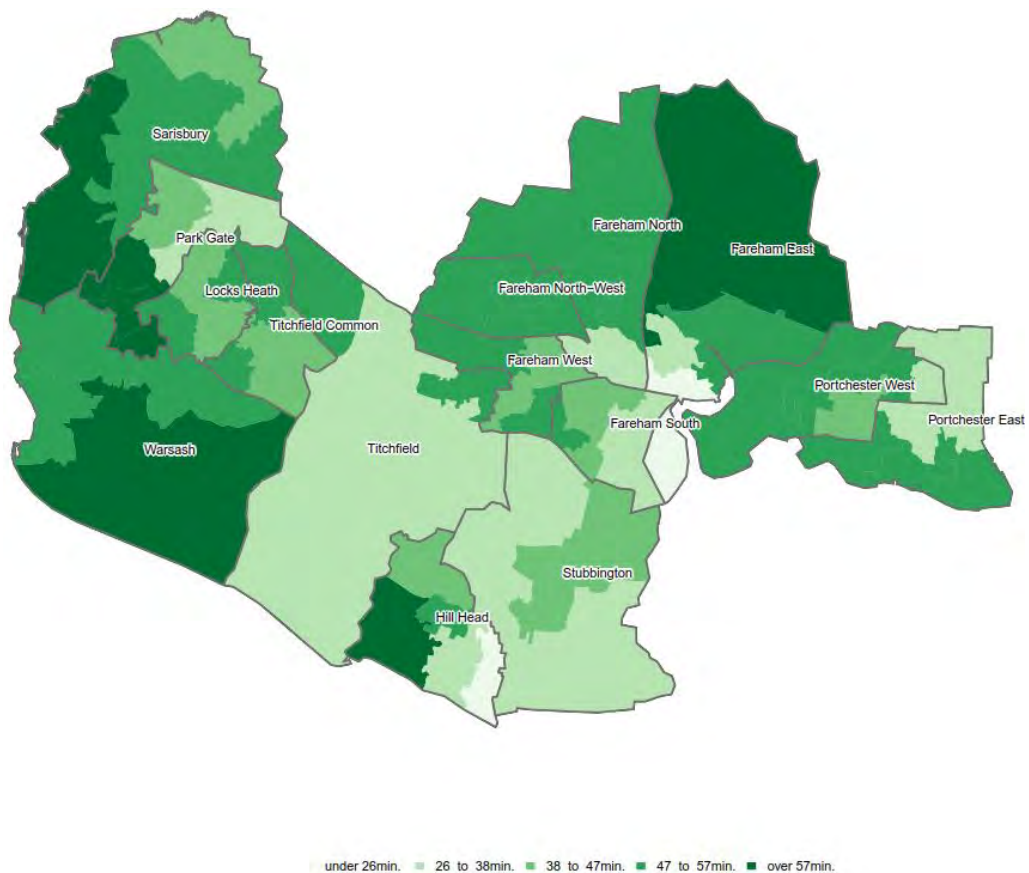


Figure 1.7: Travel Time to Nearest Hospital by Public Transport/Walking in 2011

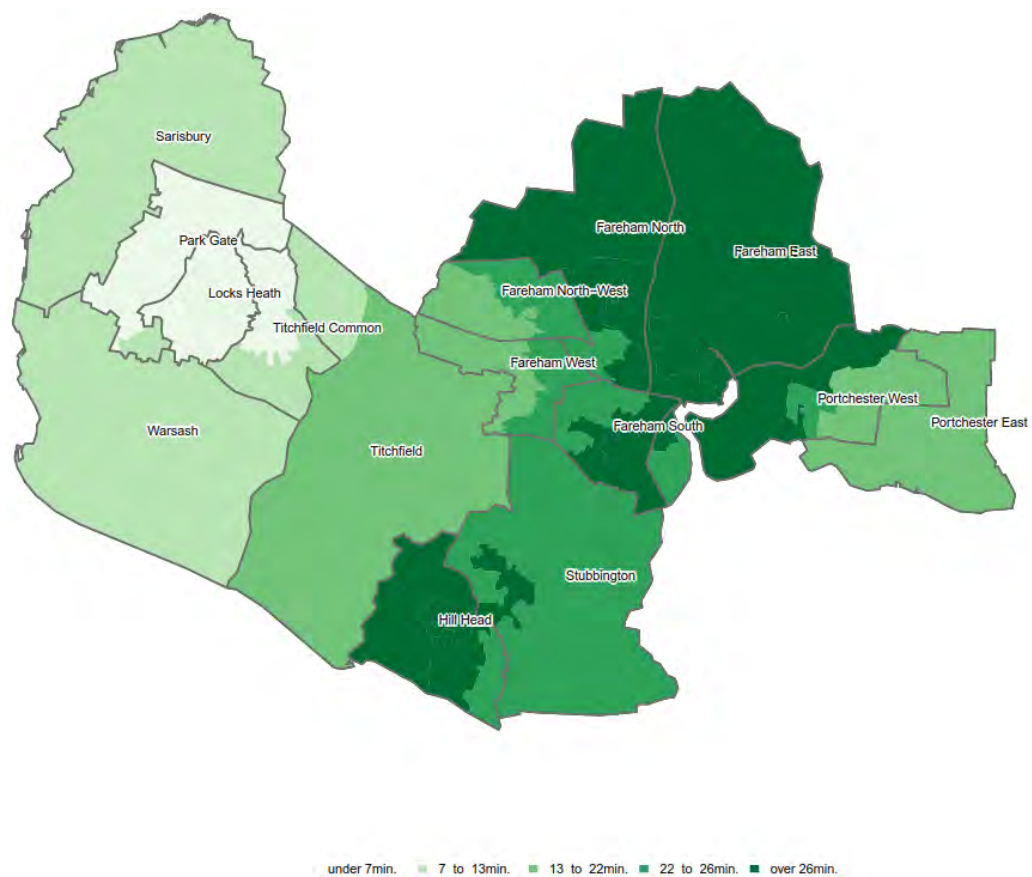


Figure 1.8: Travel Time to Nearest Hospital by Cycle in 2012

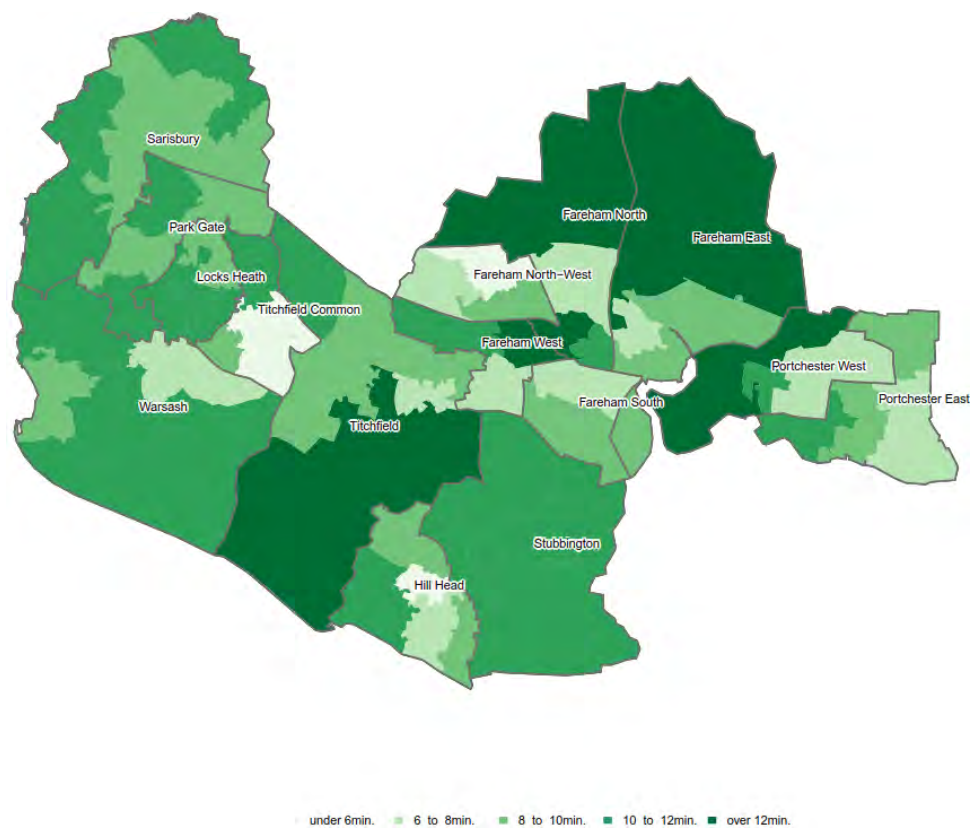


Figure 1.9: Travel Time to Nearest Primary School by Public Transport/Walking in 2011

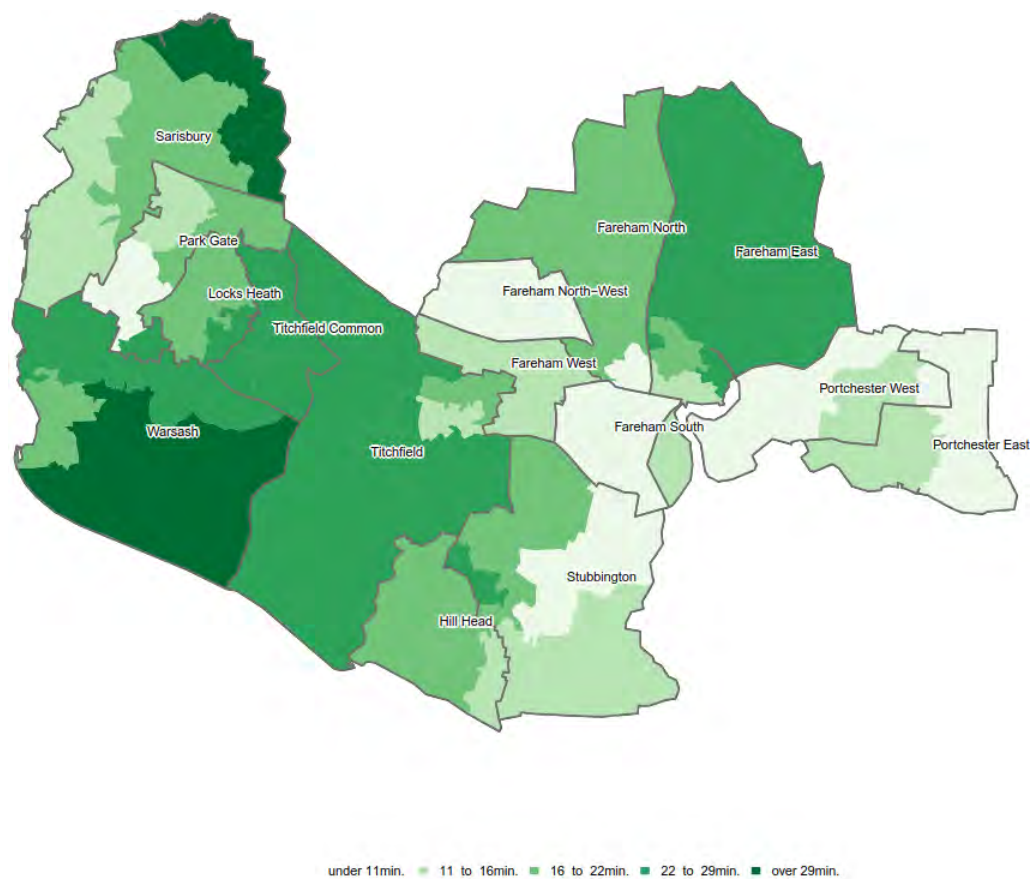


Figure 1.10: Travel Time to Nearest Secondary School by Public Transport/Walking in 2011

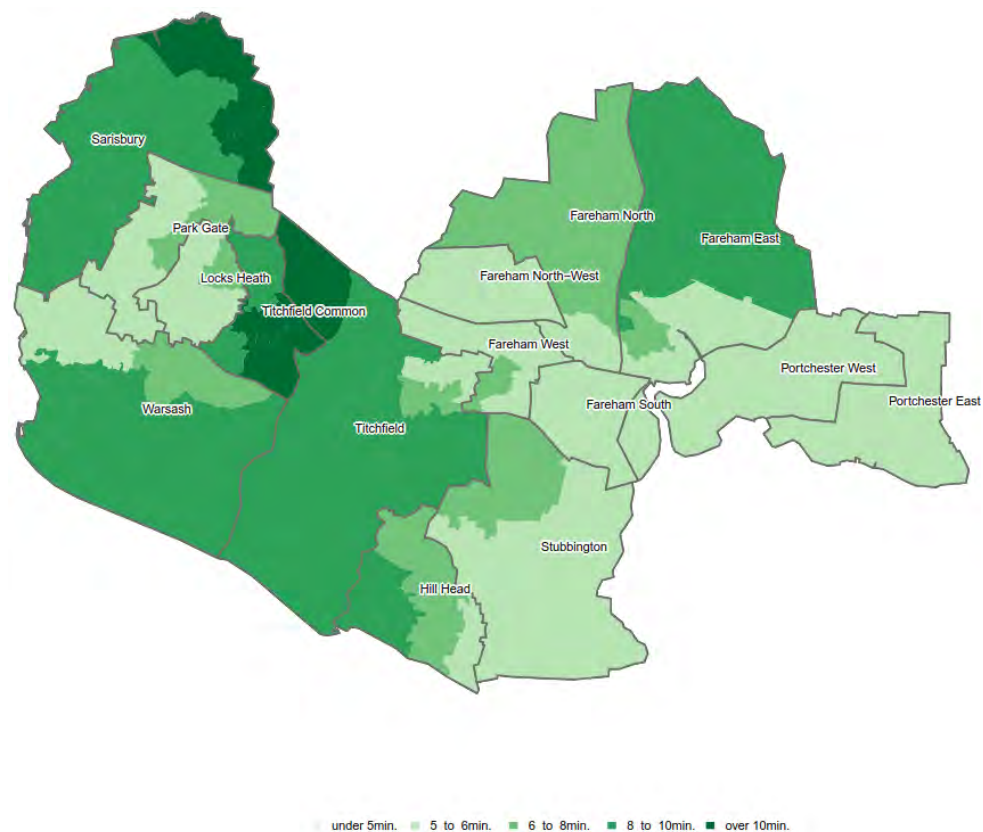


Figure 1.11: Travel Time to Nearest Secondary School by Cycle in 2012

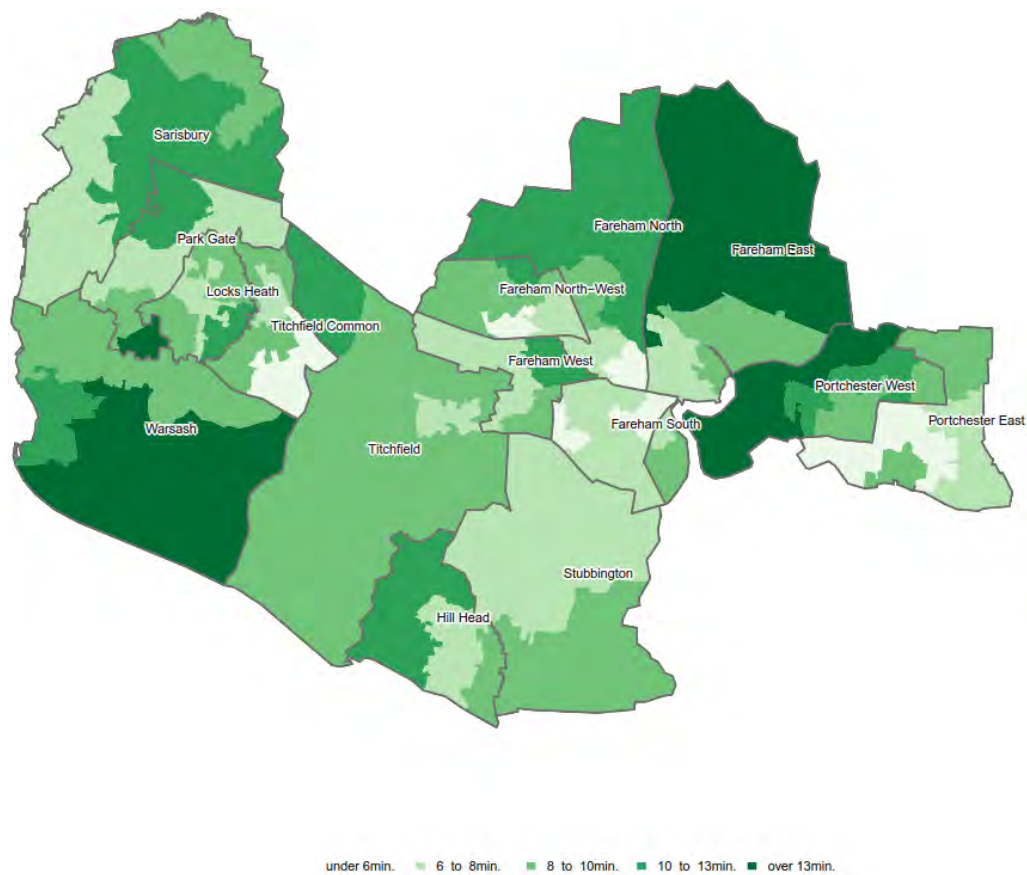


Figure 1.12: Travel Time to Nearest Foodstore by Public Transport/Walking in 2011

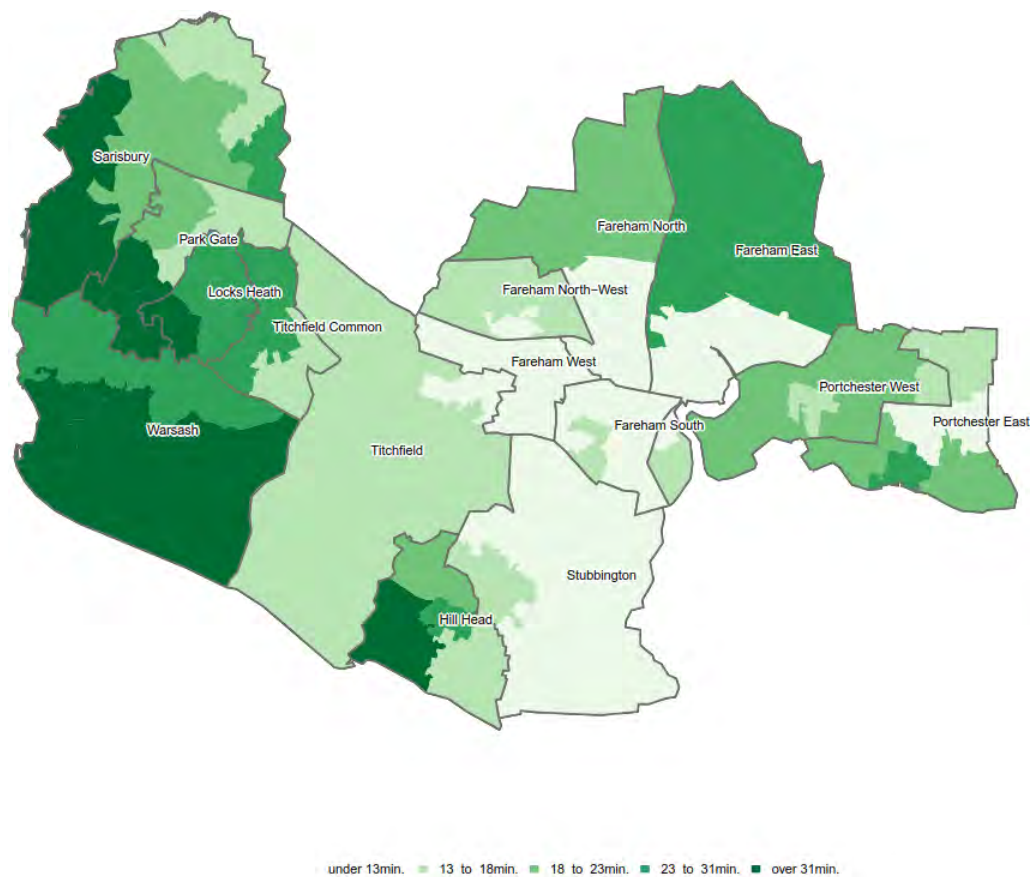


Figure 1.13: Travel Time to Nearest Town Centre by Public Transport/Walking in 2011

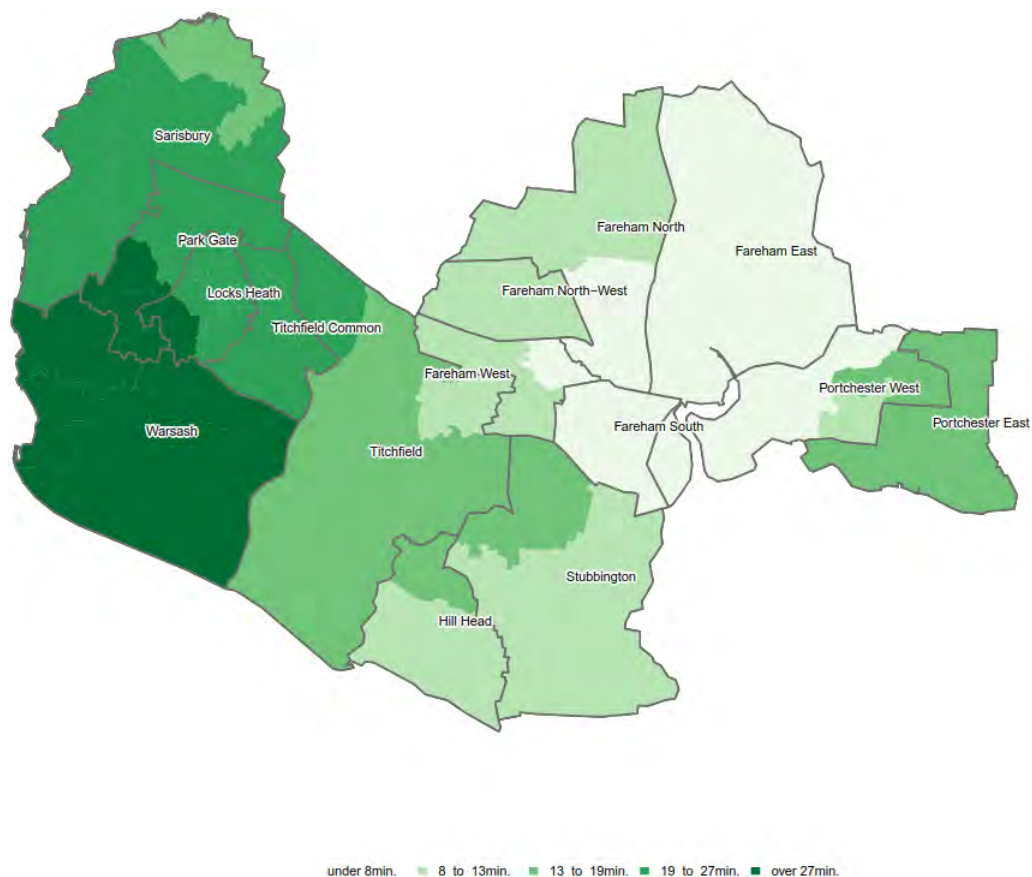


Figure 1.14: Travel Time to Nearest Town Centre by Cycle in 2012

1.6 Likely Evolution of the Baseline in the Absence of the Local Plan

1.6.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to accessibility and transportation that may continue under such a scenario include:

- ▶ The implementation of the Hampshire Local Transport Plan will lead to improvements in sustainable transport infrastructure in the area. This will encourage the use of sustainable modes of transport, including public transport and walking and cycling opportunities.
- ▶ Traffic flows and congestion on the local and Strategic Road Network are likely to increase as the economic climate improves and South Hampshire's population increases.
- ▶ However, increasing congestion will be offset to a degree by a range of planned transport improvements, the most significant of which include:
 - Changing junction 10 of the M27 to an 'all-moves' interchange which will provide direct access to the M27 from the planned new development at Welborne but will also help improve access to the M27 for Fareham residents south of the Motorway taking pressure of adjacent junctions 9 & 11;
 - Four new roundabouts on the A32 Wickham Road north of the M27 to provide access to Welborne, and a general increase in traffic flows in the vicinity of Welborne, both during construction and operation;

- Public transport, cycling and walking accessibility improvements in the vicinity of Welborne, and between Welborne and Fareham town centre;
- Extensions to the existing Bus Rapid Transit route from Gosport to Fareham town centre, onwards to Welborne and Portsmouth; and
- A new Stubbington By-pass to reduce congestion within Stubbington and improve access to the Gosport peninsular; see Figure 1.15.

1.7 Key Issues

1.7.1 Key issues for accessibility and transportation relevant to the Local Plan are:

- ▶ Many key roads and junctions in the wider area experience congestion and delay, particularly during peak periods. This also affects the quality of public transport provision.
- ▶ The scale of development proposed, together with anticipated growth in the demand for travel from existing communities within the sub-region, will place further demand on already stretched transport networks. Traffic management measures will be required to ensure that the existing network is used effectively.
- ▶ Development located close to the M27 motorway has the potential to encourage car use and increase congestion in the area. This could lead to poor air quality, increased noise pollution, health issues, poor quality of the public realm and increased greenhouse gas emissions.
- ▶ Existing bus services require improvement to meet the needs of future growth associated with new development allocations. This raises significant accessibility issues for those without access to a car.
- ▶ Local accessibility issues especially affect people who experience social exclusion, with linked issues related to personal security, cost, lack of easy-to-understand travel information and reliability of services.
- ▶ In keeping with Fareham's local cycling strategy and the HCC cycling strategy, cycle networks should be extended to respond to new development allocations.
- ▶ A new borough-wide transport assessment is currently being commissioned as part of the evidence base for the Local Plan, information from which will inform future assessment stages of the SA.

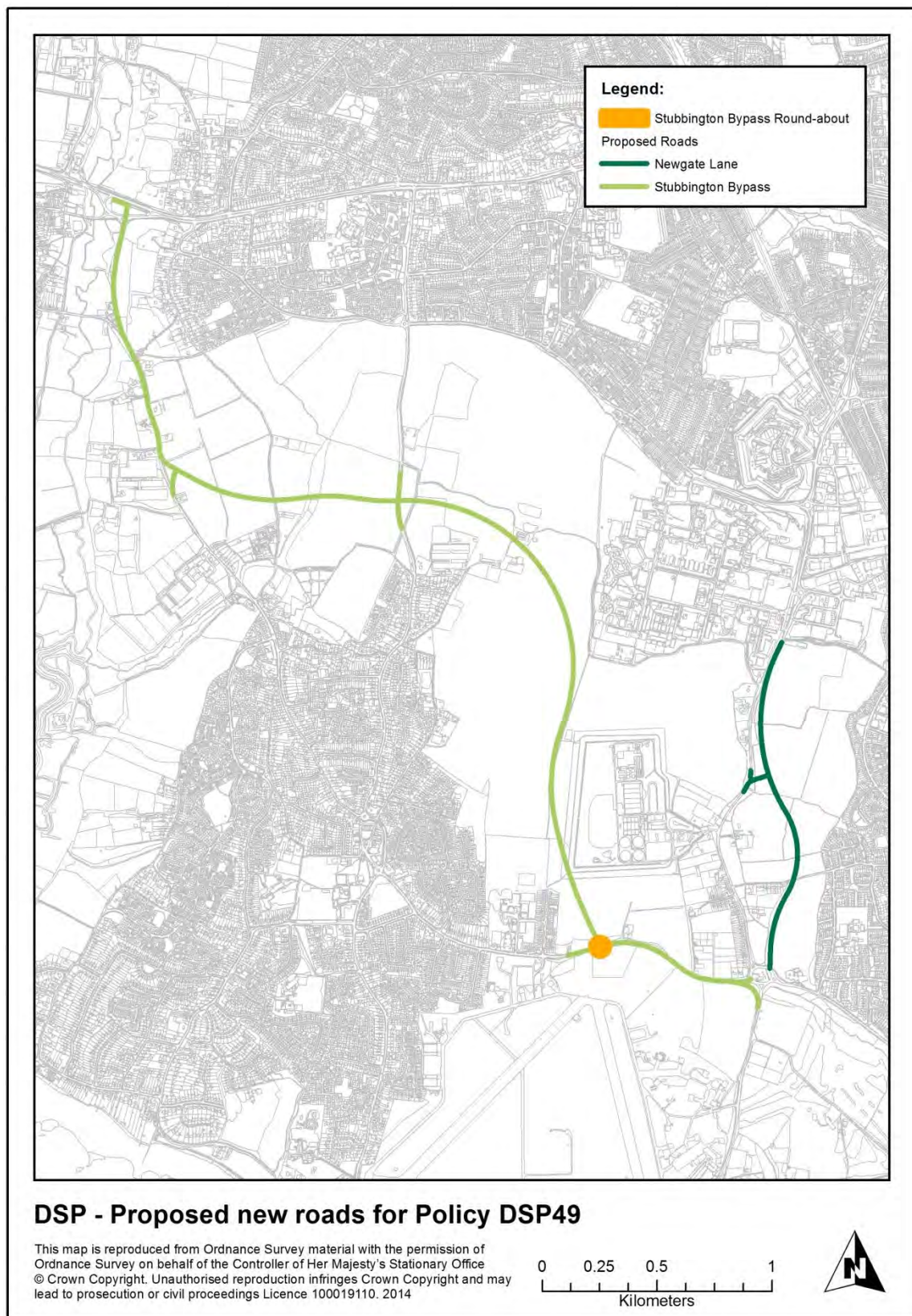


Figure 1.15: Proposed Route of Stubbington By-pass as shown on the Local Plan Policies Map¹²

¹² Fareham Borough Council (2015): Local Plan Policies Map. Accessed online [3/6/19] at:

https://www.fareham.gov.uk/planning/local_plan/interactivepropmap.aspx

Fareham Local Plan

- Railway Station
- +— Railway Line
- Motorway
- A Road
- B Road
- ▭ Spatial Planning Areas
- ▭ Borough



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 © Historic England 2019, © Natural England 2019.
 © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

Scale: 1:75,000 Created by: JC
 Date: Dec 2019 Reviewed by: GC
 Drawing number:
 UE-0192_Transport_191212

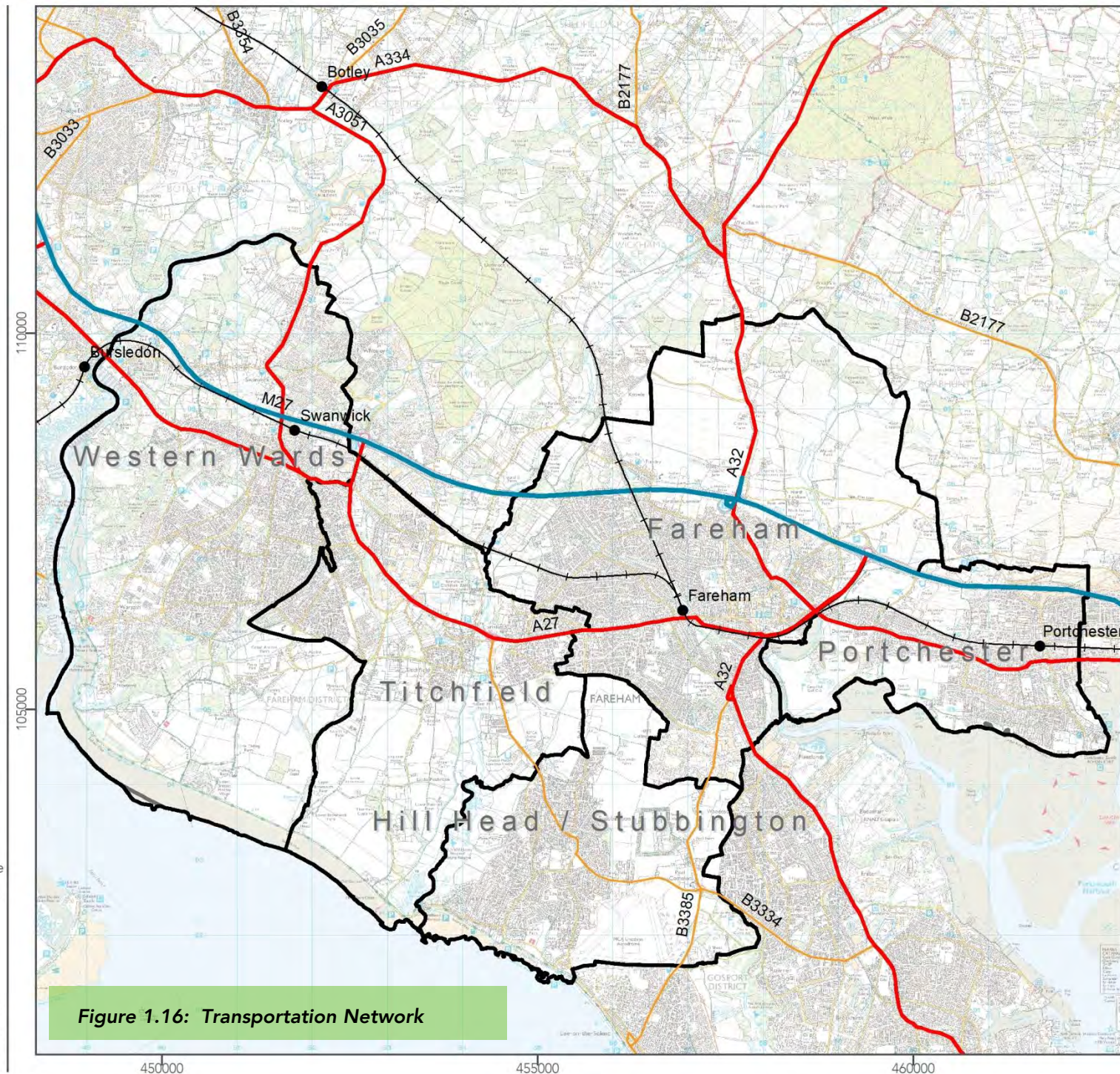


Figure 1.16: Transportation Network

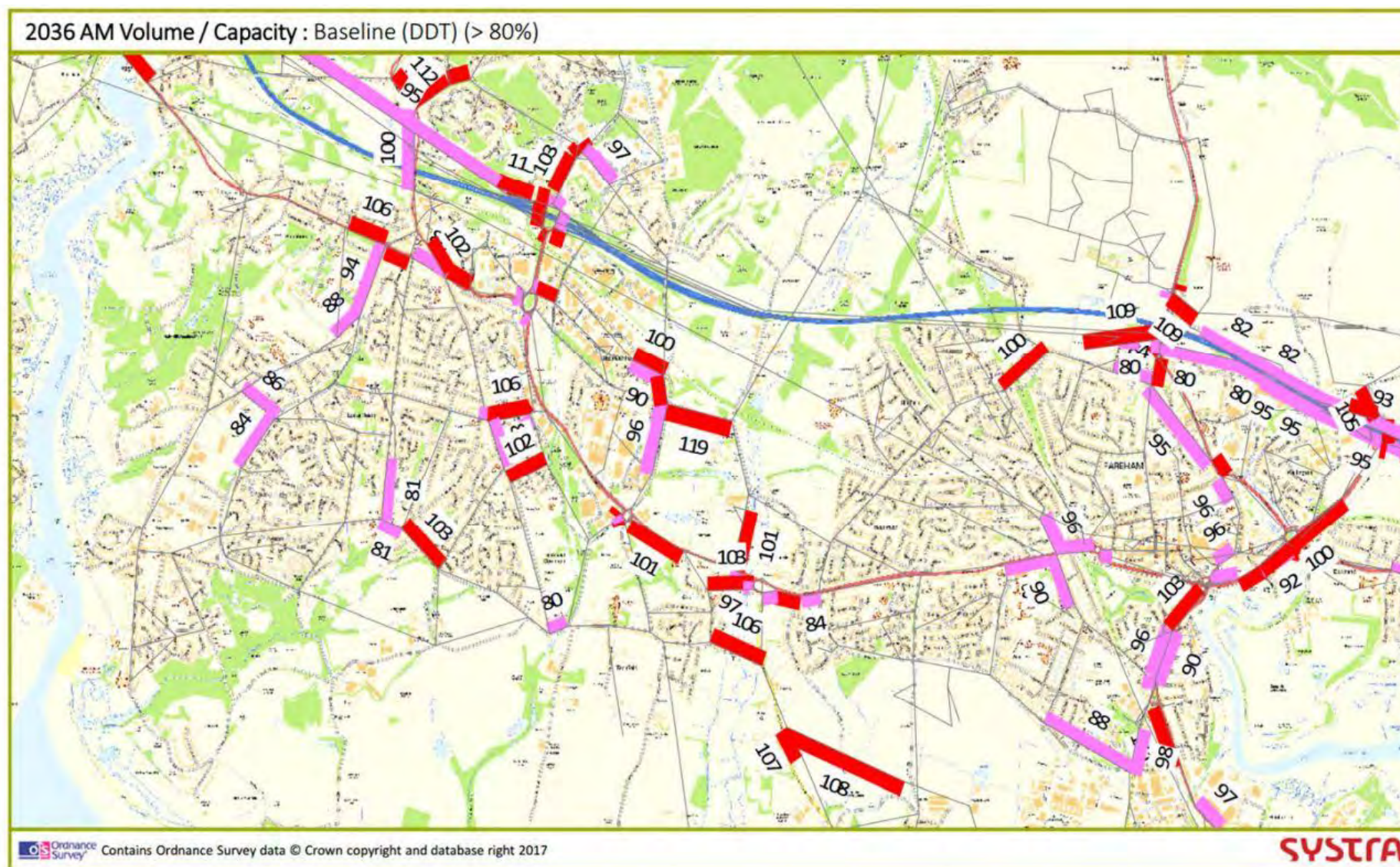


Figure 1.17: 2036 Baseline AM Peak Period (Source: Atkins, 2017)

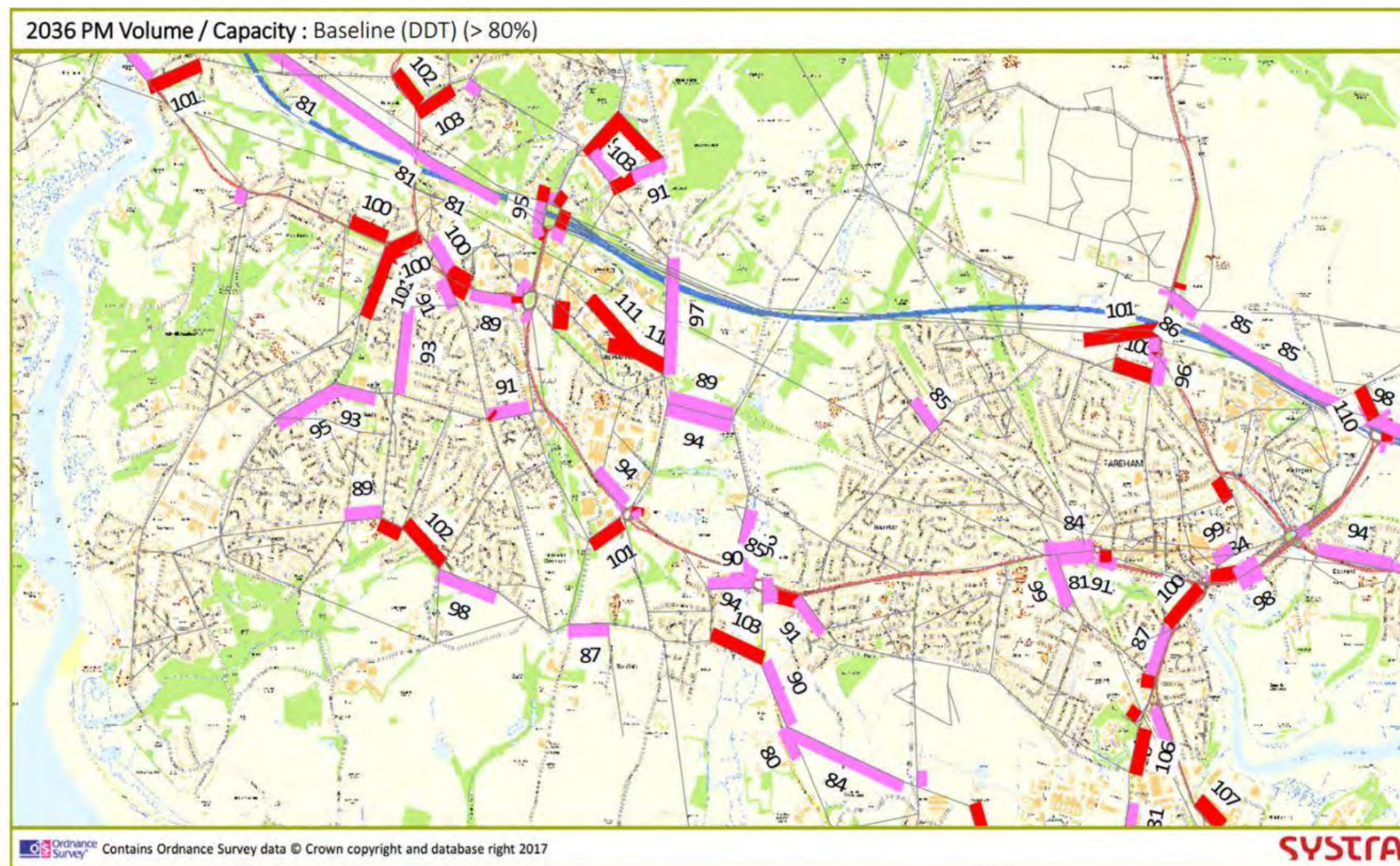


Figure 1.18: 2036 Baseline PM Peak Period (Source: Atkins, 2017)

2 Air Quality

2.1 Summary of Policy and Plan Review

- 2.1.1 A number of objectives have been established in relation to air quality at both the European and the UK level (emanating from the 1996 EC Air Quality Directive). This includes the setting of targets for reducing emissions of specific pollutants to minimise negative impacts on health and the environment. At the sub-regional and local level emphasis is placed on reducing emissions of nitrogen dioxide (NO₂) from the transport sector.
- 2.1.2 The location and layout of development should be promoted in a way which supports modal shift, clean technologies and the provision of green infrastructure. Air pollution should be limited by identifying key sectors contributing to national emissions. Public transport, walking and cycling should be promoted as real alternatives to a car in order to limit the growth in pollution.

2.2 Air Pollution Sources

- 2.2.1 There are currently no Defra-funded Automatic Urban and Rural Network air monitoring locations within Fareham borough.
- 2.2.2 Air quality is generally good in the borough, however, there are still some concerns over NO₂ levels caused by road traffic and as such the two Air Quality Management Areas (AQMAs) remain in place (Figure 2.2).
- 2.2.3 The Council does not currently monitor for any other pollutant other than NO₂. No other significant local transport sources have been identified since the previous Local Air Quality Management assessments. There have been no new or significantly altered sources of industrial, commercial or domestic emissions since the previous Local Air Quality Management assessments (Fareham Borough Council, 2014a).

2.3 Air Quality Hotspots

- 2.3.1 The Environment Act 1995 requires local authorities to periodically review and assess the local air quality against the air quality objectives contained in the Air Quality (England) Regulations 2000 (SI928, as amended). Objectives have been set for:
- ▶ Benzene;
 - ▶ 1,3-Butadiene;
 - ▶ Carbon monoxide (CO);
 - ▶ Lead (Pb);

- ▶ NO₂;
 - ▶ Particulates (PM₁₀); and
 - ▶ Sulphur dioxide (SO₂).
- 2.3.2 In recognition of the fact that objectives for Benzene, 1,3-Butadiene, Carbon Monoxide, Sulphur Dioxide and Lead have been met for several years in the UK local authorities in England are no longer required to report on these pollutants unless local circumstances indicate otherwise.
- 2.3.3 Where air quality monitoring suggests that there is a risk of exceeding an air quality objective, a Detailed Assessment should be carried out to investigate whether the objective will be exceeded. If an objective will not be met, an AQMA is designated and action taken at a local level to ensure that air quality in the area improves.
- 2.3.4 The air quality in Fareham borough is generally good, with the main source of air pollution being road transport emissions (especially heavy goods vehicles), in particular from the M27 motorway, the A32 and the A27. Initial assessments of Fareham's air quality against a range of pollutants made in 1999 suggested that no AQMAs were required.
- 2.3.5 Following an Updating and Screening Assessment in 2003, which indicated that the level of air pollutants were within specified limits, an air quality progress report was submitted to DEFRA in May 2004. This report utilised results from an extended NO₂ survey in the borough using an increased number of monitoring sites. The report suggested that readings for NO₂ at some locations may exceed the National Air Quality Objective. Subsequently, after further monitoring, an AQMA was declared for NO₂ for a section of Gosport Road in Fareham in July 2006, and in December 2007 for Portland Street in Fareham. Both of these designations are due to emissions from transport. As part of the AQMA designation, continuous automated monitoring is being undertaken at these locations.
- 2.3.6 The 2015 Updating and Screening Assessment required the Council to undertake a Detailed Assessment of the air quality at Gosport Road (A32) to the north of the current Gosport Road AQMA, an area between the two existing AQMAs¹³. The assessment indicated an exceedance of the annual mean NO₂ objective at 26 receptor locations in this area, 19 of which were outside the AQMA boundaries. As a result of the Detailed Assessment the boundaries of both the Gosport Road AQMA and the Portland Street AQMA have therefore been extended, see Figure 2.2.
- 2.3.7 The latest air quality annual status report (2017)¹⁴ for Fareham highlights that there were no exceedances of the annual mean Air Quality Strategy NO₂ objective in 2016, an improvement from 2015 where exceedances were measured at 5 sites. Across Fareham, the majority of sites experienced a reduction in NO₂ annual mean concentrations in 2016 compared to 2015. For

¹³ Fareham and Gosport Environmental Health Partnership (2016). Annual Status Report, January 2017. Bureau Veritas, https://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf. Accessed online [14/5/19]

¹⁴ Fareham and Gosport Environmental Health Partnership (2017). Annual Status Report, August 2017, https://www.fareham.gov.uk/PDF/licencing_and_inspections/AirQualityReport_FarehamAndGosport2017.pdf. Accessed online [14/5/19]

PM₁₀ there continue to be no exceedances of both the annual mean objective and the daily mean objective.

- 2.3.8 The council does not currently monitor PM_{2.5} concentrations. The current 2016 background maps for Fareham (2013 based) show that all background concentrations of PM_{2.5} within Fareham are far below the 2020 annual mean Air Quality Strategy objective for PM_{2.5} of 25 µg/m³. The highest concentrations are predicted in an area of Swanwick around the junction of the M27 and A27 is located.

PfSH Air Quality Impact Assessment

- 2.3.9 In 2018 PfSH (formerly PUSH) commissioned an assessment of air quality impacts across the region to support the PfSH local planning authorities in their reviews of the spatial strategy for the area¹⁵. A sub-regional model was used to model predicted air quality impacts across the PfSH study area at a 3m by 3m resolution. Traffic growth within the study area was provided by the SRTM. In total, four traffic scenarios were modelled:
- ▶ 2014 Reference Case;
 - ▶ 2034 Baseline Scenario;
 - ▶ 2034 Do Minimum (DM) Scenario: includes forecast development within the sub-region; and
 - ▶ 2034 Do Something (DS) Scenario: includes forecast development within the sub-region and transport interventions aimed at mitigating impact of proposed developments on transport network.
- 2.3.10 For the 2014 reference case annual mean NO₂ concentrations exceeded the long-term objectives at the Gosport Road AQMA in Fareham and at several locations outside of the existing AQMAs where there is a risk of public exposure. For all three 2034 scenarios, the modelled annual mean concentration exceeded the long-term objective along the M27, however the annual mean concentration was predicted to be below the objective in all areas where the air quality objectives apply.
- 2.3.11 PM₁₀ modelled concentrations for all the 2014 Reference Case and the three 2034 scenarios only exceeded the long-term objective along the M27 and not in any areas where the air quality objectives apply. PM_{2.5} concentrations exceeded the long-term objectives at the Gosport Road AQMA in Fareham in the 2014 Reference Case. As for PM₁₀, for the three 2034 scenarios the long-term objectives were only exceeded along the M27 and not in any areas where the air quality objectives apply.

2.4 Air Quality Management

- 2.4.1 Any changes in air quality which come about as a result of the Local Plan are likely to be closely linked to traffic flow through the borough. The location of allocations and their connections with the existing road network will therefore need to be carefully considered. This is particularly

¹⁵ *Ibid*

important, despite the fact that annual mean concentrations of NO₂ decreased in 2016 at non-automatic monitoring sites, as shown in Figure 2.1.

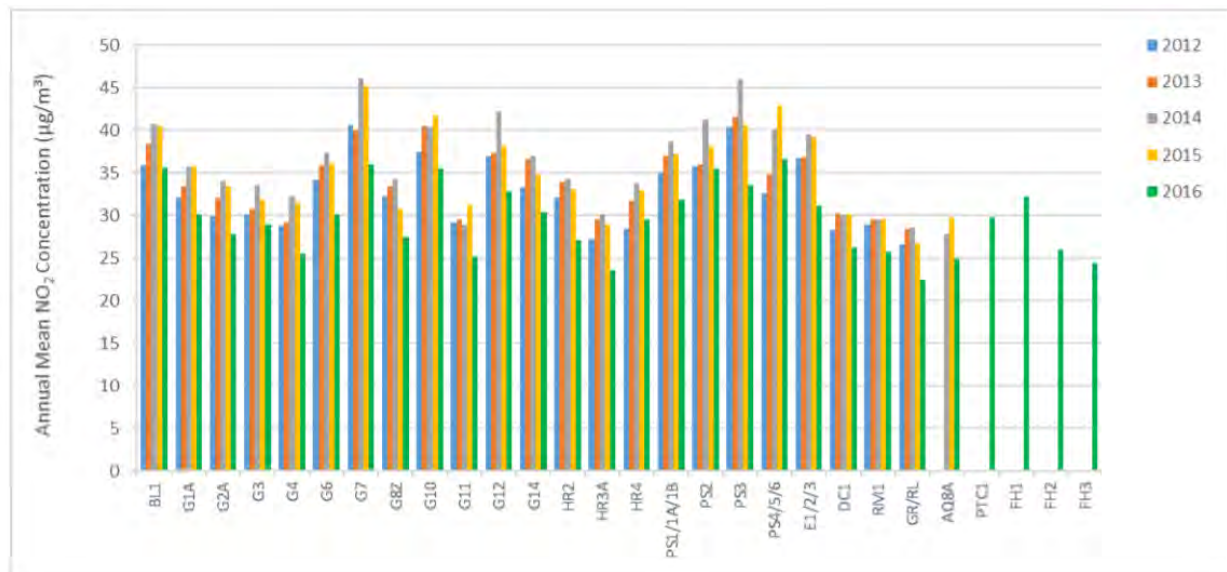


Figure 2.1: Trends in Annual Mean Nitrogen Dioxide Concentrations Measured at Diffusion Tube Monitoring Sites (Source: Fareham Borough Council, 2017)

2.5 Spatial Context

- 2.5.1 Air quality in Hampshire is generally good, with road transport again being the single largest source of air pollution in the county. Five of the 11 local authorities in Hampshire have declared AQMAs, as well as the unitary authorities of Southampton and Portsmouth. Eastleigh and Winchester have particularly high NO₂ levels, exceeding 55µg/m³ at Southampton Road in Eastleigh¹⁶, and exceeding 50µg/m³ at two sites in Winchester¹⁷.
- 2.5.2 Within Fareham borough, air quality differs significantly across the five Spatial Planning Areas. Both of the borough's AQMAs are located within the Fareham Spatial Planning Area, whilst only Hill Head / Stubbington is unaffected by traffic along the M27 or A27.

2.6 Likely Evolution of the Baseline in the Absence of the Local Plan

- 2.6.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Traffic flow and congestion in and around the borough may increase as the economic climate improves and South Hampshire's population increases. This could lead to worsening air quality due to pollutants associated with transport, particularly within the Fareham Spatial Planning Area and areas adjacent to the M27 and A27, although

¹⁶ Eastleigh Borough Council (2019): Air Quality Monitoring Data. Accessed online [3/6/19] at: <https://www.eastleigh.gov.uk/environmental-health/pollution/air-quality/air-quality-monitoring>

¹⁷ Winchester City Council (2018): Air Quality Report 2018 (ASR). Accessed online [3/6/19] at: <https://www.winchester.gov.uk/environment/air-quality/historical-air-quality-reports-for-government>

could be offset to an extent by planned transportation infrastructure improvements (see section 1.6).

2.6.2 Fareham Borough Council previously identified the following local developments which may impact on air quality in the local authority area in the future, and which will be taken into consideration in future Local Air Quality Management reports:

- ▶ Industrial and commercial development at the Solent Enterprise Zone at Daedalus airfield; and
- ▶ The planned residential, commercial and industrial development north of Fareham at Welborne.

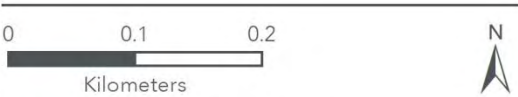
2.7 Key Issues

2.7.1 Key issues for air quality relevant to the Local Plan are:

- ▶ Increased traffic flows generated by the site allocations could add to overall emissions and pollutants associated with transport, leading to worsening air quality across the borough, particularly in areas already susceptible to traffic congestion.
- ▶ Increases in traffic flows may also undermine efforts to improve air quality in the existing AQMAs in the borough, at Gosport Road and Portland Street.

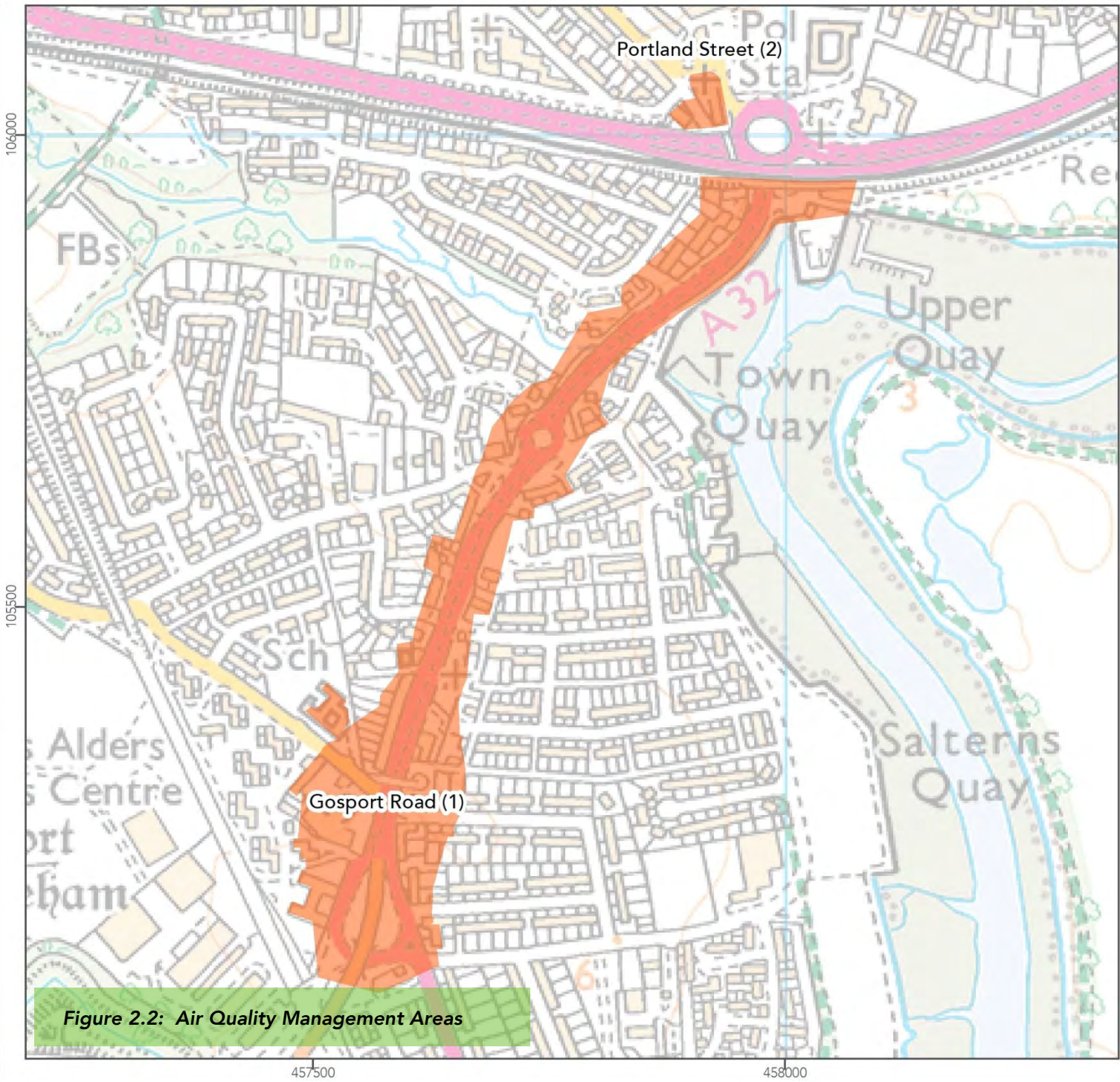
Fareham Local Plan

 AQMA



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Scale: 1:6,000 Created by: JC
Date: Dec 2019 Reviewed by: GC
Drawing number:
UE-0192_AQMA_191204



3 Biodiversity and Geodiversity

3.1 Summary of Policy and Plan Review

- 3.1.1 The objectives of policies and plans at all levels focus on the conservation of biological diversity (including a reduction in the current rate of biodiversity loss), and the protection and monitoring of endangered and vulnerable species and habitats. PPPs also emphasise the ecological importance of geodiversity. The integration of biodiversity considerations into all environmental and socio-economic planning is strongly advocated.
- 3.1.2 The Natural Environment White Paper¹⁸ has a close focus on promoting high quality natural environments, expanding multifunctional green infrastructure networks and initiating landscape scale action to support ecological networks. The White Paper specifically seeks to: protect core areas of high nature conservation value; promote corridors and 'stepping stones' to enable species to move between key areas; and initiate Nature Improvement Areas, where ecological functions and wildlife can be restored. The White Paper is supported by the Biodiversity Strategy for England¹⁹. This seeks to halt overall biodiversity loss, support healthy, well-functioning ecosystems and establish coherent ecological networks with more and better places for nature for the benefit of wildlife and people.
- 3.1.3 Development which supports the borough's biodiversity and geodiversity resources should be promoted, especially where it improves the resilience of regional ecological networks. Green infrastructure and biodiverse design and layout should be encouraged. Opportunities to promote species conservation should be explored and promoted. Natural systems should be supported and the role of site allocations should be considered in facilitating people and communities to access and enjoy the natural environment.
- 3.1.4 The importance of the ecosystem service concept and the benefits of improved biodiversity infrastructure for climate change adaptation should be recognised. Sub-regional ecological networks can be promoted through facilitating the provision of green infrastructure, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. Increasing the biodiversity value of built up areas should be promoted through an expansion of a multifunctional green infrastructure network.

3.2 Habitats

- 3.2.1 The biodiversity of Fareham borough is represented by a diverse range of habitats which in turn support a variety of protected and priority species. Volume 2 of the Biodiversity Action Plan

¹⁸ Defra (2011): The Natural Choice: securing the value of nature. Accessed online [at 26/11/19] at: <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>

¹⁹ Defra (2011): Biodiversity 2020: A strategy for England's wildlife and ecosystem services. Accessed online [at 26/11/19] at: <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

(BAP) for Hampshire²⁰ sets out action plans for 22 key habitats and 43 priority species, together with three grouped action plans for a further 25 of the 493 priority species within the county. Work to implement the Hampshire BAP is monitored and reported through the State of Hampshire's Biodiversity report and three-yearly corporate actions /plans for biodiversity, the latest of which covered the period 2008 to 2011.

- 3.2.2 Alongside the county-wide BAP, the Fareham Local Biodiversity Action Plan²¹ sets out which Hampshire BAP priority habitats and species are present in the borough and additionally identifies habitats and species which are important in a Fareham borough context. It includes a five year action plan with targets and indicators of progress. Priority habitats highlighted by the LBAP are listed in Table 3.1.

Table 3.1: Fareham Local Biodiversity Action Plan Priority Habitats (Source: FBC, 2008)

Fareham LBAP Priority Habitats	
Ancient semi-natural woodland	Shingle
Plantations on ancient woodland sites	Maritime Cliffs
Secondary woodland	Ponds
Scrub	Grazing Marsh
Hedgerows	Reedbeds
Unimproved neutral grasslands	Rivers & Chalk Streams
Unimproved calcareous grasslands	The Titchfield Canal
Arable land	Estuaries
Heathland	Amenity Grassland
Intertidal Mudflats	Parks, Gardens and Allotments
Saltmarsh	Open Mosaic Habitats on Previously Developed Land

- 3.2.3 Fareham Borough Council provided updated GIS data from the Hampshire Biodiversity Information Centre (HBIC) (HBIC, 2018) for the currently known extent and distribution of priority habitats in and around the borough, as shown in Figure 3.1 and Figure 3.2. Table 3.2 lists these habitats by type and quantity within the borough.

Table 3.2: Priority Habitats in Fareham Borough (Source: HBIC, 2018)

Type	Ha	Type	Ha
Coastal and Floodplain Grazing Marsh	351.70	Lowland Meadows	22.56
Coastal Saltmarsh	30.71	Lowland Mixed Deciduous Woodland	468.38
Coastal Sand Dunes	0.0015	Maritime Cliff and Slopes	1.45

²⁰ Hampshire Biodiversity Partnership (2000): Biodiversity Action Plan for Hampshire, Volume Two. Accessed online [26/11/19] at: <http://www.hampshirebiodiversity.org.uk/vol-two.html>

²¹ FBC (2008): Fareham Local Biodiversity Action Plan. Accessed online [26/11/19] at: <https://www.fareham.gov.uk/planning/conservation/biodiversity.aspx>

Type	Ha	Type	Ha
Coastal Vegetated Shingle	12.93	Purple Moor Grass and Rush Pastures	4.21
Eutrophic Standing Waters	1.10	Reedbeds	49.26
Hedgerows	0.10	Saline Lagoons	1.24
Intertidal mudflats	311.60	Traditional Orchards	0.15
Lowland Calcareous Grassland	16.21	Wet Woodland	54.98
Lowland Dry Acid Grassland	6.28	Wood-Pasture and Parkland	22.12
Lowland Heathland	2.08		

3.3 Species

- 3.3.1 Reflecting the habitats present, Fareham borough contains a wide range of priority species. Of the 493 priority species listed in the Hampshire BAP, 50 species which are representative of the various habitat types present are regularly reported on to gain an overall assessment of change in priority species status in a regular and consistent way. Based on reporting between 2000 and 2010, the Hampshire Biodiversity Information Centre has compiled a list of priority species which are present in the various local authority areas in Hampshire. This is accompanied by an assessment of whether their status changed between 1995 and 2011, i.e. whether numbers of each species are increasing, stable, declining, fluctuating or lost. Table 3.3 sets out the priority species known to occur in Fareham borough and their trend status between 1995 and 2011.
- 3.3.2 Under the Natural Environment and Rural Communities Act 2006, the Council has a duty promote the conservation of habitats and species of principal importance in England. A 'section 41' list of these habitats and species is maintained by the Secretary of State. The list includes all UK priority habitats and species occurring in England, plus hen harrier (*Circus cyaneus*)²³.

Table 3.3: Monitored Priority Species' Population Trends, 1999-2011 (Source: HBIC, 2017)

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>Triturus cristatus</i>	Great crested newt	Decline	Decline **	[Decline **]	Decline **	Decline**
<i>Bombus humilis</i>	Brown-banded carder bee	Unknown	[Increase]	[Increase]	[Increase]	[Stable]
<i>Lucanus cervus</i>	Stag beetle	Stable	[Stable]	[Stable]	[Stable]	[Stable]

²³ Natural England: Habitats and species of principal importance in England. Accessed online [14/5/19] at: <http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/priorityhabitatsandmanage/habsandspeciesimportance.aspx>

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>Alauda arvensis</i>	Skylark	Decline*	Stable	Stable	Decline	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Decline*	Decline	Decline	Stable	Stable
<i>Caprimulgus europaeus</i>	Nightjar	Increase	Stable	Stable	Stable	Stable
<i>Lullula arborea</i>	Woodlark	Increase	Stable	Increase	Stable	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Decline?	Decline	Decline	Decline	Decline
<i>Miliaria calandra</i>	Corn bunting	Decline**	Decline	Decline	Decline	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Stable	Stable	Stable	Decline	Stable
<i>Streptopelia turtur</i>	Turtle dove	Decline**	Decline	Decline	Decline	Decline
<i>Sylvia undata</i>	Dartford warbler	Increase	Decline	Decline	Increase	Increase ³
<i>Tringa totanus</i>	Redshank	Decline**	Decline	Stable	Decline	Decline
<i>Vanellus vanellus</i>	Lapwing	Stable	Decline	Decline	Decline	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Stable	Increase	[Stable]	[Increase]	Increase
<i>Cupido minimus</i>	Small blue	Decline*	Decline *	Decline *	[Decline*]	Fluctuating
<i>Lysandra coridon</i>	Chalkhill blue	Fluctuating	Fluctuating	Fluctuating	[Stable]	Fluctuating
<i>Chamaemelum nobile</i>	Chamomile	Stable	[Stable]	Stable	Stable	Decline*
<i>Orchis morio</i>	Green-winged orchid	Decline*	[Decline]	Decline	Decline	Decline*
<i>Thesium humifusum</i>	Bastard toadflax	Stable	[Stable]	Stable	Stable	Decline**
<i>Zostera marina</i>	Eelgrass	Unknown	Stable	[Stable]	[Stable]	Stable
<i>Arvicola amphibius</i>	Water vole	Stable	Stable	Stable	[Stable]	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Decline**	[Decline]	Stable	Stable	Decline?
<i>Lepus</i>	Brown hare	Stable	Stable	Stable	[Stable]	Stable

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>europaeus</i>						
<i>Muscardinus avellanarius</i>	Dormouse	Stable	Stable	Stable	[Stable]	Decline*
<i>Apoda limacodes</i>	Festoon	Increase	[Stable]	Stable	Stable	Increase
<i>Hypena rostralis</i>	Buttoned snout	Increase	[Stable]	Stable	Stable	Increase

* Decline slowing; ** Decline continuing and accelerating; [Square brackets] indicate an assessment by HBIC

3.3.3 Other pertinent legislation affording various levels of protection to species includes; The Conservation of Habitats and Species Regulations 2010 (as amended; 'the Habitats Regulations'), Wildlife and Countryside Act 1981 (as amended; WCA), Countryside and Rights of Way Act 2000 (CRoW), Protection of Badgers Act 1992, Convention on the Conservation of European Wildlife and Natural Habitats 1979 (Bern Convention) and Wild Mammals Act 1996. Desk studies and field surveys will be required to ascertain the presence of protected/priority species within an appropriate geographical range of development site allocations.

3.3.4 It should be noted that arable land of relatively low intrinsic ecological value can have the potential to support notable species. An example of this is the dark-bellied Brent goose (*Branta bernicla bernicla*), a qualifying feature on the citation for Portsmouth Harbour SPA/Ramsar (see below) and a priority species in Hampshire and Fareham. During the winter months Brent goose relies on amenity grassland and arable land as a high-tide food resource, with such sites having a role to play in supporting Brent goose numbers particularly during cold winters, or in years when their numbers are especially high. The Solent Wader and Brent Goose Strategy²⁴ contains information on important sites used by Brent goose and waders, as well as a suggested policy response. Sites within Fareham borough listed within the strategy as "Core Areas", "Primary Supper Areas", "Secondary Support Areas" and "Low Use Areas" are shown on Figure 3.3 and Figure 3.4.

3.4 Nature Improvement Areas and Biodiversity Opportunity Areas

3.4.1 There are no Nature Improvement Areas (NIA) within the borough, the closest being the South Downs Way Ahead NIA approximately 10.5km to the north. However, there are six Biodiversity Opportunity Areas (BOA) partially within the borough; see Figure 3.5. Biodiversity Opportunity Areas are a non-statutory initiative established at the south-east regional level in 2009 and represent priority areas of great opportunity for the restoration and creation of priority habitats. BOAs do not include all the priority habitats in a region, but contain concentrations of wildlife habitat. Targeting nature conservation action towards BOAs is intended to result in a landscape scale approach to conservation. The statements for Forest of Bere, Portsdown Hill,

²⁴ Whitfield (2019): Solent Waders and Brent Goose Strategy 2019 Interim Project Report: Year One. Hampshire and Isle of Wight Wildlife Trust. Curdridge.

Portsmouth Harbour, Meon Valley, The Solent, and Hamble Valley BOAs are summarised in Table 3.4²⁵.

Table 3.4: Biodiversity Opportunity Area Statements

Biodiversity Opportunity Area Statements
Forest of Bere BOA
<p><u>Landscape Character Area</u>: South Hampshire Lowland and Heath, Avon, Test, Itchen and Meon Valleys</p> <p><u>Landscape Type</u>: Settled Lowland Mosaic Ancient Forest / Major River Valleys</p> <p><u>Geology</u>: Predominantly Clay, Silt and Sand and Sand bedrock with Clay, Silt, Sand and Gravel river terrace deposits in the valleys.</p> <p><u>Biodiversity</u>: The core area of the Forest of Bere is centred around the Southwick Estate and includes the present Forest of Bere Site of Importance for Nature Conservation (SINC), West Walk SINC, and Bishops' Inclosure SINC on the western boundary of the BOA, owned by the Bishop of Winchester in medieval times. This area contains high concentrations of ancient woodlands, wooded common, wood pasture, unimproved grassland and relic heath and is of particular importance for its small-leaved lime woods.</p> <p><u>Targets & Opportunities</u>: Lowland Heath; Lowland Dry Acid Grassland; Lowland Mixed Deciduous Woodland; Wet Woodland; Lowland Meadow</p>
Portsdown Hill
<p><u>Landscape Character Area</u>: South Hampshire Lowland and Heath</p> <p><u>Landscape Type</u>: Open Downland</p> <p><u>Geology</u>: Chalk bedrock with no notable superficial deposits.</p> <p><u>Biodiversity</u>: Portsdown Hill is an isolated east-west chalk anticline with a long south-facing escarpment. Despite only limited grazing and extensive disturbance, these slopes still support a rich chalk grassland flora and a rich and diverse insect fauna. The BOA extends this area to include other relic fragments of species-rich chalk grassland (SINCs) and areas of high suitability for restoration to chalk grassland.</p> <p><u>Targets & Opportunities</u>: Lowland Calcareous Grassland</p>
Portsmouth Harbour
<p><u>Landscape Character Area</u>: South Hampshire Coast</p> <p><u>Landscape Type</u>: Harbours / Settled Coast Plain</p> <p><u>Geology</u>: The bedrock is predominantly chalk in the northern half, with Sand and Clay, Silt and Sand in the southern half. There are deposits of Clay, Silt, Sand and Gravel in northern and central regions, Sand and Gravel to the south-west and north-east, and Sand, Silt and Clay to the north and eastern fringes.</p> <p><u>Biodiversity</u>: This area is centred on Portsmouth Harbour SSSI which is the westernmost of the three extensive and connected tidal basins - Portsmouth, Langstone and Chichester Harbours. The intertidal area of Portsmouth Harbour includes 776ha of mudflats & eelgrass beds and about 173ha of cordgrass Spartina marshes. The BOA has been extended to include further coastal habitats (many SINCs) along the perimeter of the harbour where opportunities exist to enhance and expand certain habitats.</p> <p><u>Targets & Opportunities</u>: Coastal Grazing Marsh; Coastal Salt Marsh; Purple Moor Grass and Rush</p>

²⁵ Hampshire Biodiversity Partnership: Biodiversity Opportunity Areas. Accessed online [10/7/19] at:

<http://documents.hants.gov.uk/biodiversity/BOAStatements.pdf>

Biodiversity Opportunity Area Statements

Pastures

Meon Valley

Landscape Character Area: Avon, Test, Itchen and Meon Valleys / South Hampshire Downs

Landscape Type: Major River Valleys

Geology: Chalk bedrock occurs in the north-western half of the area, the south-eastern half made up of Clay Silt and Sand, Sand Silt and Clay, and Sand bedrock. Deposits of Clay, Silt, Sand and Gravel run through the river valley, with Gravel, Silt and Sand deposits occurring in some central and northern areas.

Biodiversity: The River Meon arises on the chalk and supports a classic chalk stream flora. From its source south of the village of East Meon the River Meon forms a narrow, visually enclosed valley with only one principal water course and few meanders. Whilst much of the upper floodplain has been agriculturally improved there are a few fragmentary areas of ecological value, particularly at the lower end where there are several unimproved wet SINC meadows between Titchfield and Fareham. Titchfield Haven SSSI lies at the southern end of the river and comprises freshwater marsh with reedbeds, unimproved wet meadow and fen.

Targets & Opportunities: Purple Moor Grass and Rush Pastures; Wet Woodland; Lowland Meadow; Reedbed; Lowland Fen

The Solent

Landscape Character Area: South Hampshire Coast

Landscape Type: Major Estuary and Solent / Settled Coastal Plain / Major River Valleys

Geology: A bedrock of Sand, Silt and Clay with just Clay to the north-west of the area. Clay and Silt and Clay, Silt, Sand and Gravel deposits run along the length of the coastal edges with Sand and Gravel river terrace deposits found further inland. Gravel deposits are found at the south-eastern end of the area and Peat occurs in the Alver valley.

Biodiversity: This area extends along the eastern shore of Southampton Water from Lee-on-the-Solent to the mid-Itchen estuary and includes the lower estuary of the River Hamble. The area comprises extensive intertidal muds with a littoral fringe of vegetated shingle, saltmarsh, reedbed, marshy grasslands, soft rock cliffs and deciduous woodland. The site is an integral part of Southampton Water which is of international importance for over-wintering dark-bellied Brent geese, and of national importance for three species of wildfowl (great-crested grebe, teal and wigeon) and five species of wader (black-tailed godwit, dunlin, grey plover, ringed plover, redshank). The area also supports an outstanding assemblage of nationally scarce coastal plants. In addition, the cliffs at Brownwich and the foreshore at Lee-on-The Solent are of national geological importance. SSSIs include the Lee on Solent to Itchen Estuary, which includes Hamble Common, a mosaic of acidic grassland and wet heath, with neighbouring SINC supporting species-rich grassland, secondary woodland with relic heath, also grazing marsh and a reed-fringed freshwater fleet at Hook Lake and ancient deciduous woodland extending inland along a former tidal re-entrant. Vegetated shingle, a nationally restricted habitat, is found fronting the reed bed at Hook Spit. Other SSSIs include Titchfield Haven which was formerly the estuary of the River Meon, and comprises an extensive freshwater marsh, supporting large reed beds, wet, unimproved meadows, pools and patches of fen. The area is important for surface-feeding ducks and possesses a rich wetland breeding bird community. Browndown Common SSSI, the Wild Grounds SSSI, other SINC in the Alver Valley floodplain and at Gilkicker Point SINC are included, and include important areas of vegetated shingle/grass heath, acid oak woodland, wet woodland, swamp & reed beds and brackish grassland. Areas of less interesting vegetation are included where they are known to support over wintering Brent geese and other waders or are of high potential for re-creation of semi-

Biodiversity Opportunity Area Statements

natural coastal habitats.

Targets & Opportunities: Coastal Grazing Marsh and Coastal Salt Marsh

Hamble Valley

Landscape Character Area: South Hampshire Lowland and Heath / South Hampshire Coast / Avon, Test, Itchen and Meon Valleys

Landscape Type: Settled Lowland Mosaic Ancient Forest / Major River Valleys / Settled Coastal Plain

Geology: The bedrock for the area consists of Clay Silt and Sand in the south and north with Sand scattered throughout the area. There is Chalk bedrock at the far north-eastern and eastern fringes. Deposits of Silt and Clay, Sand Silt and Gravel and Clay run through the river valley.

Biodiversity: This area comprises the Upper Hamble Estuary and Woods SSSI, the Hamble river valley, its main tributaries and headwaters which extend to the Moors SSSI at Bishop's Waltham to the north and Botley Wood SSSI to the east. The upper section of the Hamble estuary supports a narrow zone of mudflats, saltmarsh, reedswamp and ancient semi-natural woodland. Twelve types of ancient broad-leaved woodland occur within the Upper Hamble SSSI. Of particular interest is the transition between zones of pedunculate oak/birch/hazel through sessile oak/birch/hazel to sessile oak/birch in response to changes from heavy London Clay soils to light, well-drained valley sands and gravels, and the gradation from ancient semi-natural woodland to estuarine saltmarsh. The Hamble woodlands are also notable for their stands of small-leaved lime. A number of small unimproved neutral/wet grassland SINCS occur further along the river valley & its tributaries, including complexes at Calcott Farm and Ford Lake. Unimproved wet meadows, draining into a central pool with associated mature alder can be found in the headwaters of a tributary of the River Hamble at the Moors SSSI which lies near the junction of the Chalk and Reading Beds. The meadows are fed by a series of springs which may yield water of differing base status since the vegetation exhibits both acid and basic elements. Another tributary of the Hamble drains from a dense concentration of ancient semi-natural & replanted woodland SINCS at Biddenfield, arising further along at Shedfield Common, an area of relic heath, valley mire and species rich grassland. A third tributary drains from Botley Wood SSSI though an area of species-rich rushy pasture & wet woodland SINCS at North Whiteley. Botley Wood SSSI itself comprises a large tract of ancient semi-natural and replanted woodland in a poorly-drained low-lying hollow. Despite the coniferisation it is of exceptional importance for its rich insect populations which depend upon the woodland clearings, broad herb-rich rides and relict stands of semi-natural deciduous woodland. Where undisturbed, the semi-natural woodland cover consists largely of hazel coppice with oak/alder standards on the drier, acidic soils, grading to damp alder woodland on the poorly-drained clay. The alder is mostly grown from old coppice and supports a lush, species-rich ground flora. The ride vegetation is very varied and supports abundant herbs, sedges and rushes.

Targets & Opportunities: Wet Woodland; Lowland Meadow; Lowland Mixed Deciduous Woodland; Purple Moor Grass and Rush Pastures

3.5 Nature Conservation Designations

- 3.5.1 There are a number of internationally, nationally and locally designated nature conservation sites within and near to Fareham borough. European sites provide ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under *European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora* ('the Habitats Directive')) and Special Protection Areas

(SPAs, designated under *European Council Directive 2009/147/EC on the conservation of wild birds* ('the Birds Directive')). Meanwhile, the National Planning Policy Framework (DCLG, 2019) and Circular 06/05 (ODPM, 2005b) require that Ramsar sites (UNESCO, 1971) and potential SPAs and possible SACs are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.

3.5.2 The following European and Ramsar sites are within relatively accessible distance from the borough, the locations of which are shown on Figure 3.6 could potentially be affected as a result of development due to their specific environmental sensitivities. Collectively these sites protect some of Europe's best examples of calcareous grassland, deciduous woodland, heathland, bog, chalk river, estuarine and coastal habitats, supporting a rich assemblage of invertebrate, fish, amphibian, breeding and overwintering bird, and mammal species. A separate Habitats Regulations Assessment for the Local Plan will investigate the potential for adverse effects on European and Ramsar sites.

- ▶ Butser Hill (SAC)
- ▶ Emer Bog (SAC)
- ▶ River Itchen (SAC)
- ▶ Solent and Isle of Wight Lagoons (SAC)
- ▶ Solent Maritime (SAC)
- ▶ The New Forest (SAC)
- ▶ Chichester and Langstone Harbours (SPA)
- ▶ Portsmouth Harbour (SPA)
- ▶ Solent and Dorset Coast potential SPA (pSPA)
- ▶ Solent and Southampton Water (SPA)
- ▶ The New Forest (SPA)
- ▶ Chichester and Langstone Harbours (Ramsar)
- ▶ Portsmouth Harbour (Ramsar)
- ▶ Solent and Southampton Water (Ramsar)
- ▶ The New Forest (Ramsar)

3.5.3 Fareham borough contains a number of nationally designated nature conservation sites, and there are six Sites of Special Scientific Interest in the borough, covering over 500ha. Two of these SSSIs have also been designated for the geological interest. Geological SSSIs are discussed in more detail below. The SSSIs in the borough are presented in Table 3.5 and represented in Figure 3.7.

3.5.4 Additionally, the Botley Wood and Everett's and Mushes Copses SSSI is located approximately 2km north of Fareham borough, within Winchester district. Within Hampshire as a whole, more

than 91% of SSSIs are in favourable or unfavourable-recovering condition²⁶. The condition of SSSI units in Fareham is shown on Figure 3.8.

- 3.5.5 Natural England encourages local authorities to formally designate appropriate sites as Local Nature Reserves under Section 21 of the National Parks and Access to the Countryside Act 1949. A Local Nature Reserve (LNR) designation demonstrates a commitment by the local authority to manage land for biodiversity, protect it from inappropriate development and provide opportunities for local people to study and enjoy wildlife. Within Fareham borough, there is one National Nature Reserve (NNR) at Titchfield Haven, and five Local Nature Reserves; Hook-with-Warsash LNR, Kites Croft LNR, Gull Coppice LNR, Holly Hill Woodland Park LNR, Titchfield Haven LNR, and Warsash Common LNR, as shown on Figure 3.7. There is also the Swanwick Lakes Nature Reserve, managed by the Wildlife Trust.
- 3.5.6 There are a number of sites that are important for nature conservation but are not covered by statutory national and international designations. As highlighted by Figure 3.9 and Figure 3.10, there are over 100 Sites of Importance for Nature Conservation (SINCs) within the borough, including ancient woodlands, grassland, heathland, coastal and wetland habitats, and sites which support notable species.

Table 3.5: Site of Special Scientific Interest Feature Summaries

SSSI name	Notified features
Downend Chalk Pit	ED - Cenomanian-Maastrichtian (Geological)
Lee on the Solent to Itchen Estuary	Aggregations of non-breeding birds - Black-tailed Godwit, <i>Limosa limosa islandica</i> ; Dunlin, <i>Calidris alpina alpina</i> ; Great crested Grebe, <i>Podiceps cristatus</i> ; Grey Plover, <i>Pluvialis squatarola</i> ; Redshank, <i>Tringa totanus</i> ; Ringed Plover, <i>Charadrius hiaticula</i> ; Teal, <i>Anas crecca</i> ; Wigeon, <i>Anas penelope</i> Vascular Plant Assemblage EC – Aves (Geological) EC - Mesozoic - Tertiary Fish/Amphibia (Geological) EC - Quaternary Of South Central England (Geological)
Portsdown Hill	CG2 - <i>Festuca ovina</i> - <i>Avenula pratensis</i> lowland calcareous grassland CG3 - <i>Bromus erectus</i> lowland calcareous grassland CG4 - <i>Brachypodium pinnatum</i> lowland calcareous grassland CG5 - <i>Bromus erectus</i> - <i>Brachypodium pinnatum</i> lowland calcareous grassland Invertebrate Assemblage
Portsmouth Harbour	Aggregations of non-breeding birds - Black-tailed Godwit, <i>Limosa limosa islandica</i> ; Brent Goose (Dark-bellied), <i>Branta bernicla bernicla</i> ; Dunlin, <i>Calidris alpina alpina</i> ; Grey Plover, <i>Pluvialis squatarola</i> CG2 - <i>Festuca ovina</i> - <i>Avenula pratensis</i> lowland calcareous grassland Population of Schedule 5 crustacean - <i>Gammarus insensibilis</i> , Lagoon Sand Shrimp Population of Schedule 5 sea anemone - <i>Nematostella vectensis</i> , Starlet Sea

²⁶ Natural England: Designated Sites View. Accessed online [14/5/19] at:

<https://designatedsites.naturalengland.org.uk/ReportConditionSummary.aspx?countyCode=19&ReportTitle=HAMPSHIRE>

SSSI name	Notified features
	<p>Anemone</p> <p>SM13a - <i>Puccinellia maritima</i> saltmarsh, <i>Puccinellia maritima</i> dominant sub-community</p> <p>SM14 - <i>Atriplex portulacoides</i> saltmarsh</p> <p>SM15 - <i>Juncus maritimus</i> - <i>Triglochin maritima</i> saltmarsh</p> <p>SM16a - <i>Festuca rubra</i> saltmarsh <i>Puccinellia maritima</i> sub-community</p> <p>SM6 - <i>Spartina Anglica</i> Saltmarsh</p> <p>Vascular Plant Assemblage</p>
Titchfield Haven	<p>Aggregations of non-breeding birds - Teal, <i>Anas crecca</i>; Wigeon, <i>Anas penelope</i></p> <p>Assemblages of breeding birds - Lowland open waters and their margins</p> <p>M22 - <i>Juncus subnodulosus</i> - <i>Cirsium palustre</i> fen meadow</p> <p>M23 - <i>Juncus effusus</i> / <i>acutiflorus</i> - <i>Galium palustre</i> rush pasture</p> <p>MG10 - <i>Holcus lanatus</i> - <i>Juncus effusus</i></p> <p>MG11 - <i>Festuca rubra</i> - <i>Agrostis stolonifera</i> - <i>Potentilla anserina</i> grassland</p> <p>MG12 - <i>Festuca Arundinacea</i></p> <p>MG13 - <i>Agrostis stolonifera</i> - <i>Alopecurus geniculatus</i> grassland</p> <p>MG9 - <i>Holcus lanatus</i> - <i>Deschampsia caespitosa</i></p> <p>S10 - <i>Equisetum fluviatile</i> swamp</p> <p>S12 - <i>Typha latifolia</i> swamp</p> <p>S14 - <i>Sparganium erectum</i> swamp</p> <p>S19 - <i>Eleocharis palustris</i> swamp</p> <p>S20 - <i>Scirpus lacustris</i> ssp. <i>tabernaemontani</i> swamp</p> <p>S21 - <i>Scirpus maritimus</i> Swamp</p> <p>S22 - <i>Glyceria fluitans</i> water-margin vegetation</p> <p>S23 - Other water-margin vegetation</p> <p>S25 - <i>Phragmites australis</i> - <i>Eupatorium cannabinum</i> tall-herb fen</p> <p>S26 - <i>Phragmites australis</i> - <i>Urtica dioica</i> tall-herb fen</p> <p>S28 - <i>Phalaris arundinacea</i> tall-herb fen</p> <p>S4 - <i>Phragmites australis</i> swamp and reed-beds</p> <p>S5 - <i>Glyceria maxima</i> swamp</p> <p>S6 - <i>Carex riparia</i> swamp</p> <p>S7 - <i>Carex acutiformis</i> swamp</p>
Upper Hamble Estuary and Woods	<p>MG5 - <i>Cynosurus cristatus</i> - <i>Centaurea nigra</i> grassland</p> <p>S21 - <i>Scirpus maritimus</i> swamp</p> <p>S4 - <i>Phragmites australis</i> swamp and reed-beds</p> <p>S5 - <i>Glyceria maxima</i> swamp</p> <p>Sheltered muddy shores (including estuarine muds)</p> <p>SM14 - <i>Atriplex portulacoides</i> saltmarsh</p> <p>SM16a - <i>Festuca rubra</i> saltmarsh <i>Puccinellia maritima</i> sub-community</p> <p>SM24 - <i>Elytrigia atherica</i> saltmarsh</p> <p>SM4-28 - Saltmarsh</p>

SSSI name	Notified features
	SM6 - <i>Spartina anglica</i> Saltmarsh
	W10 - <i>Quercus robur</i> - <i>Pteridium aquilinum</i> - <i>Rubus fruticosus</i> woodland
	W16 - <i>Quercus spp.</i> - <i>Betula spp.</i> - <i>Deschampsia flexuosa</i> woodland
	W6 - <i>Alnus glutinosa</i> - <i>Urtica dioica</i> woodland
	W7 - <i>Alnus glutinosa</i> - <i>Fraxinus excelsior</i> - <i>Lysimachia nemorum</i> woodland
	W8 - <i>Fraxinus excelsior</i> - <i>Acer campestre</i> - <i>Mercurialis perennis</i> woodland

3.6 Ecological Network Map

- 3.6.1 HBIC has produced a detailed Ecological Network Map on behalf of the Local Nature Partnership (LNP). An ecological network is a group of habitat patches that species can easily move between, maintaining ecological function and conserving biodiversity. The network includes the hierarchy of international, national and locally designated sites, plus other priority habitats and areas identified for habitat restoration and creation. The Ecological Network Map is intended to guide the location, layout and design of development to enable habitat and species mitigation, restoration and re-creation to inform green infrastructure and achieve biodiversity net gain (Figure 3.12 and Figure 3.13).

3.7 Geological Features

- 3.7.1 The geodiversity of the borough is an important asset. Geodiversity is the collective term describing the geological variety of the Earth's rocks, fossils, minerals, soils and landscapes together with the natural process which form and shape them. Geodiversity underpins biodiversity by providing diversity of habitat, with the soil being the link between them. It also embraces the built environment by providing the basis for neighbourhood character and local distinctiveness through building stone and material.
- 3.7.2 Figure 3.11 highlights the geology of Fareham borough and the surrounding areas. The basic underlying geology of the wider area is formed by a bed of chalk, which was laid down in the late Cretaceous Period. This is evident to the east of Fareham where an outlier of the South Downs forms the prominent ridge of Portsdown Hill. Across the remainder of the borough, this chalk is buried beneath younger deposits of clays, silts, sands and gravels from the Paleogene and Quaternary Periods.
- 3.7.3 Whilst there are no Regionally Important Geodiversity Sites in the borough, there are two SSSIs notified for geological features. Downend Chalk Pit SSSI is a large former chalk quarry on the south side of the western end of Portsdown Hill in the east of Fareham borough, and provides an insight into the geology of the Late Cretaceous Period. Lee on the Solent to Itchen Estuary SSSI yielded the first British bird fossils of the mid-Eocene, a rich source of sharks teeth and a range of Palaeolithic artefacts, while the cliffs north of Hillhead provide a cross-section through the 'staircase' of Solent terraces.

3.8 PfSH Air Quality Impact Assessment

- 3.8.1 The PfSH Air Quality Impact Assessment also addressed potential air quality impacts on ecological designated sites based on predicted annual average airborne concentrations of oxides of nitrogen (NO_x) and ammonia (NH₃) as well as annual deposition of nutrient nitrogen and acid. The sites assessed included European designated sites as well as SSSIs, many of which fall within the European sites. Results were presented for the 2034 Do Minimum (DM) and 2034 Do Something (DS) where the DM scenario includes proposed development of 100,000 dwellings across the sub-region and the DS scenario also includes additional transport interventions. All four pollutants exceeded the 1% screening threshold in the DM and DS scenarios for a number of European designated sites within a relatively accessible distance from Fareham Borough, including River Itchen (SAC), Solent Maritime (SAC), Chichester and Langstone Harbours (SPA), Portsmouth Harbour (SPA, Ramsar), and Solent and Southampton Water (SPA). Therefore significant effects to these sites from air quality impacts cannot be ruled out. This is considered further as part of the Habitats Regulation Assessment (HRA) accompanying the Local Plan.

3.9 Spatial Context

- 3.9.1 Titchfield and the Western Wards support the greatest abundance of priority habitats, particularly grazing marsh and woodland respectively. The coastal parts of the borough (Portchester, Hill Head/ Stubbington, Titchfield and Western Wards) tend to have better access to, and be more constrained by, nature conservation designations particularly those of national or international importance. However, sites of local importance and fragments of ancient woodland are dotted throughout the borough, albeit with less frequency within the settlement boundaries.

3.10 Likely Evolution of the Baseline in the Absence of the Local Plan

- 3.10.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to biodiversity and geodiversity that may continue under such a scenario include:
- ▶ Biodiversity in the borough is likely to be affected by development proposals, although policies DSP13-15 include requirements for biodiversity gain and avoidance of negative impacts.
 - ▶ Improvements in biodiversity are likely to arise due to the increasing integration of biodiversity considerations within forward planning in the borough and the wider sub-region.
 - ▶ Increased demand for water coupled with diffuse pollution via run-off may place additional pressures freshwater, wetland and coastal habitats.
 - ▶ Although some of Hampshire's priority species continue to decline, studies indicate that the rates of decline are slowing. Many priority species have stable populations, and some are increasing, particularly where focused conservation effort has taken place (e.g. heathlands, chalk grassland SSSIs).

- ▶ Climate change has the potential to affect biodiversity in a range of ways, including through changes in the distribution and abundance of species (including non-native species) and changes to the composition and character of habitats.

3.11 Key Issues

3.11.1 Key issues for biodiversity and geodiversity relevant to the Local Plan are:

- ▶ Potential impacts on priority habitats and species from new developments. Protected species are also present within the borough, including badger, bats, breeding birds, dormouse, great crested newt and reptiles.
- ▶ There are significant opportunities for biodiversity enhancement in the area, including at the landscape scale. Six Biodiversity Opportunity Areas, which are regional priority areas of great opportunity for restoration and creation of priority habitats, are present across the borough.
- ▶ Potential effects on designated sites of nature conservation interest, many of which are in coastal locations. All SSSIs in the borough have at least one unit in unfavourable condition or unfavourable recovering; all but two unit within Portsmouth Harbour are in unfavourable-recovering condition or worse with one unit classed as destroyed, while all units within Titchfield Haven are unfavourable, with half of those in decline. More than three-quarters of Botley Wood and Everett's and Mushes Copses SSSI is in unfavourable-recovering condition, with one unit destroyed.
- ▶ Hedgerows are important local biodiversity assets some of which may be lost to development.
- ▶ There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats to parkland and veteran trees, including from development pressures, poor management and fragmentation.
- ▶ Protecting and enhancing the area's green and blue infrastructure network will support local and sub-regional biodiversity networks by helping to improve connectivity for habitats and species, and provide benefits to local communities in terms of health and wellbeing.
- ▶ Improvements in local ecological networks will support biodiversity's adaptation to climate change.
- ▶ Geodiversity is a key contributor to the area's natural (and built) environment.
- ▶ Access to the natural environment should be maintained and supported by the LPR. However, measures will need to be taken to ensure that disturbance impacts within Solent European sites are not exacerbated.

Fareham Local Plan

-  Coastal Sand Dunes
-  Coastal Vegetated Shingle
-  Coastal and Floodplain Grazing Marsh
-  Coastal Saltmarsh
-  Eutrophic Standing Waters
-  Hedgerows
-  Intertidal Mudflats
-  Lowland Calcareous Grassland
-  Lowland Dry Acid Grassland
-  Lowland Fens
-  Lowland Heathland
-  Lowland Meadows
-  Lowland Mixed Deciduous Woodland
-  Maritime Cliff and Slopes
-  Purple Moor Grass and Rush Pastures
-  Reedbeds
-  Saline Lagoons
-  Traditional Orchards
-  Wet Woodland
-  Wood-Pasture and Parkland
-  Spatial Planning Areas
-  Borough



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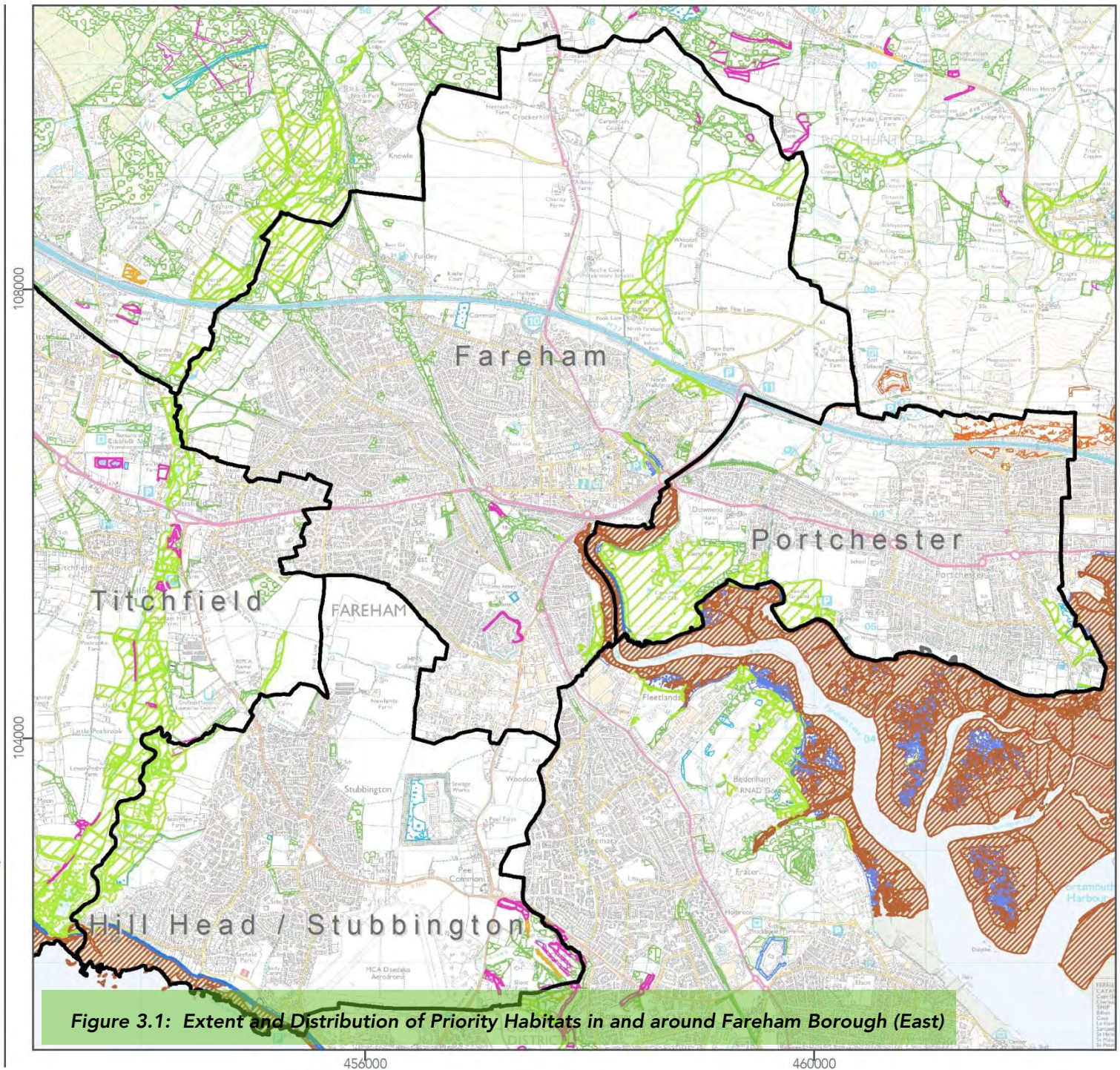
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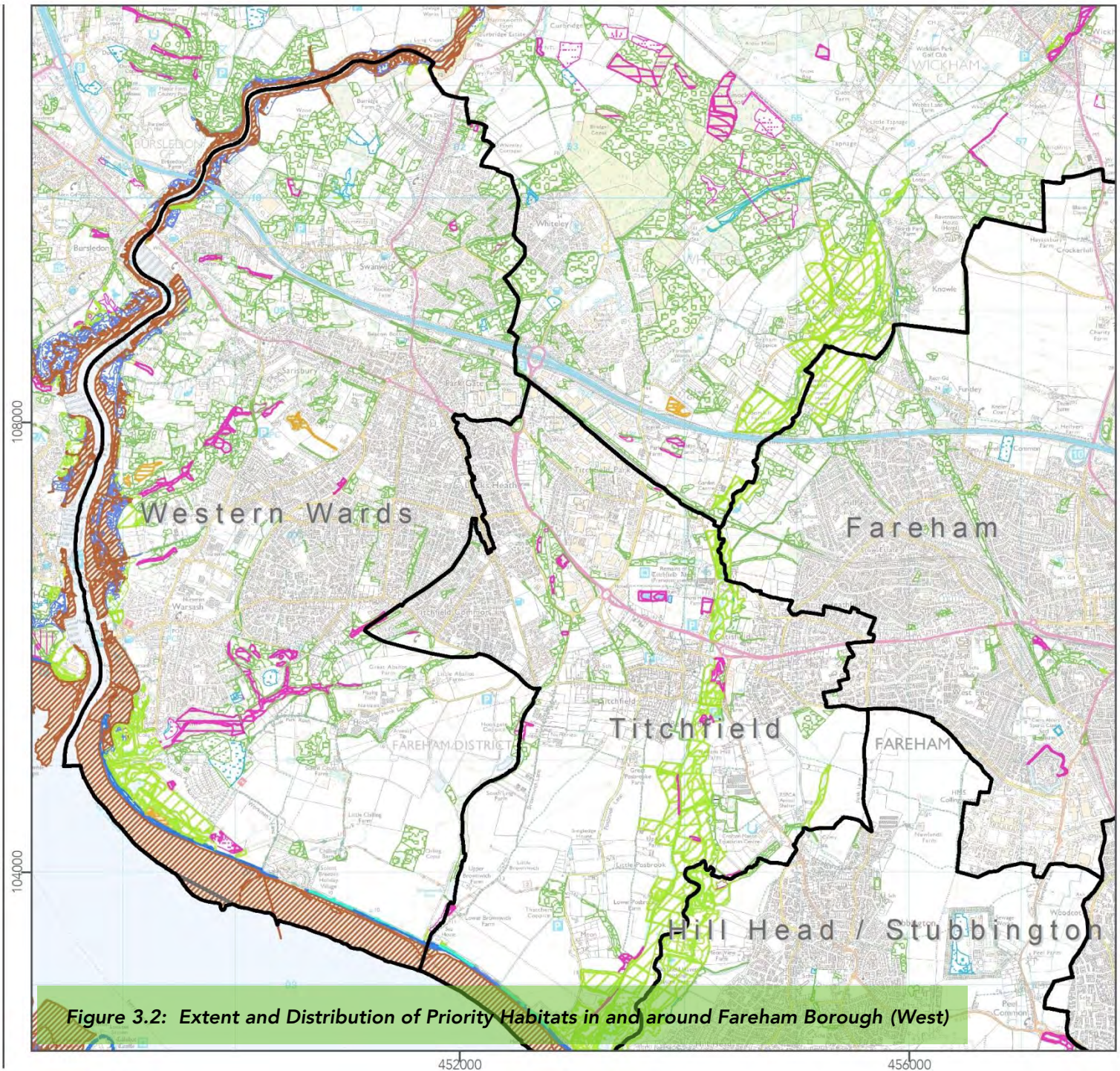
Fareham Local Plan

-  Coastal Sand Dunes
-  Coastal Vegetated Shingle
-  Coastal and Floodplain Grazing Marsh
-  Coastal Saltmarsh
-  Eutrophic Standing Waters
-  Hedgerows
-  Intertidal Mudflats
-  Lowland Calcareous Grassland
-  Lowland Dry Acid Grassland
-  Lowland Fens
-  Lowland Heathland
-  Lowland Meadows
-  Lowland Mixed Deciduous Woodland
-  Maritime Cliff and Slopes
-  Purple Moor Grass and Rush Pastures
-  Reedbeds
-  Saline Lagoors
-  Traditional Orchards
-  Wet Woodland
-  Wood-Pasture and Parkland
-  Spatial Planning Areas
-  Borough



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Fareham Local Plan

- Candidate
- Core Area
- Low Use
- Primary Support Area
- SPA site
- Secondary Support Area
- Spatial Planning Areas
- Borough



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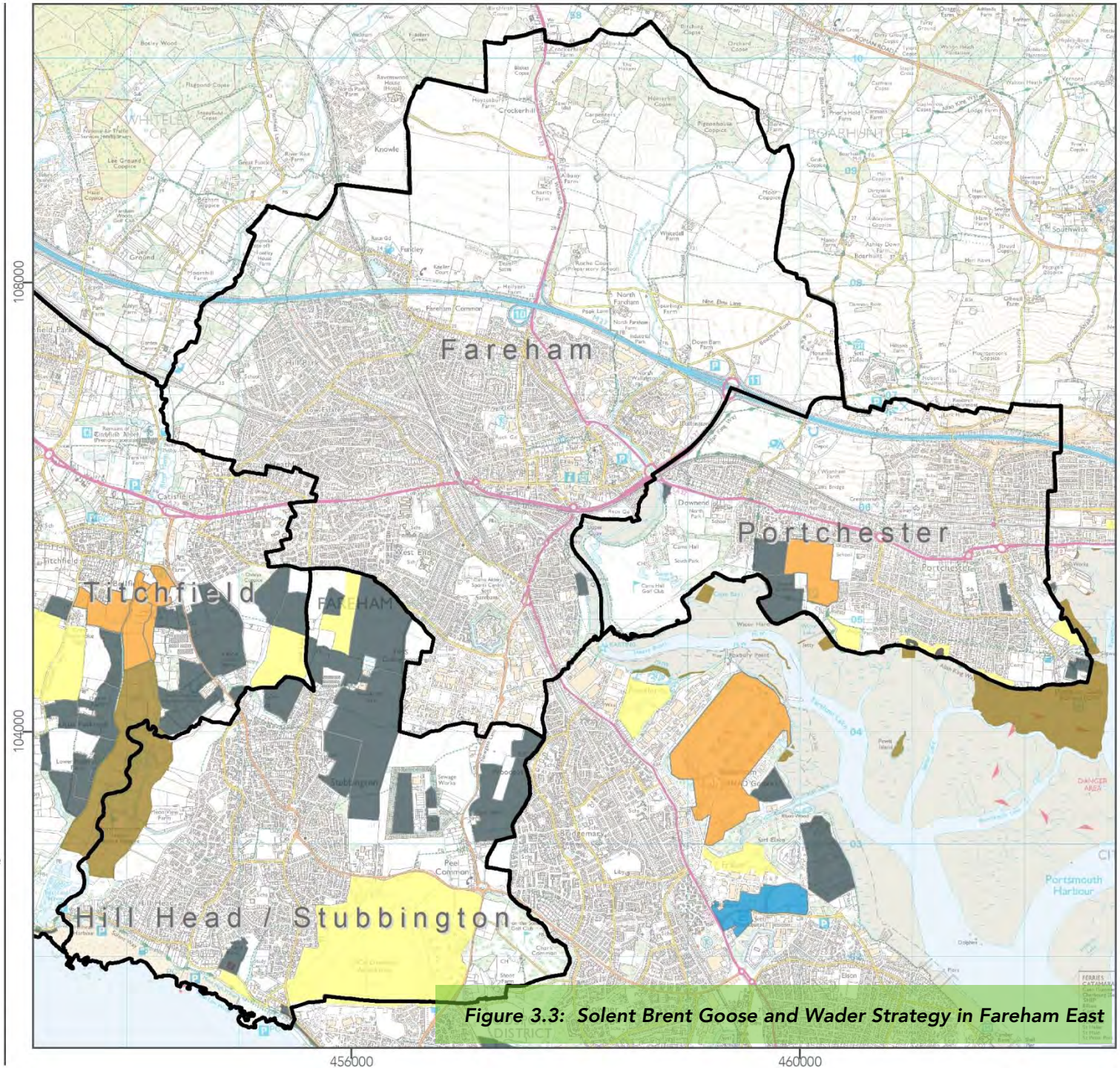
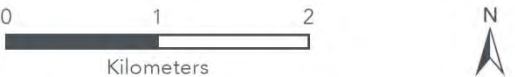


Figure 3.3: Solent Brent Goose and Wader Strategy in Fareham East

Fareham Local Plan

- Candidate
- Core Area
- Low Use
- Primary Support Area
- SPA site
- Secondary Support Area
- Spatial Planning Areas
- Borough



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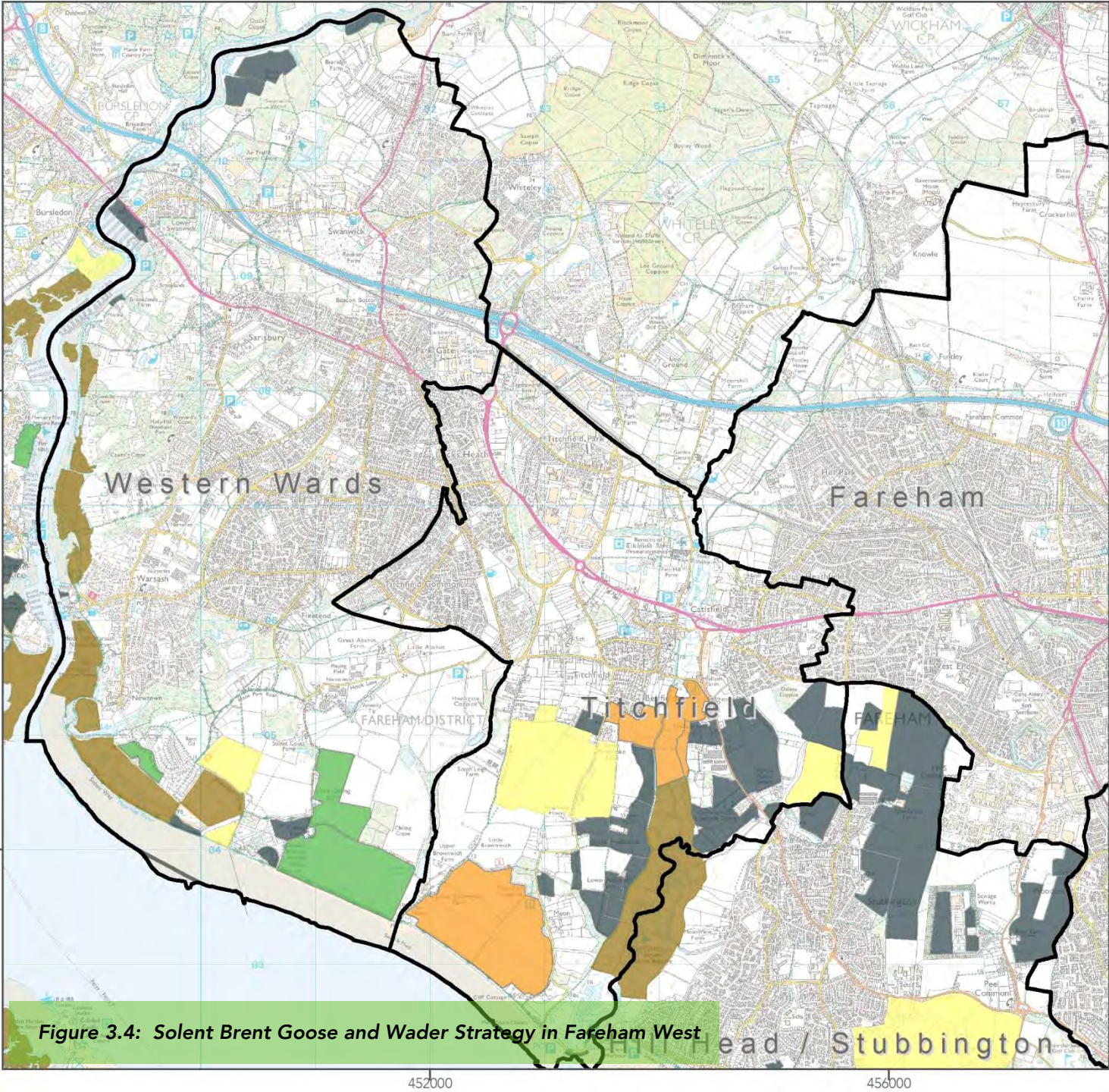


Figure 3.4: Solent Brent Goose and Wader Strategy in Fareham West

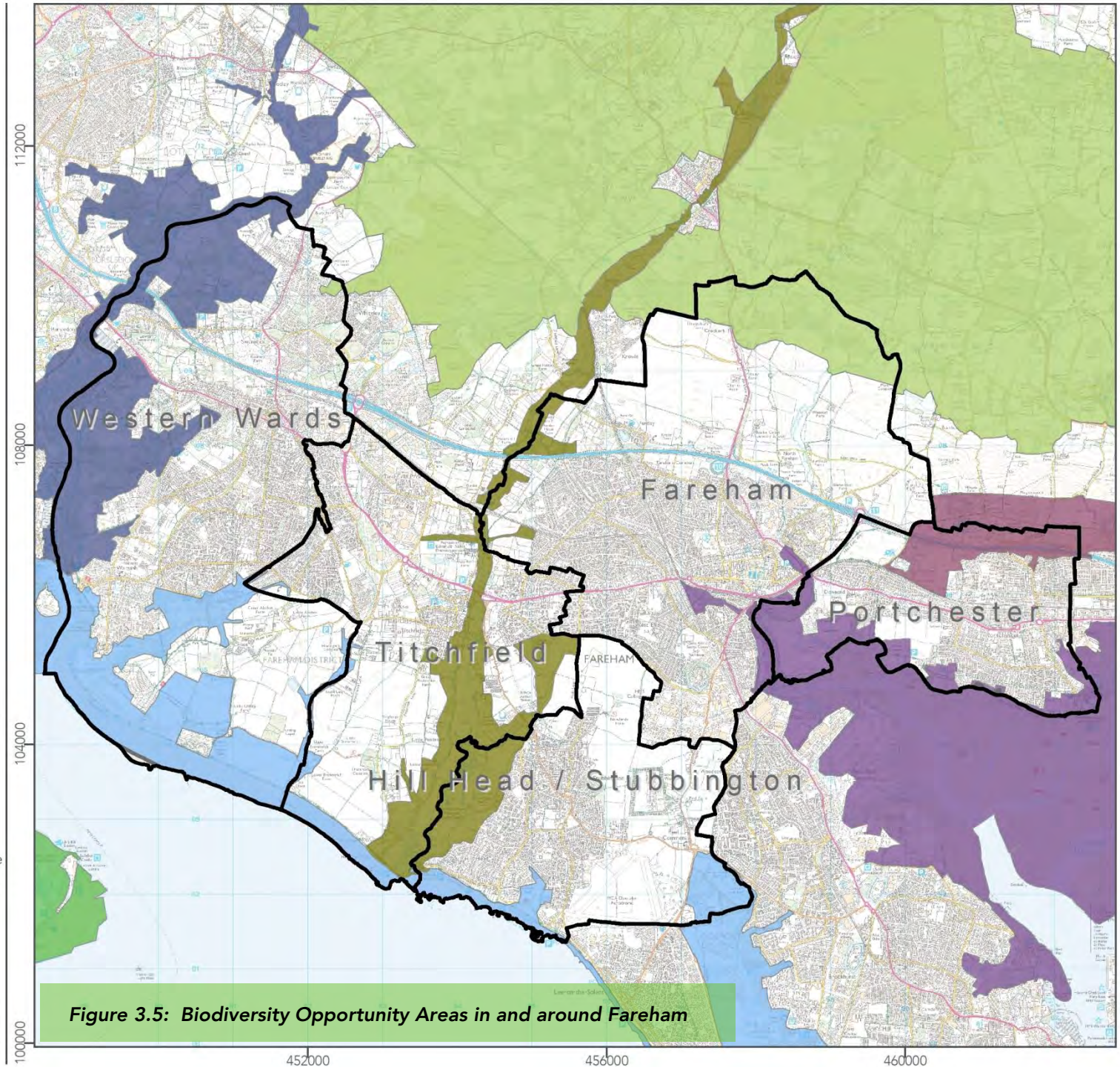
Fareham Local Plan

- Hamble Valley
- Meon Valley
- New Forest Coast
- Portsdown Hill
- Portsmouth Harbour
- The Forest of Bere
- The Solent
- Spatial Planning Areas
- Borough



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Fareham Local Plan

-  Special Areas of Conservation
-  Special Protection Areas
-  Ramsar England
-  Potential Special Protection Areas
-  Spatial Planning Areas
-  Borough



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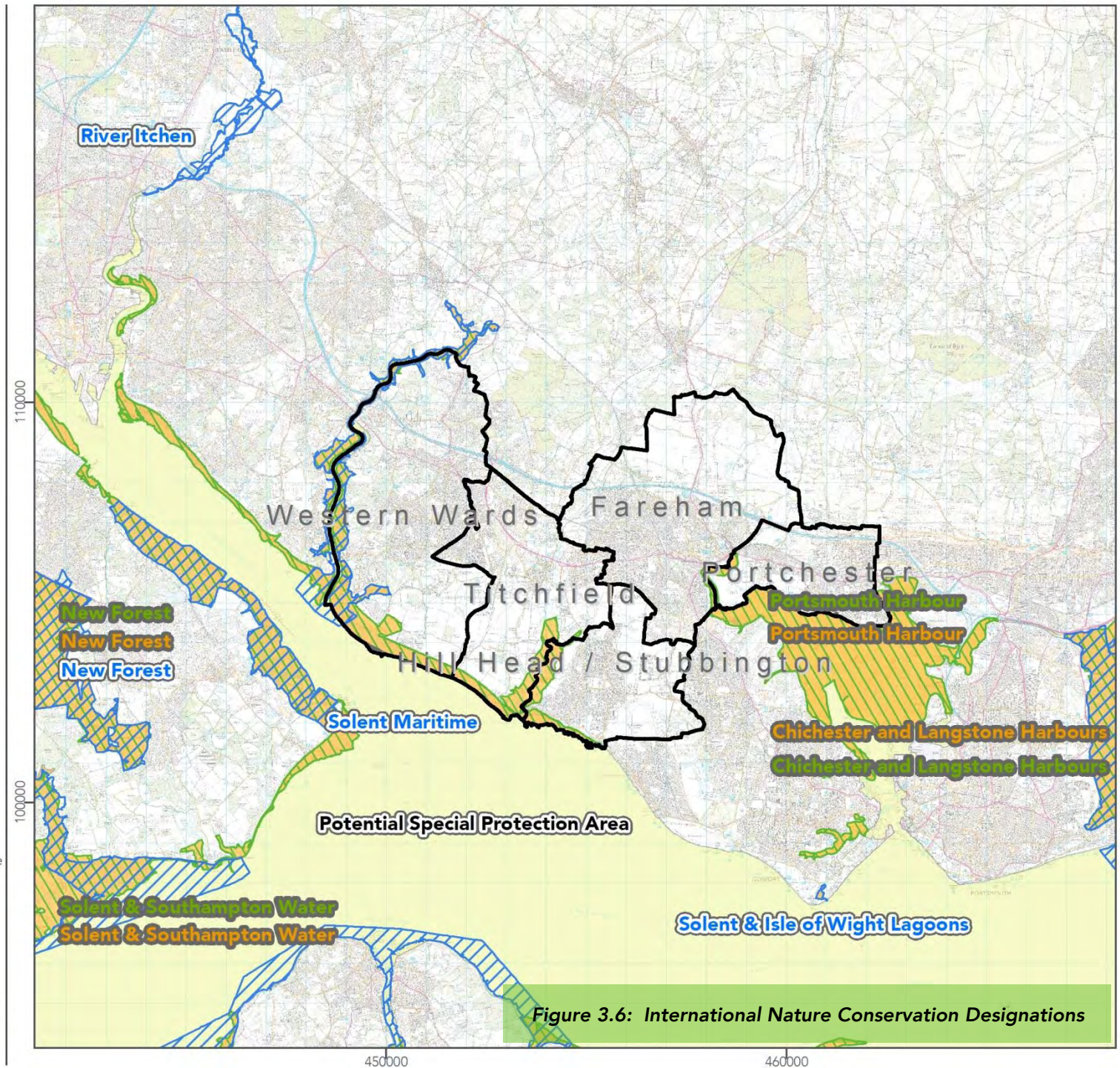


Figure 3.6: International Nature Conservation Designations

Fareham Local Plan

- Local Nature Reserves
- National Nature Reserves
- Sites of Special Scientific Interest
- Spatial Planning Areas
- Borough



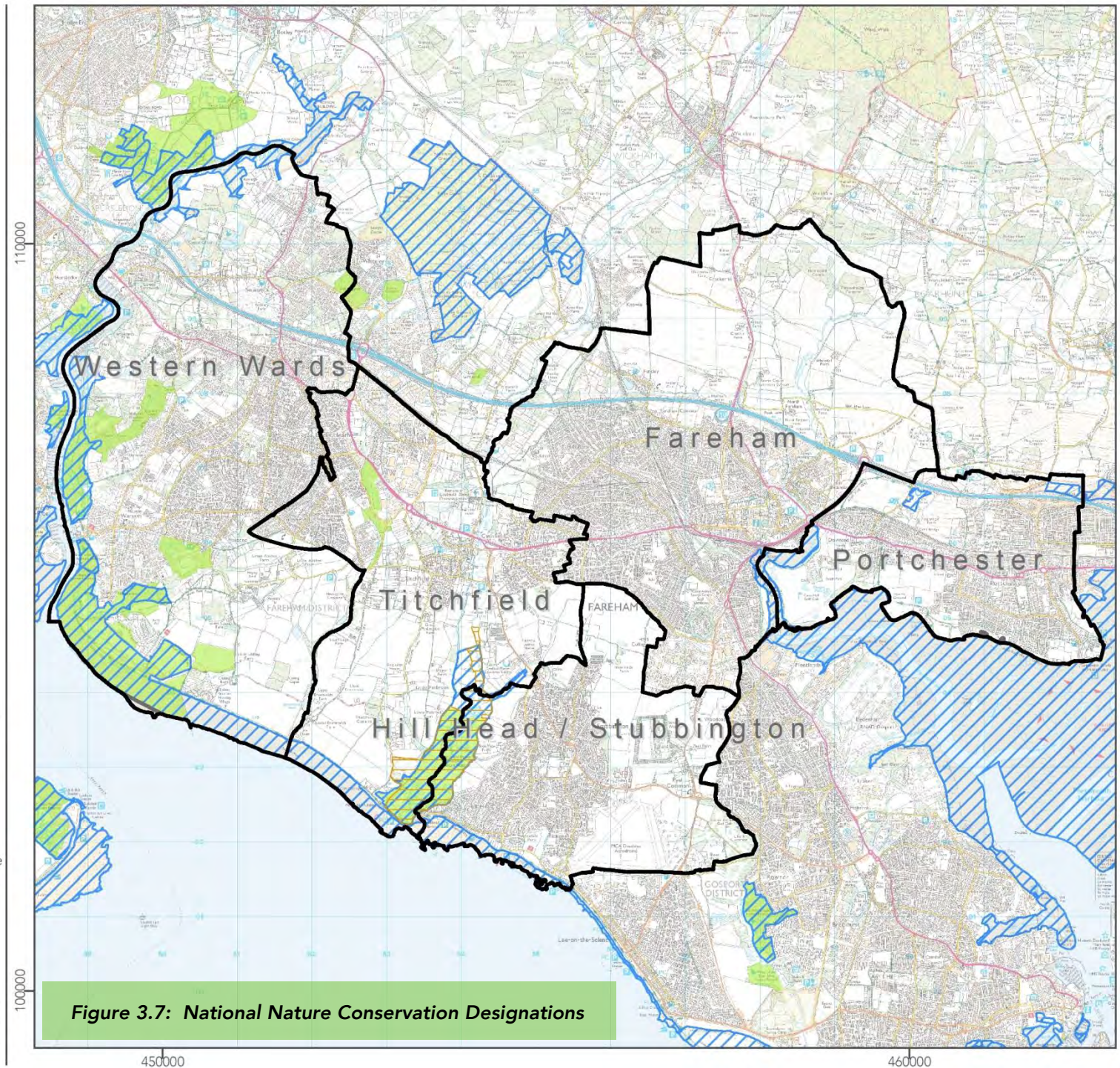
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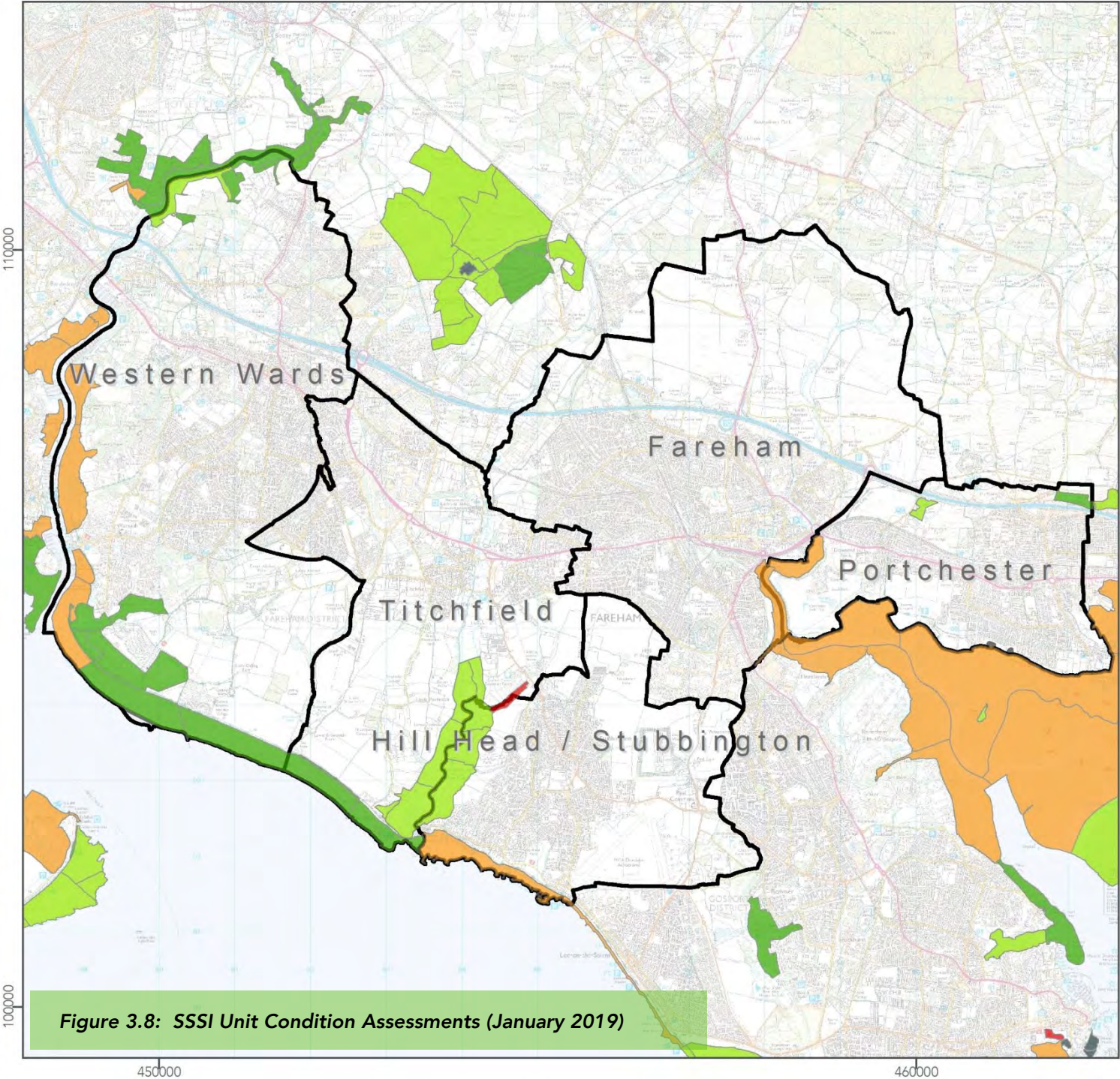
Fareham Local Plan

- FAVOURABLE
- UNFAVOURABLE RECOVERING
- UNFAVOURABLE NO CHANGE
- UNFAVOURABLE DECLINING
- PART DESTROYED
- DESTROYED
- NOT ASSESSED
- Spatial Planning Areas
- Borough



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Fareham Local Plan

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Road Verges of Ecological Importance
- Sites of Importance for Nature Conservation
- Spatial Planning Areas
- Borough



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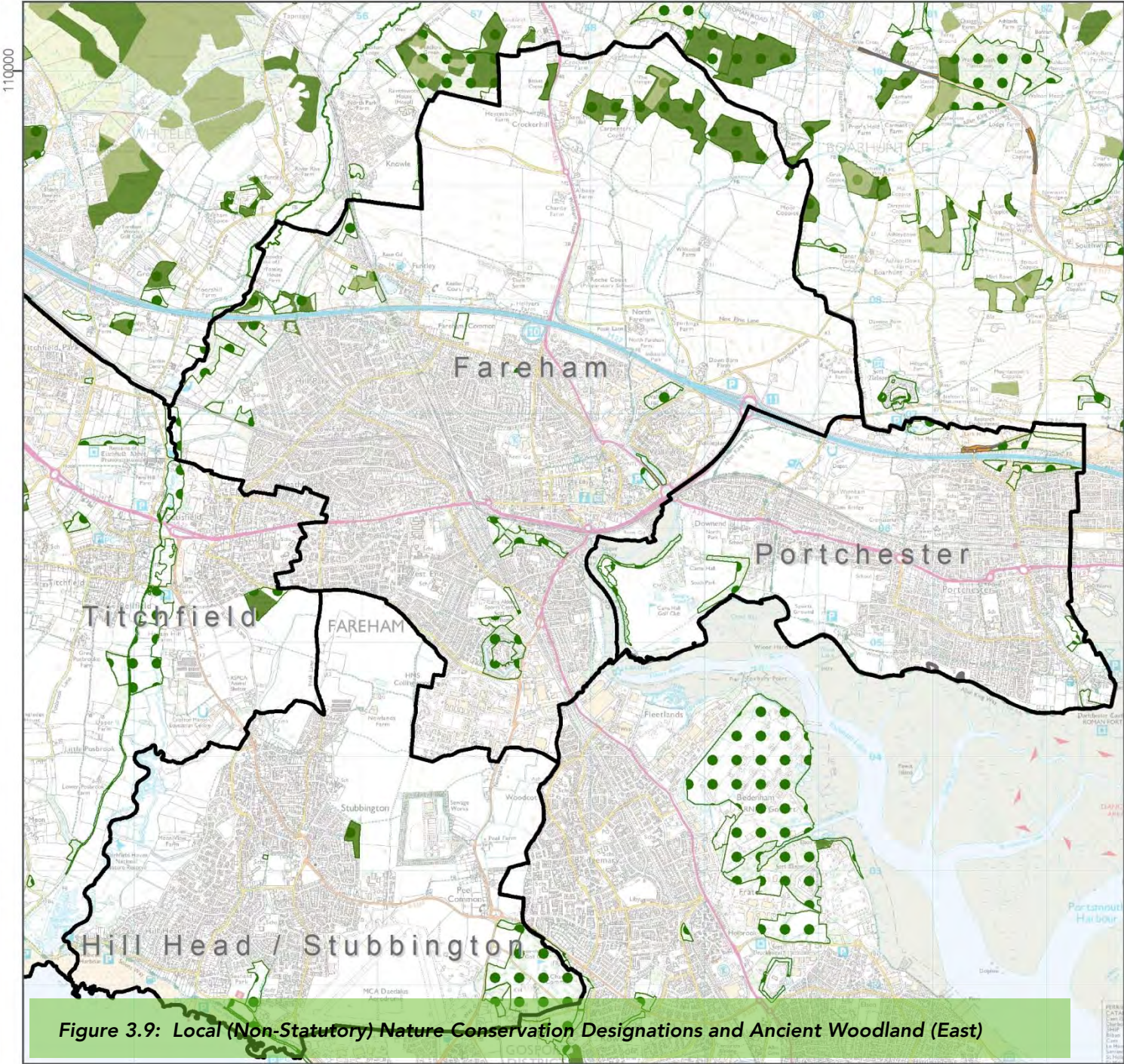
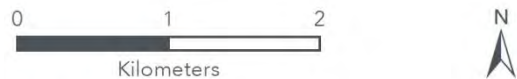


Figure 3.9: Local (Non-Statutory) Nature Conservation Designations and Ancient Woodland (East)

Fareham Local Plan

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Road Verges of Ecological Importance
- Sites of Importance for Nature Conservation
- Spatial Planning Areas
- Borough



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Date: Dec 2019 Reviewed by: GC

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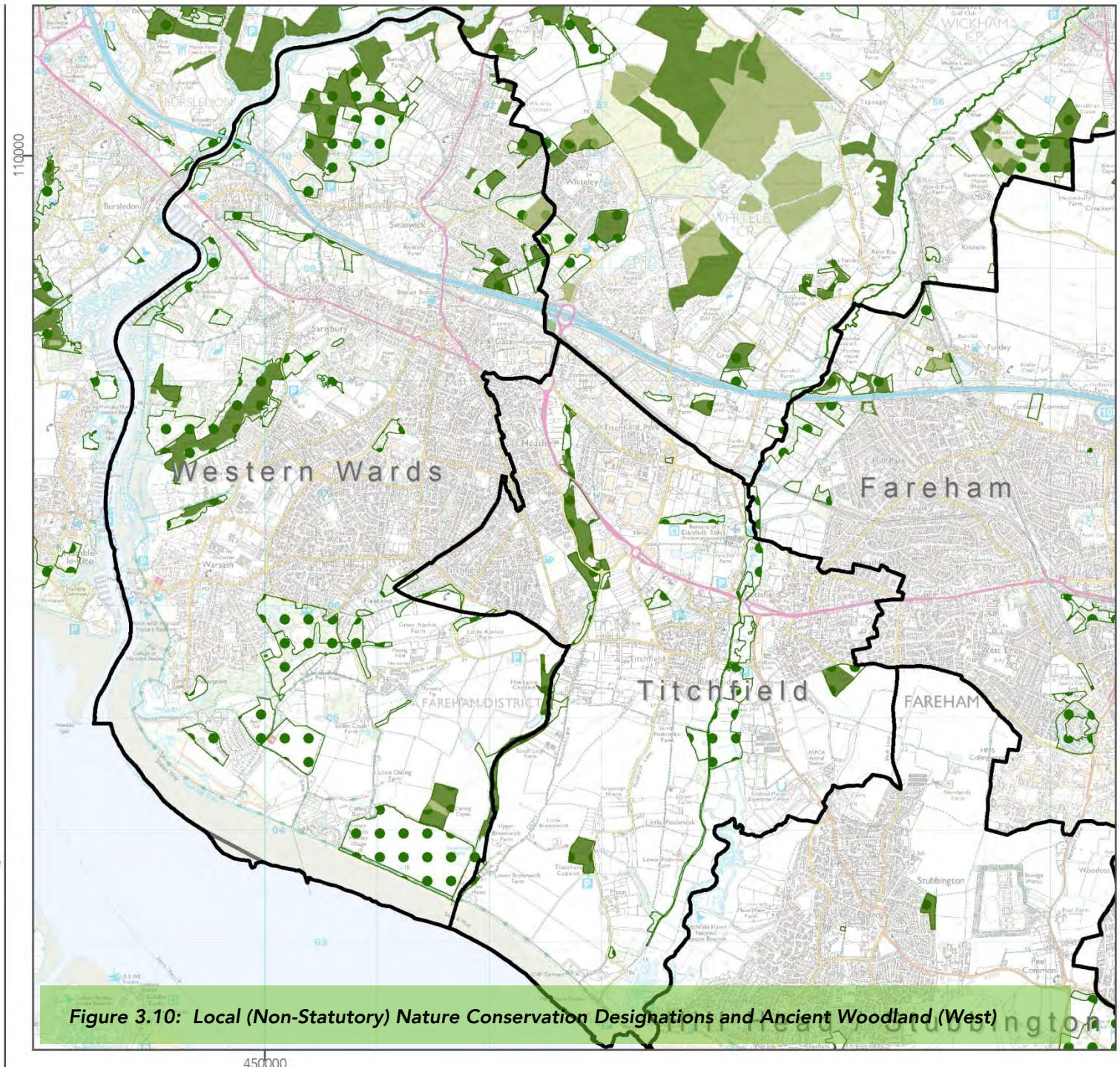


Figure 3.10: Local (Non-Statutory) Nature Conservation Designations and Ancient Woodland (West)

Fareham Local Plan

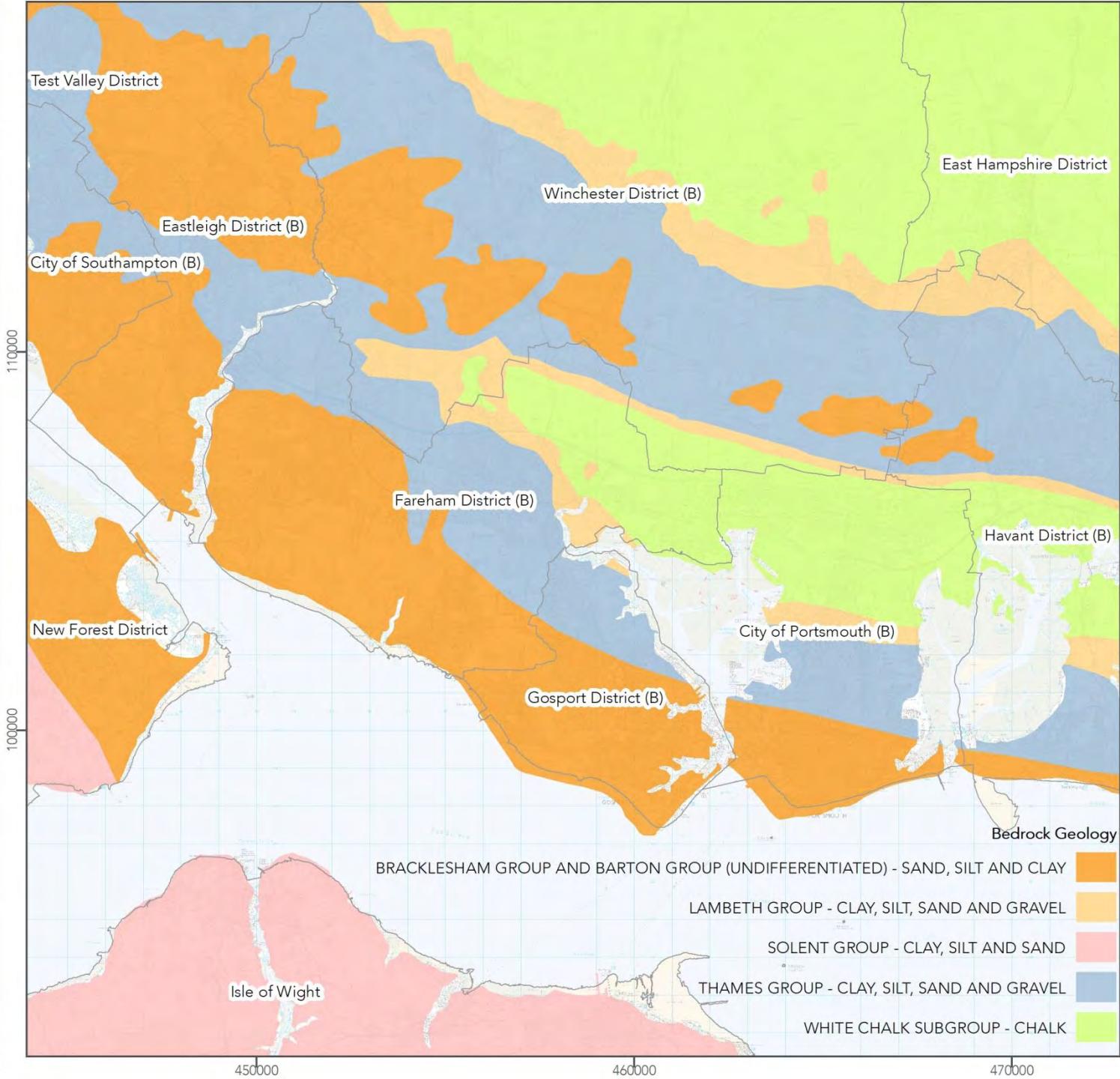
District

Figure 3.11: Bedrock Geology of Fareham and Surrounding Area (Source: BGS/NERC)



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Fareham Local Plan

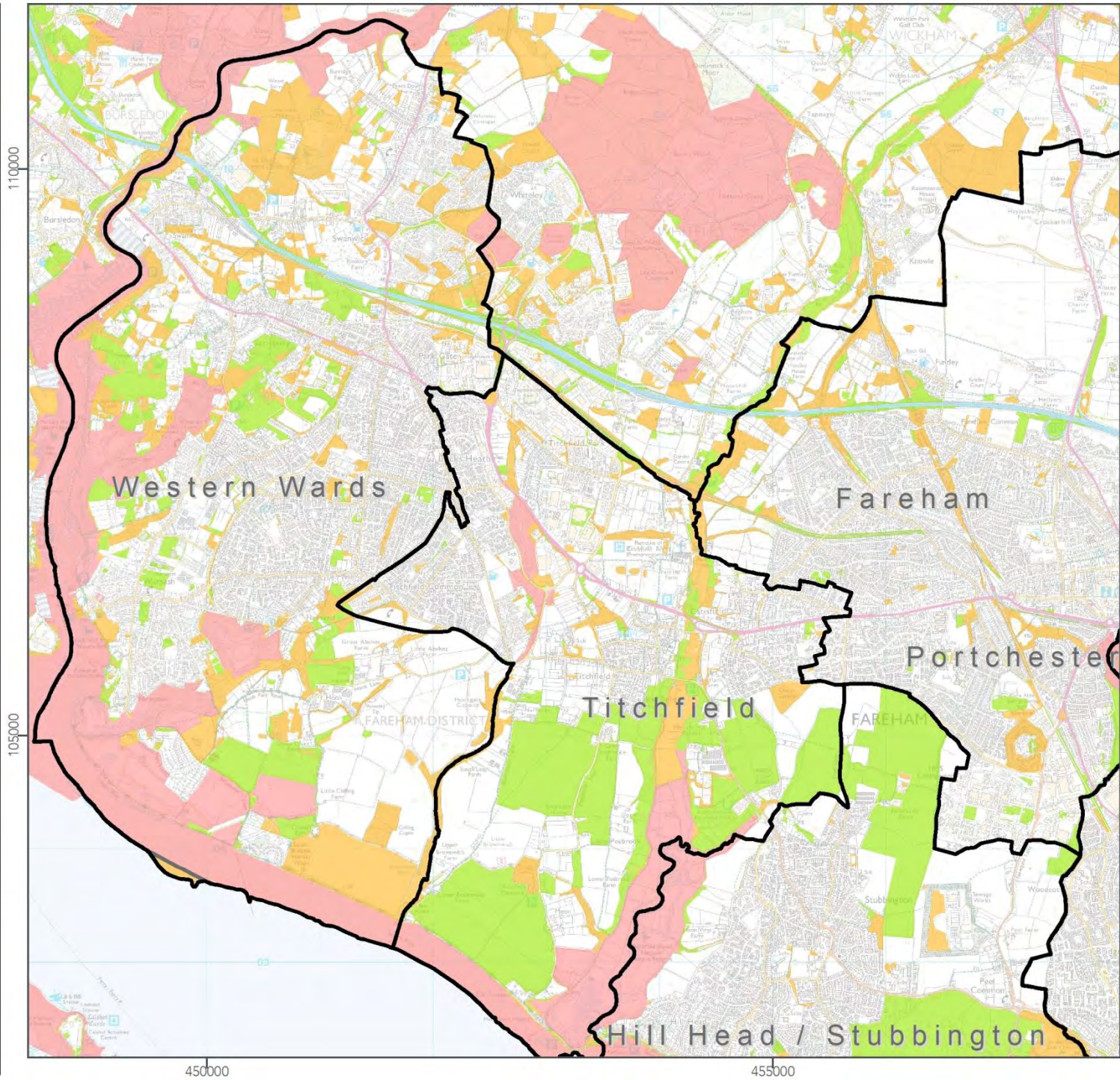
- Ecological Network Opportunities
- Core Statutory
- Core Non-statutory
- Spatial Planning Areas
- Borough

Figure 3.12: Ecological Network Map (West)



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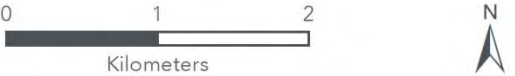
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Fareham Local Plan

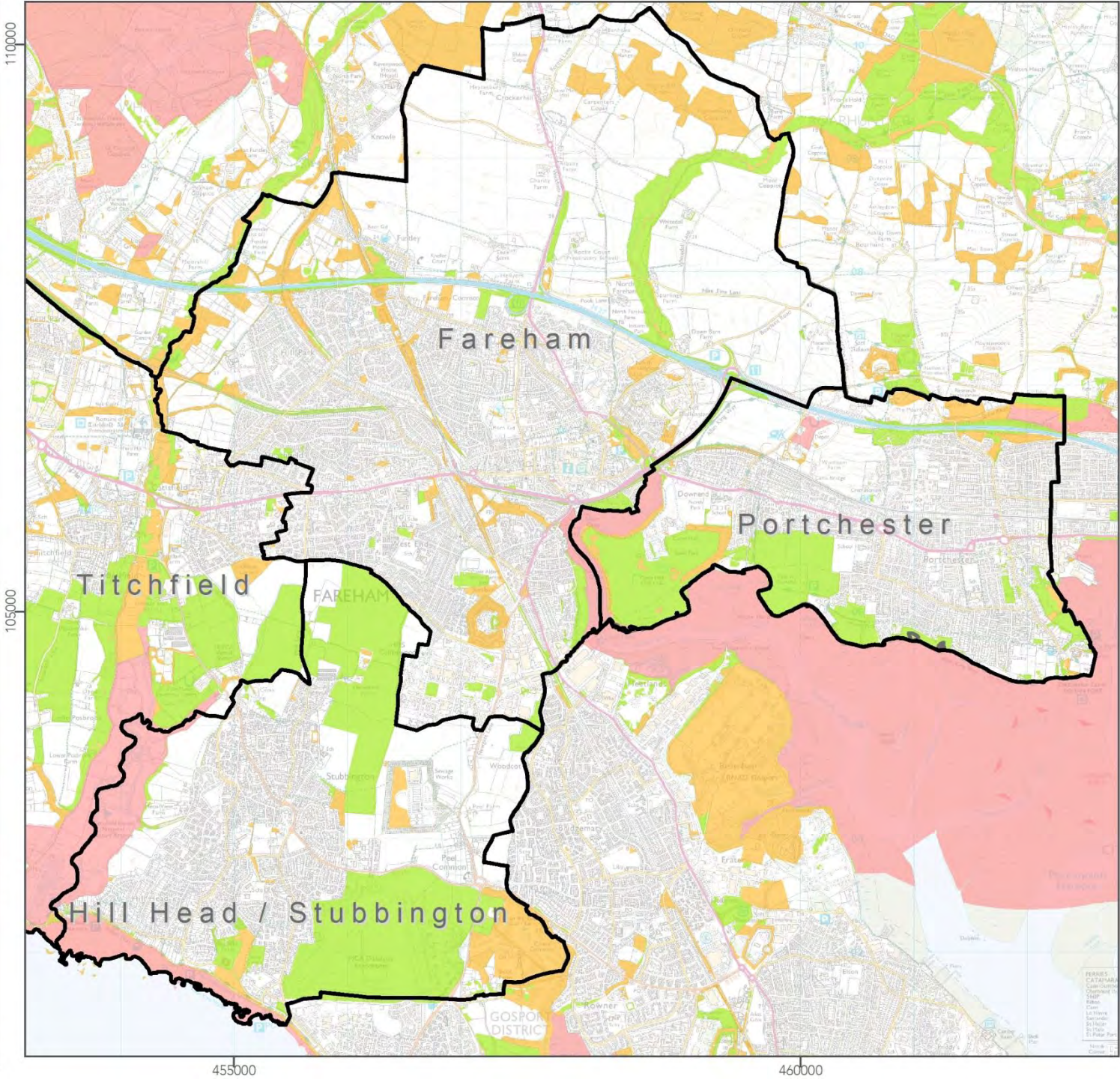
- Ecological Network Opportunities
- Core Statutory
- Core Non-statutory
- Spatial Planning Areas
- Borough

Figure 3.13: Ecological Network Map (East)



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4 Climate Change

4.1 Summary of Policy and Plan Review

- 4.1.1 Climate-related PPPs focus on both mitigating the causes of climate change and adapting to the effects of climate change. Commitments to reducing greenhouse gas emissions range from the international level to the sub-regional level. The PPPs address policy development across all sectors and at all levels, combining both demand management (reduced energy consumption and increased efficiency of use) and supply side measures (low carbon options including fuel mix and renewables). A number of the PPPs state specific targets to reduce emissions of greenhouse gases, including the 2015 Paris Agreement which will provide a legally binding framework for keeping the increase in global average temperature well below 2°C, and an aim to limit the increase to 1.5°C. This is led at the national level by the Climate Change Act 2008, which, due to a 2019 amendment, now sets a legally binding target of at least a 34% cut in greenhouse gas emissions by 2020 and at least a 100% cut by 2050 against a 1990 baseline ('net zero').
- 4.1.2 Adaptation measures proposed by the PPPs include a presumption against development in flood risk areas, appropriate design of new development, the promotion of new infrastructure such as sustainable drainage systems and improved maintenance to help address the changes that are likely to occur as a result of climate change. Through this approach the NPPF seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- 4.1.3 Policies and plans on climate change seek to ensure that new development and redevelopment is designed efficiently and in a way that reduces the need to travel and encourages walking, cycling and public transport use, and supports the provision of renewable energy. Green infrastructure and sustainable drainage systems should be provided alongside all development where feasible. Reductions in greenhouse gas emissions are required in order to assist with meeting national targets. This can be achieved by encouraging modal shift, good spatial planning for development, encouraging energy and resource efficiency and supporting renewable energy provision.

4.2 Greenhouse Gas Emissions: Sources & Trends

- 4.2.1 In 2016 Fareham borough had lower per capita carbon dioxide emissions (4.3 tonnes CO₂) than county (5.2 tonnes) averages²⁷ (Figure 4.1). Per capita emissions are also lower than the average for the South East (5.0 tonnes) and England (5.4 tonnes). Per capita CO₂ emissions in the borough fell by approximately 33% from 6.4 tonnes in 2007 to 4.3 tonnes in 2016, which was

²⁷ DBEIS (June 2018): 2005 to 2016 UK local and regional CO₂ emissions: full dataset. Accessed online [15/5/19] at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>

slightly less than the Hampshire average where emissions fell by approximately 37%, but similar to regional and national averages.



Figure 4.1: Per Capita CO₂ emissions in Fareham in Comparison to County, Regional and England averages 2007-2016 (Source: DBEIS)

- 4.2.2 As Figure 4.2 and Figure 4.3 below highlight, in relation to CO₂ emissions by end user, between 2007 and 2016 the proportion of emissions originating from industrial and commercial sources in Fareham fell from 32.5% to 23.5%, with a steady decrease in total emissions year on year²⁸. In the same period the proportion of emissions from domestic sources also decreased very slightly from 35.1% to 34.2%, although total emissions fluctuated over this period. The proportion of emissions originating from road transport increased significantly over this period by approximately 10%. Emissions from road transport and household emissions are now the two largest contributors to CO₂ emissions in the borough (which is similar to the rest of the South East, though industry and commercial emissions are highest for all other UK regions). Emissions from land use change and forestry include carbon sequestration; as a result, Fareham's net emissions from this sector are negative for the period, though the figures are negligible.

²⁸ Ibid.

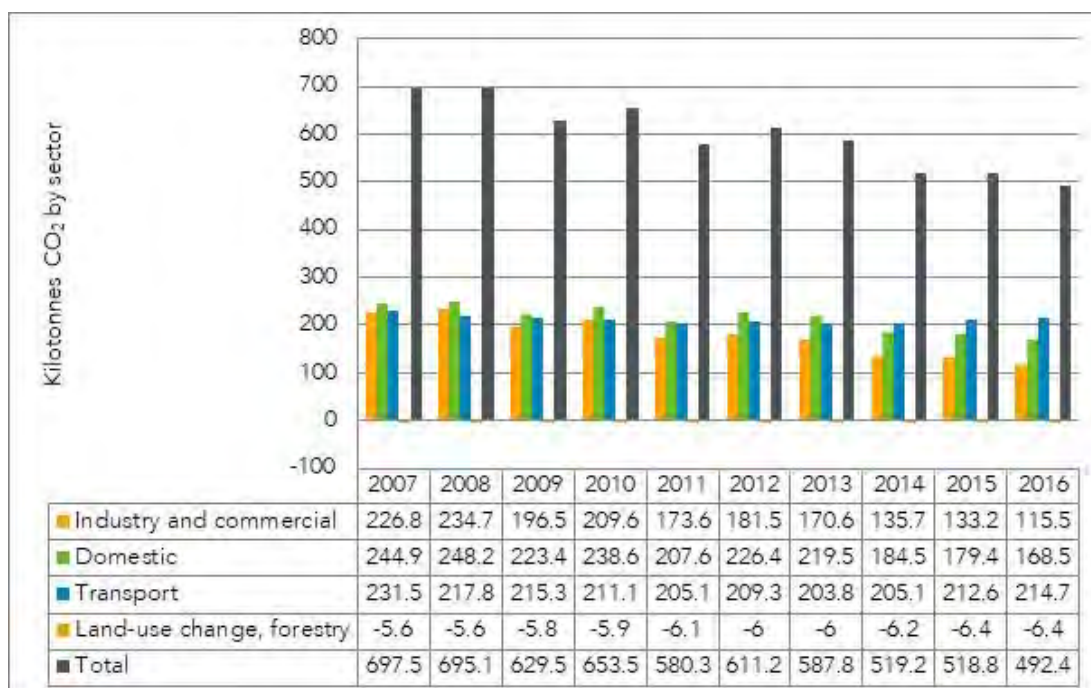


Figure 4.2: Emissions in Fareham by Source 2007-2016 (kilotonnes CO₂) (Source: DBEIS)

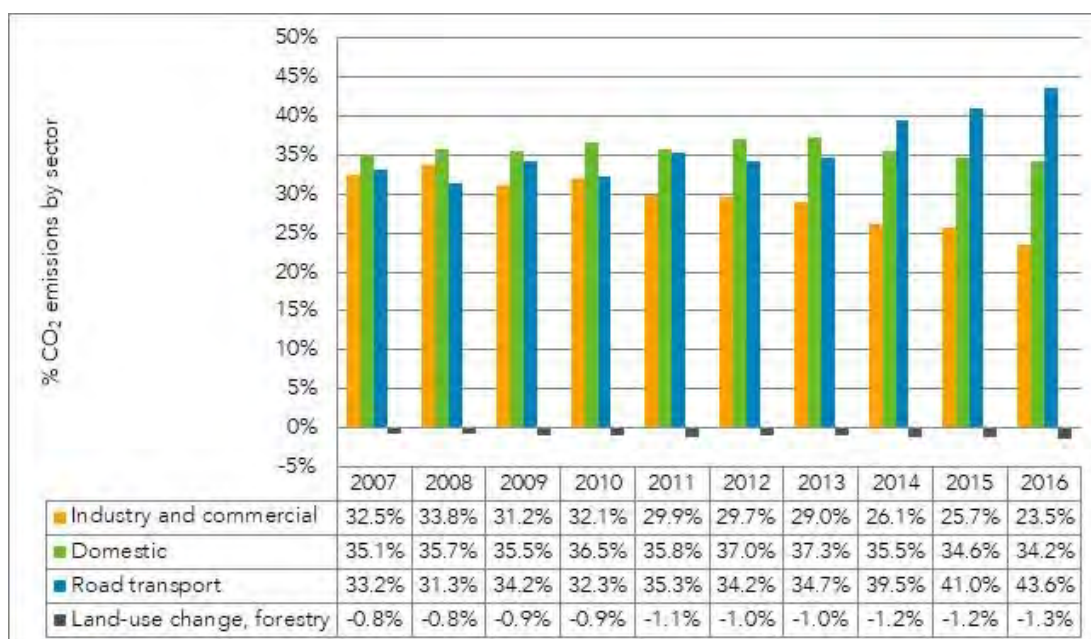


Figure 4.3: Emissions in Fareham by Source 2007-2016 (percentage) (Source: DBEIS)

4.3 Energy Consumption

- 4.3.1 According to total sub-national final energy consumption data for 2016, domestic consumption in Fareham borough was 66.6 thousand tonnes of oil equivalent (ktoe)³⁰. Fareham derives less of

³⁰ DBEIS (2019): Total final energy consumption at regional and local authority level: 2005-2016. Accessed online [15/5/19] at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>

its fuel from coal, manufactured fuels and gas than the South East and England, however it consumes more electricity and bioenergy / wastes. Fareham's consumption of petroleum products is lower than the average for the South East but similar to the national figure.

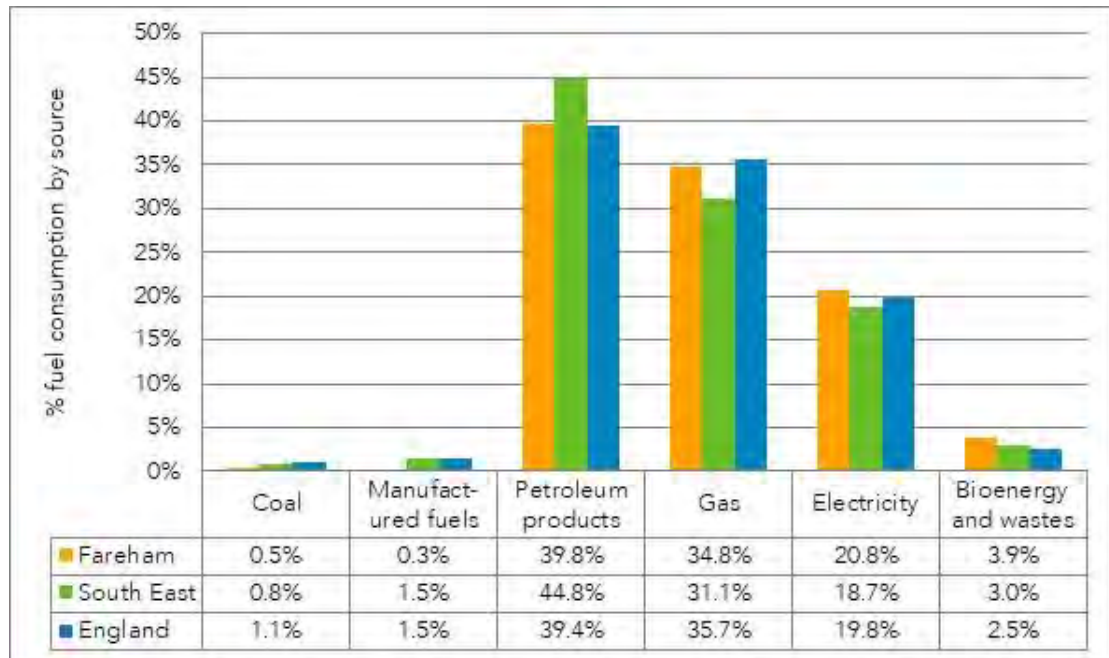


Figure 4.4: Consumption of Fuel Types in Fareham by Proportion, 2016 (Source: DECC)

4.4 Effects of Climate Change

- 4.4.1 Climate change is likely to result in a range of direct and indirect effects on the natural and built environments, with current projections suggesting that the south east will experience hotter, drier summers and warmer, wetter winters. This could lead to more frequent and severe drought and flood events and may also impact on soil condition and both supply of and demand for water.
- 4.4.2 The outcome of research on the probable effects of climate change in the UK was released by the UK Climate Projections (UKCP09) team in 2009 (Murphy *et al.*, 2009) and has subsequently been updated in 2018 (UKCP18). UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models.
- 4.4.3 Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction. UKCP18 uses scenarios for greenhouse gases called representative concentration pathways (RCPs) of which there are four: RCP2.6, RCP4.5, RCP6.0 and RCP8.5. RCP2.6 represents a future in which the world aims for and is able to implement sizeable reductions in emissions of greenhouse gases. RCP8.5 represents a world in which global greenhouse gas emissions continue to rise and where the nations of the world choose not to switch to a low-carbon future. RCP2.6 is thought to be consistent with the long-term target specified in the UK Climate Change Act of limiting global warming to 2°C above pre-industrial levels.

- 4.4.4 The figures below show the estimates for a scenario for the 25km grid square covering Fareham Borough where greenhouse gas emissions are reduced in line with the Paris climate agreement targets by 2030 and then after 2030, no further emission reductions are achieved but emissions do not rise (RCP4.5). The figures show change in annual average temperature and average change in precipitation during the summer months between 2010 and 2100 for seven probability levels.

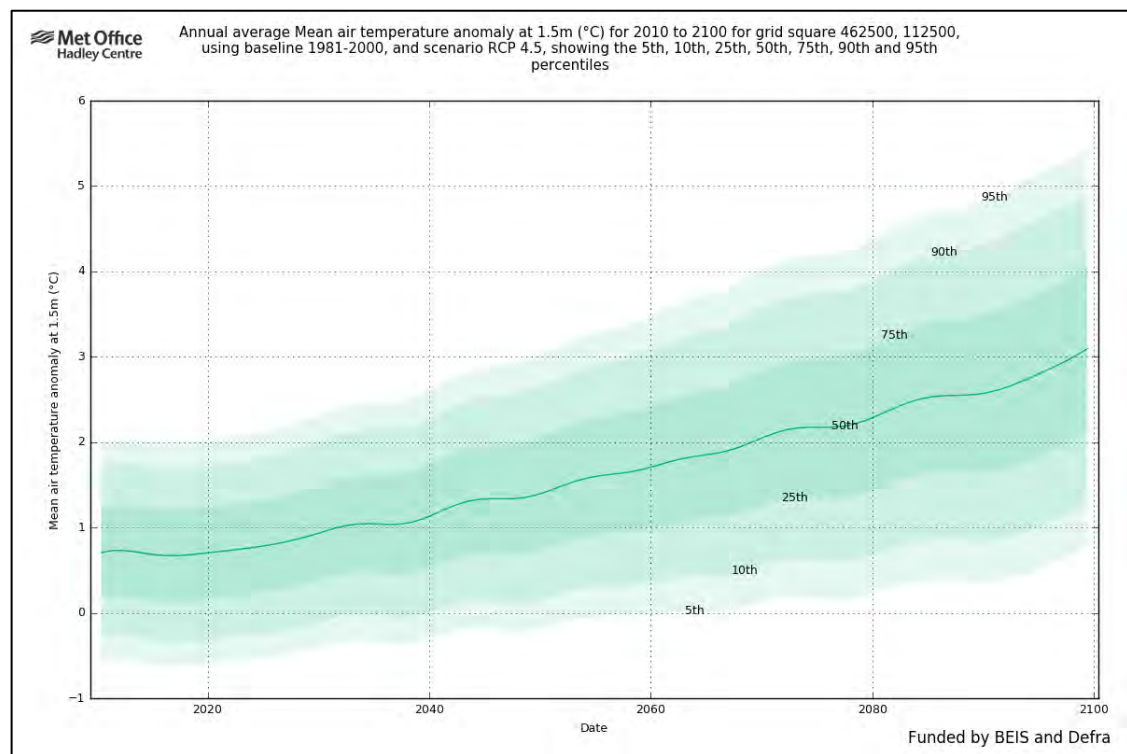


Figure 4.5: Changes in Mean Air Temperature in Fareham Borough to 2100 as a Result of the RCP4.5 Emissions Scenario (Source: UK Climate Projections 18)

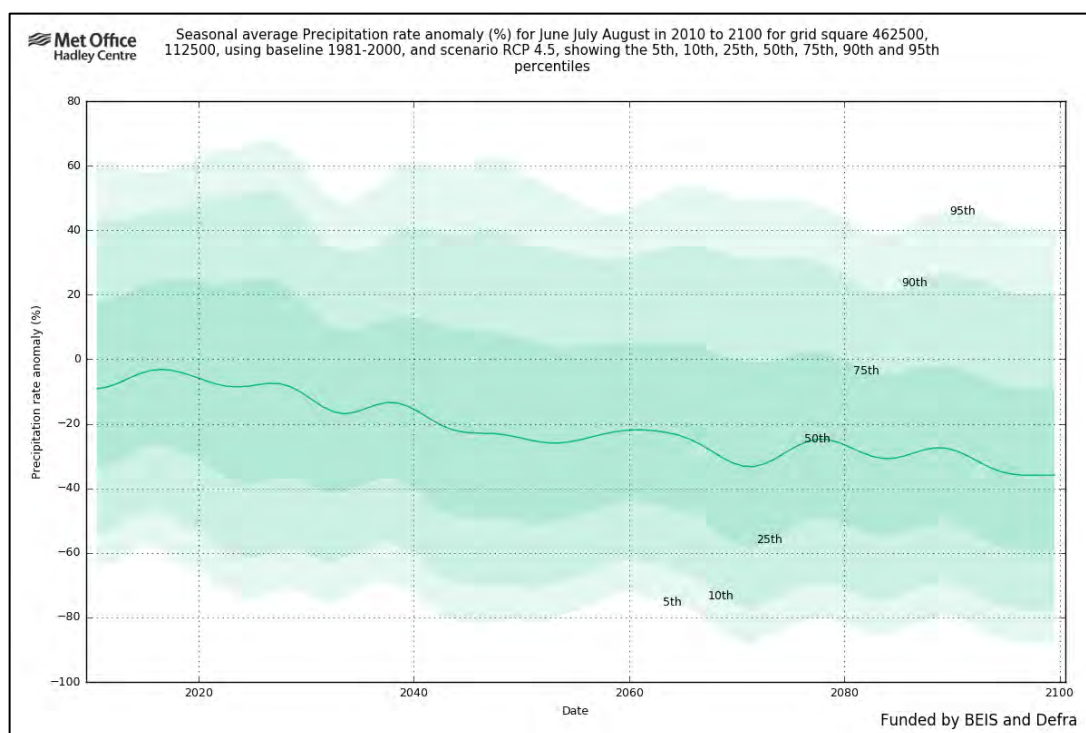


Figure 4.6: Changes in Summer Mean Precipitation in Fareham Borough to 2100 as a Result of the RCP4.5 Emissions Scenario (Source: UK Climate Projections 18)

4.4.5 Resulting from these changes, a variety of risks exist for Fareham borough. These are listed in Table 4.1. The health impacts of climate change are most likely to affect older people. Fareham borough has an ageing population with 28% aged over 60 years compared to the national average of 23%.

Table 4.1: Predicted Environmental and Socio-economic Effects of Climate Change

Environmental effects	Socio-economic effects
<ul style="list-style-type: none"> Effects on water resources from climate change Reduction in availability of surface water in reservoirs and rivers for abstraction in summer Adverse effect on water quality from low river levels and turbulent rivers flow after heavy rain and a reduction of water flow Increased risk of flooding, including increased vulnerability to 1:100 year floods Changes in insurance provisions for flood damage A need to increase the capacity of wastewater treatment plants and sewers 	<ul style="list-style-type: none"> Increased incidence of heat related illnesses and deaths during the summer Increase incidence of illnesses and deaths related to exposure to sunlight (e.g. skincancer, cataracts) Increased incidence of pathogen related diseases (e.g. legionella and salmonella) Increase in health problems related to rise in local ozone levels during summer Increased risk of injuries and deaths due to increased number of storm events Deterioration in working conditions due to increased temperatures Changes to global supply chain Increased difficulty of food preparation, handling and storage due to higher temperatures An increased move by the insurance industry

Environmental effects	Socio-economic effects
<ul style="list-style-type: none"> ▪ A need to upgrade flood defences ▪ Increased likelihood of summer droughts and soil and water deficits, leading to demand for increased irrigation ▪ Soil erosion due to flash flooding ▪ Loss of species that are at the edge of their southerly distribution ▪ Spread of species at the northern edge of their distribution ▪ Impact on the amount of grassland from a reduction in summer rainfall 	<ul style="list-style-type: none"> towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business ▪ Increased demand for air-conditioning ▪ Increased drought and flood related problems such as soil shrinkages and subsidence ▪ Impacts from an increased number of tourists due to warmer weather ▪ Risk of rail tracks buckling and road surfaces melting more frequently due to increased temperature ▪ Flooding of roads and railways

4.4.6 In November 2006, Hampshire County Council established a Commission of Inquiry on climate change. The Commission revealed that rising sea levels would be a particular problem for Fareham borough, with impacts relating to increased flooding and reduced access to coastal paths (HCC, 2007). At the time of the study, 1,616 dwellings in Fareham borough were located in flood zones 2 and 3, set to rise to 1,963 dwellings by 2060 as a result of predicted sea level rise. Furthermore, the well-used footpath along the east bank of the River Hamble from Swanwick to Warsash (in the Western Wards Spatial Planning Area) lies atop an embankment protected by ad hoc defences. These have been eroded over time and remain in a poor state of repair in some locations, with overtopping of the embankment by the sea already a regular occurrence, and likely to worsen with rising sea levels.

4.5 Climate Change Adaptation

4.5.1 No formal climate change adaptation plan has been implemented by Fareham Borough Council. However, there are provisions in the NPPF for local authorities to identify Coastal Change Management Areas (CCMA) in their Local Plans for areas likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion; Environment Agency, 2015).

4.5.2 Fareham Borough Council designated two CCMA's in its Local Plan Part 2: Development Sites and Policies, adopted in 2015. The CCMA from Hook Spit to Workman's Lane was proposed as a result of likely permanent inundation due to overtopping of the existing seawall, following the establishment of a policy of no active intervention in the Shoreline Management Plan. The second, from Hook Park to Meon Shore, was proposed as a result of erosion risk along a line of cliffs where again there is a policy of no active intervention. CCMA's facilitate the process of change over time while managing their impacts.

4.6 Spatial Context

4.6.1 The climate of Fareham borough is expected to change over the next century, with summers becoming hotter and drier, and winters becoming milder and wetter. This could have

implications for human health, business continuity, biodiversity and the environment, with more frequent and severe heat waves and storm water flooding likely to occur. The borough's coastal location means it could also be at risk of flooding and coastal erosion from sea level rise and storm surges, particularly in the Western Wards Spatial Planning Area.

- 4.6.2 The impacts of climate change are likely to be felt most in densely urbanised areas (such as Fareham), where temperature extremes and more frequent and intense storm water flood events are most likely to affect people and businesses. Despite these predicted impacts, Fareham Borough Council does not yet have a formal plan for dealing with climate change. The borough does have significantly lower per capita carbon emissions than the average for the South East and England, however, and these have been decreasing most years since 2007.

4.7 Likely Evolution of the Baseline in the Absence of the Local Plan

- 4.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to climate change that may continue under such a scenario include:
- ▶ Increases in mean winter and summer temperatures.
 - ▶ Increases in mean precipitation during winter and decreases in mean precipitation during summer.
 - ▶ Increased frequency of extreme weather events.
 - ▶ Increase in risks associated with climate change.
 - ▶ Per capita emissions are likely to continue to decrease.
 - ▶ Emissions from road transport and households are likely to continue to be the two largest inputs to greenhouse gas emissions in the borough.
 - ▶ Road traffic use in and around the borough may increase as the economic climate improves and South Hampshire's population increases. This could lead to increases in greenhouse gas emissions.
 - ▶ New developments may not include the incorporation of features which will maximise the resilience of the borough to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision, although these are addressed by the Green Infrastructure Strategy for Fareham Borough (2014b).

4.8 Key Issues

- 4.8.1 Key issues for climate change relevant to the Local Plan are:
- ▶ Potential increases in greenhouse gas emissions linked to an increase in the built footprint of the borough. This includes increased car use and travel, housing provision and employment.
 - ▶ Per capita emissions in the borough are lower than averages for the South East and England, and per capita emissions have been falling. The Local Plan should therefore

seek to support continued and ongoing reductions in per capita emissions in the borough.

- ▶ Road transport and domestic emissions are the two largest contributors to carbon dioxide emissions in the borough. The Local Plan should seek to limit emissions from these sources through energy efficiency, renewable energy provision, promotion of sustainable transport, and by reducing the need to travel through planning.
- ▶ The Local Plan should seek to support adaptation to risks linked to climate change through appropriate design and layout, and the incorporation of features which will maximise the resilience of the borough to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision.

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5 Economic Factors

5.1 Summary of Policy and Plan Review

- 5.1.1 Achieving and maintaining high and stable levels of economic growth and employment are key aims of the strategies at UK and European levels. European strategies aim to make the European Union more dynamic and competitive. Other objectives include improvements to the education system to increase skills levels in both children and adults; and improved productivity and innovation, particularly with regards to technology. At a national level, policies set out to encourage businesses to employ highly-skilled people who have the potential to turn innovation into commercial opportunity. At a regional and local level, emphasis is placed on improvements to the cultural and visitor economy; enterprise and inward investment; and the use of Information and Communications Technology (ICT) to improve efficiency and skills.

5.2 Economic Sectors

- 5.2.1 Gross Value Added (GVA) per head of population in South Hampshire in 2017 was £23,863 slightly lower than the Hampshire and Isle of Wight and England averages, and further behind the South East England rate³¹; see Figure 5.1. Data are not available for Fareham borough.

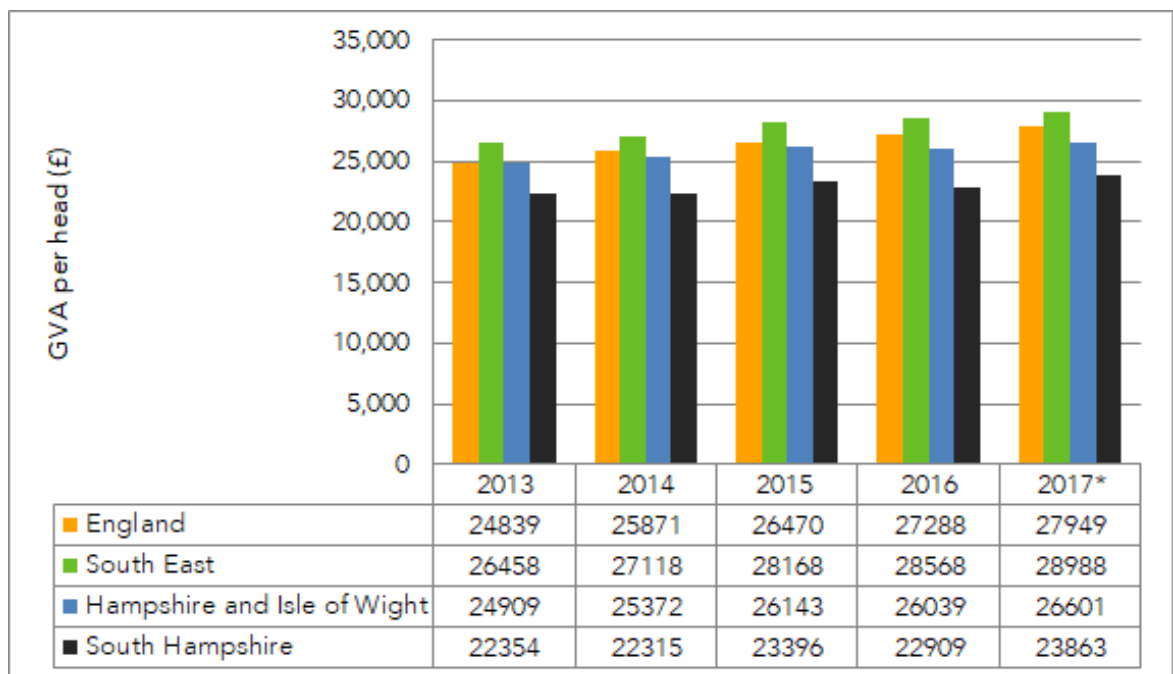


Figure 5.1: Gross Value Added (Income Approach) per head of population at current prices (£), 2010-2016 (Source: ONS, 2018)

³¹ ONS (2018): *Regional Gross Value Added (Income Approach), 1997 to 2017*. Accessed online [15/05/19] at: <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>

5.2.2 In South Hampshire in 2017, as shown in Table 5.1, the sector of the economy with the highest GVA was distribution, transport, accommodation and food with £2,079million, followed by public administration, education and health (£1,543million) and real estate activities (£1,542million)³². This trend has been broadly consistent for the last five years, with manufacturing also being a significant economic sector in the sub-region. The sector of the economy with the lowest GVA in South Hampshire was agriculture, mining, electricity, gas, water and waste with £377million. Data are not available for Fareham borough.

Table 5.1: Gross Value Added (Income Approach) by Industry at Current Prices (£million) in South Hampshire, 2013-2017 (Source: ONS, 2018)

Sector (South Hampshire)	2013	2014	2015	2016	2017*
Agriculture, mining, electricity, gas, water and waste	343	306	456	354	377
Manufacturing	1,316	1,302	1,405	1,432	1,507
Construction	769	837	873	900	998
Distribution; transport; accommodation and food	1,916	2,055	2,065	2,047	2,079
Information and communication	659	604	701	672	654
Financial and insurance activities	519	452	482	443	478
Real estate activities	1,411	1,476	1,559	1,558	1,542
Business service activities	1,180	1,168	1,183	1,244	1,308
Public administration; education; health	1,505	1,499	1,514	1,412	1,543
Other services and household activities	371	348	339	356	426
All industries	9,989	10,047	10,576	10,418	10,912

* Provisional data

5.2.3 In Fareham, as can be seen in Table 5.2, the professional, scientific and technical broad industry group had the highest number of business units in 2018 with 835³³. This is reflected in Hampshire as well as on a regional level in the South East, and on a national scale in England. Public administration and defence had the lowest number of business units at 0, which is also the same in Hampshire, the South East and England.

Table 5.2: Number of Local Business Units in VAT and/or PAYE Based Enterprises, by Industry in 2018 (Source: ONS, 2018)

Sector	Fareham	Hampshire	South East	England
Agriculture, forestry & fishing	45	1,990	11,830	99,615

³² Ibid.

³³ ONS (2018): UK Business: Activity, Size and Location, 2018. Accessed online [20/5/19] at: <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/ukbusinessactivitysizeandlocation>

Sector	Fareham	Hampshire	South East	England
Production	330	3,605	20,440	128,355
Construction	785	8,595	54,480	288,200
Motor trades	145	1,805	11,045	64,865
Wholesale	155	2,110	15,005	90,855
Retail	230	5,355	27,200	173,540
Transport & storage (inc. postal)	130	1,780	12,615	97,250
Accommodation & food services	185	2,500	19,080	126,685
Information & communication	435	6,295	44,650	202,500
Finance & insurance	105	1,140	8,105	52,320
Property	150	1,995	13,475	85,830
Professional, scientific & technical	835	12,040	81,230	418,850
Business administration & support services	395	4,885	35,265	200,700
Public administration and defence	0	200	1,200	6,735
Education	90	1,085	7,475	40,030
Health	170	2,165	15,475	94,665
Arts, entertainment, recreation & other services	270	3,600	25,985	147,065
TOTAL	4,455	61,145	404,555	2,318,060

5.3 Business Demography

5.3.1 Table 5.3 highlights a general rise in the number of new births of enterprises between 2012 and 2016³⁴; however between 2016 and 2017 there was a decrease in the number of enterprise births on a national, regional, county and local level.

Table 5.3: Number of New Births of Enterprises 2012-2017 (Source: ONS, 2018)

Year	Fareham	Hampshire	South East	England
2012	450	5,745	41,245	239,660
2013	585	7,220	50,895	308,565
2014	555	7,135	51,280	312,920
2015	605	7,830	55,585	344,065
2016	615	8,325	55,955	373,580
2017	515	7,720	51,965	339,345

³⁴ ONS (2018): *Business Demography*, 2018. Accessed online [20/5/19] at:

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>

- 5.3.2 Table 5.4 shows a similar pattern with a general increase in the annual rate of business deaths at national, regional, county and local level between 2012 and 2017, with the exception of 2012 to 2013 when the number of business deaths decreased at all spatial levels³⁵.

Table 5.4: Number of Deaths of Enterprises 2012-2017 (Source: ONS, 2018)

Year	Fareham	Hampshire	South East	England
2012	425	5,555	39,000	221,465
2013	410	5,235	36,960	209,010
2014	450	5,255	36,765	217,645
2015	540	6,045	42,065	249,995
2016	510	6,175	42,925	255,075
2017	570	6,860	48,295	320,810

- 5.3.3 The total number of local business units increased by 555 units in Fareham between 2014 and 2018, with a steady increase over the five year period; see Table 5.5³⁶. This trend is consistent with the South East and the England trend.

Table 5.5: Total Number of Local Units 2014-2018 (Source: ONS, 2019)

Year	Fareham	South East	England
2014	4,715	413,530	2,639,340
2015	4,930	438,890	2,825,485
2016	5,100	452,705	2,925,760
2017	5,260	465,560	3,043,775
2018	5,270	467,160	3,045,040

- 5.3.4 In 2015, as can be seen in Figure 5.2, 40.38% of enterprises were 10 or more years old, which is 0.7% lower than in the South East and 2.1% lower than in England³⁷. The lowest proportion (14.7%) of businesses were between 2 and 3 years old in Fareham. This trend is mirrored in the South East and in England.

³⁵ Ibid.

³⁶ ONS (2018): *Labour Market Profile – Fareham, UK Business Counts (2018)*. Accessed online [20/1/19] at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157303/report.aspx#tabidbr>

³⁷ ONS (2016): *Age of business, counts by region and district, 2015*. Accessed online [10/6/19] at: <https://www.ons.gov.uk/businessindustryandtrade/changestobusiness/businessbirthsdeathsandsurvivalrates/adhocs/005886ageofbusinesscountsbyregionanddistrict2015>

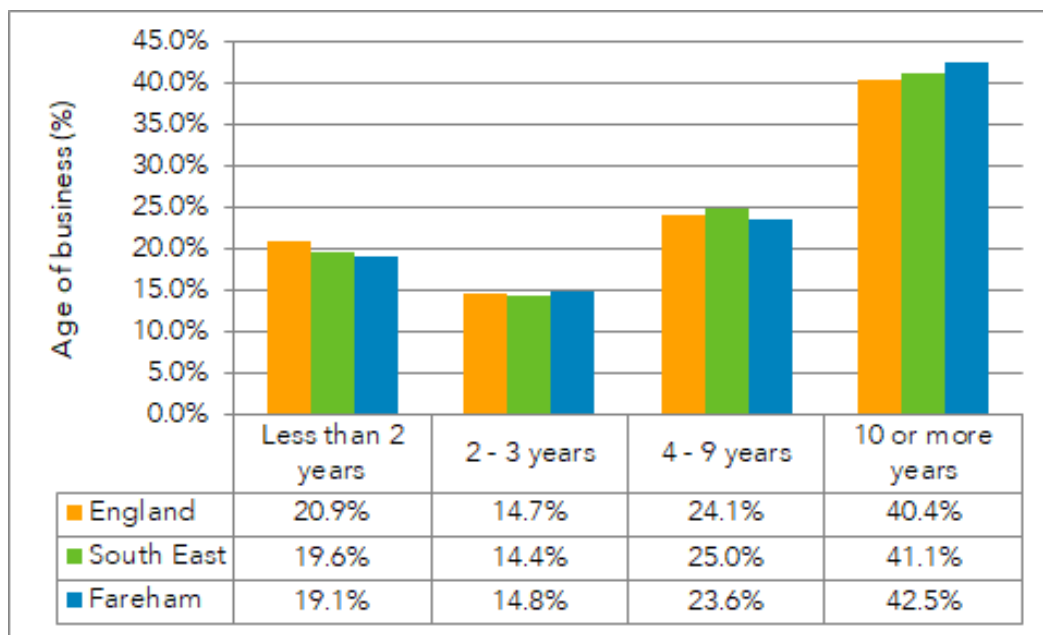


Figure 5.2: Percentage of Businesses by Age in 2015 (Source: ONS, 2015)

5.4 Employment Sectors

5.4.1 In Fareham the broad industrial sector which employed the greatest number of people in 2011 was the retail sector, followed by health & social work, public administration & defence, education and manufacturing; see Table 5.6³⁸. With the exception of public administration & defence, these sectors were also the top employment sectors at county, regional and national levels. At county, regional and national levels, construction replaced public administration & defence in the top five employment sectors. The sector with the fewest employees in Fareham was activities of extraterritorial organisations and bodies, followed by activities of households as employers and then agriculture, forestry & fishing.

Table 5.6: Employees by Broad Industry (Source: Census 2011)

Industry	Fareham	Hants	South East	England
Agriculture, forestry & fishing	149	4,829	28,582	203,789
Mining, quarrying & utilities	804	700	60,081	358,664
Manufacturing	5,581	59,425	306,391	2,226,247
Construction	4,506	53,606	339,761	1,931,936
Wholesale and retail trade; repair of motor vehicles and motor cycles	8,331	102,642	662,860	4,007,570
Transport & storage (inc. postal)	2,886	29,845	222,795	1,260,094
Accommodation & food services	2,357	31,859	214,329	1,399,931

³⁸ ONS (2013): *Economic activity QS601EW (30/01/2013)*. Accessed online [21/5/19] at:

<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/2011-census>

Industry	Fareham	Hants	South East	England
Information & communication	2,513	38,120	235,081	1,024,352
Financial & insurance	2,368	27,573	191,566	1,103,858
Property / real estate	697	9,027	61,133	367,459
Professional scientific & technical	3,487	45,412	317,787	1,687,127
Business administration & support services	2,571	33,713	219,830	1,239,422
Public administration & defence	5,887	51,843	255,674	1,483,450
Education	5,587	61,622	432,119	2,490,199
Health & Social Work	6,329	74,772	495,212	3,121,238
Arts, entertainment, recreation & other services	2,337	30,399	208,963	1,206,021
Activities of households as employers; undifferentiated goods - and services - producing activities of households for own use	41	958	6,581	30,356
Activities of extraterritorial organisations and bodies	14	180	1,978	21,008

5.4.2 Figure 5.3 shows that in Fareham the greatest proportion of people (19.9%) were working in professional occupations in 2018. In the South East and in England professional occupations were also the most common occupation. The balance of occupations in Fareham is broadly similar to that of England as a whole, but with a greater proportion of associate professional & technical occupations, and administrative & secretarial occupations, and fewer process, plant and machine operatives and people in elementary occupations.

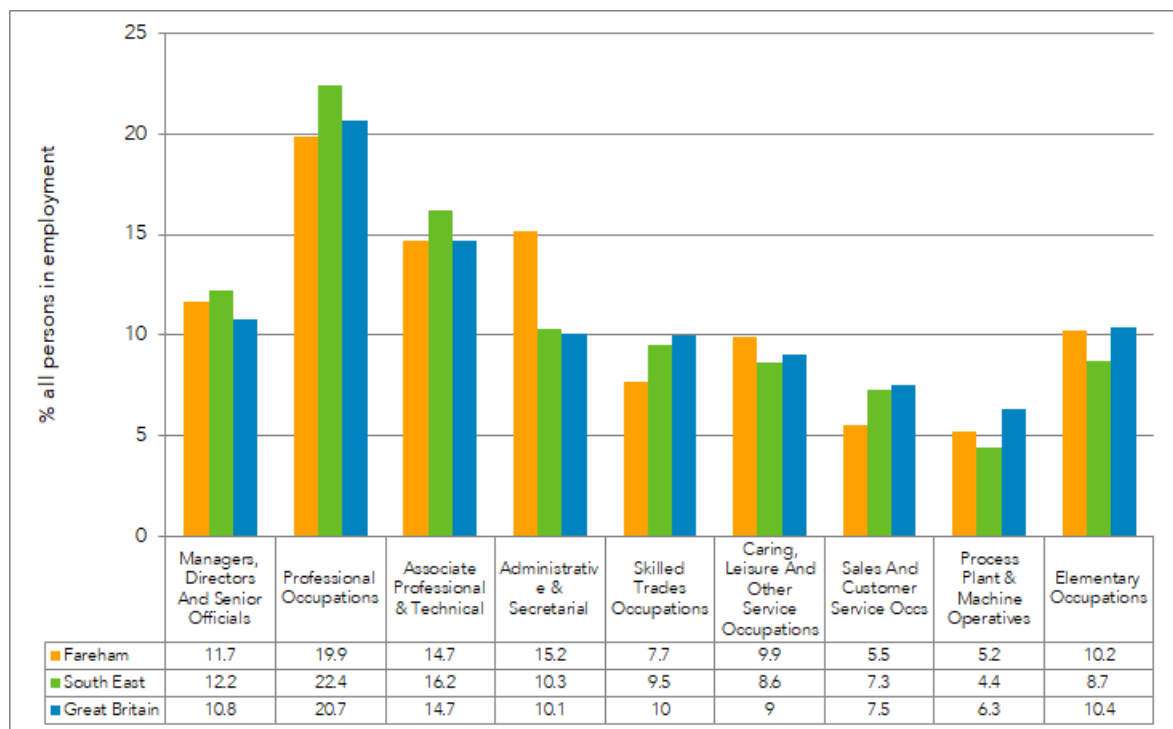


Figure 5.3: Occupation of Residents in Employment (%) (Source: ONS, 2018)

5.4.3 Table 5.7 shows that Fareham’s median resident earnings are just above the UK’s median resident earnings for males, but for females, all workers and full time workers, median earnings sit below the UK’s median resident earnings³⁹. In 2018 all workers in Fareham were on average paid £14.3 less per week than the UK average.

Table 5.7: Median Resident Weekly Earnings in 2018 (Source: Annual Survey of Hours and Earnings 2018, National Statistics)

Average Gross Weekly Resident Earnings (Median)	Fareham (£)	UK (£)
Males	559.4	555.0
Females	361.4	369.9
All workers	445.7	460.0
Full time workers	568.3	569.0

5.5 Land Supply

5.5.1 In 2018 the available industrial and office land supply⁴⁰ with permitted/agreed use classes of A2, B1, B2 and B8 was 177,441 m²; see Table 5.8. This is around 12.4% of the total available supply

³⁹ ONS (2018): *Earnings and hours worked, place of work by local authority: ASHE Table 7*. Accessed online [20/5/19] at: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofworkbylocalauthorityashetable7>

⁴⁰ Includes sites with planning permission, sites permitted subject to legal agreement, and commitments in local plans, local development frameworks, and policy statements, with a floorspace greater than 200m².

for Portsmouth, Southampton and Hampshire⁴¹. In addition there were 8,667m² of permitted retail and leisure floorspace in the borough in 2018⁴³.

Table 5.8: Industrial and Office Land and Floorspace Supply (Source: HCC, 2018)

Area	A: Permitted (m ²)	B: Permitted (ha)	C: Not permitted (ha)	Total B+C (ha)
Fareham	177,441	17.7	6.0	23.7
Cities+Hampshire	1,432,267	1,432.3	287.8	1,720.1

Table 5.9: Retail and Leisure Floorspace Supply (Source: HCC, 2018)

Area	A1 Retail (m ²)	A3/4/5 Retail (m ²)	D2 Leisure (m ²)	C1 Bedrooms
Fareham	7,700	883	0	84
Cities+Hampshire	140,877	9,120	83,890	1,752

5.6 Education and Skills

- 5.6.1 In England, Figure 5.4 shows an overall increasing trend in the number of pupils at the end of Key Stage 4 achieving 5+ A*-C grades (Census, 2011). This is reflected at a regional and local scale but Fareham has a higher percentage of pupils achieving 5+ A*-C grades than both regional and national levels. However, between September 2012 and August 2014 there was a significant decrease at all three scales as a result of changes to the way in which papers are graded, although this is less pronounced in Fareham.

⁴¹ Hampshire County Council: *Industrial Land & Office Floorspace Supply*. Accessed online [20/5/19] at: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>

⁴³ Hampshire County Council: *Retail & Leisure Floorspace*. Accessed online [20/5/19] at: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>

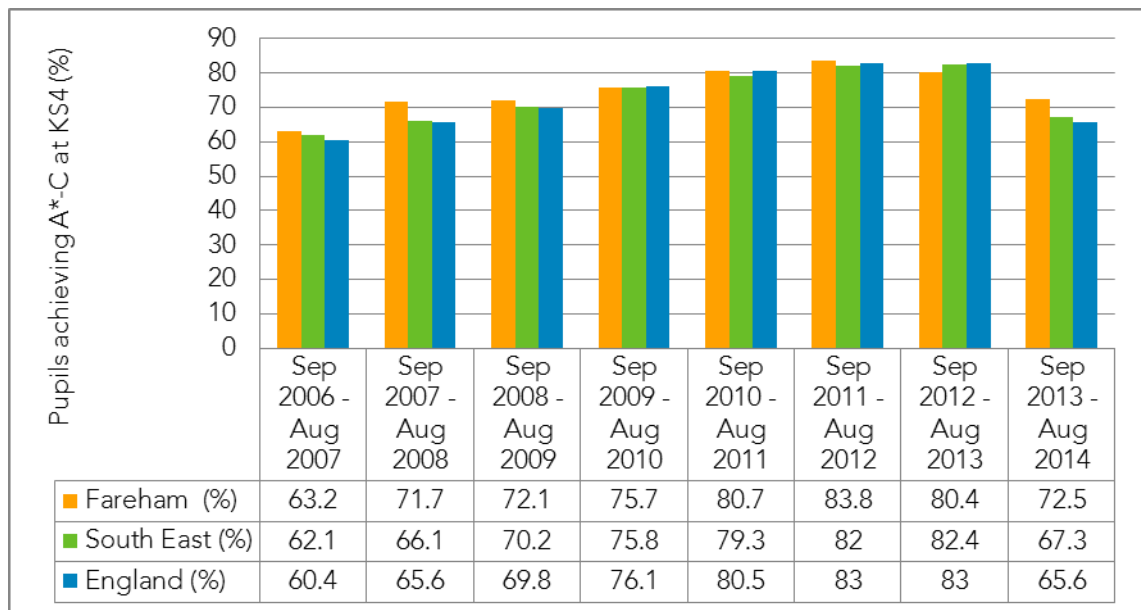


Figure 5.4: All Pupils at the End of KS4 Achieving 5+ A*-C (%) (Source: Census, 2011)

5.6.2 Figure 5.5 shows that most people in Fareham had Level 4 Qualifications and above in 2011, and this trend can also be seen at the South East and national scales. Fareham has a greater proportion of people in apprenticeships than the regional or national averages, and a smaller proportion of people without any qualifications.

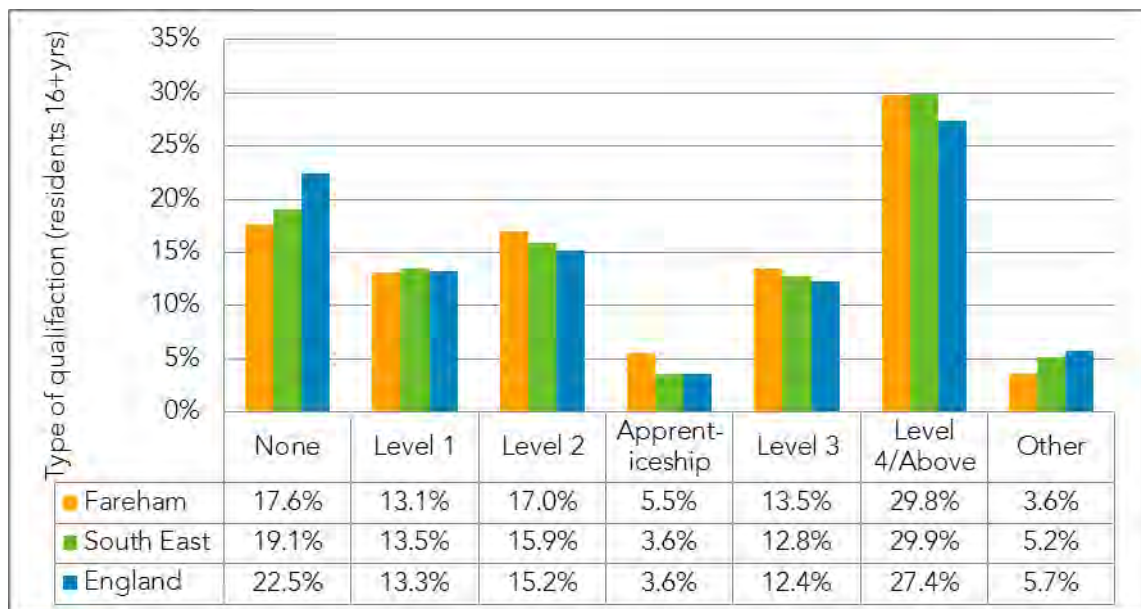


Figure 5.5: Working Age Population by Type of Qualification (%) (Source: Census, 2011)

5.7 Schools Capacity

5.7.1 The *Hampshire School Place Planning Framework 2019-2023*⁴⁵ presents currently available data on schools capacity and projected shortfalls for Fareham borough. The borough is sub-divided into five primary school planning areas and two secondary school planning areas. Table 5.10 and Table 5.11 set out the current and projected capacity figures for 2018 and 2023 in each of these areas. The data show that, in 2023 there is expected to be a shortfall in primary school places in Portchester but this is due to the fact that the Portchester schools attract applications from out of the county, Portsmouth, hence the deficit shown; the local schools have sufficient places for pupils living in their catchment.

Table 5.10: Projected Primary School Capacity in Fareham Planning Areas (HCC, 2019)

Primary Planning Area	Number of Infant/ Primary Schools	Year R: Total PANs* Oct 2018	Year R: Number on Roll Oct 2018	Year R: % surplus Oct 2018	Year R: Proposed PANs Oct 2023	Year R: Forecast No. on Roll Oct 2023	Year R: Forecast % surplus Oct 2023
Hill Head / Stubbington	4	150	126	16%	150	135	10%
Fareham Central / East	11	420	389	7%	450	415	8%
Fareham West / North	9	450	456	-1%	480	409	15%
Portchester	5	210	191	9%	210	220	-5%
Whiteley	2	120	122	-2%	150	145	4%

*'PAN' is the Published Admission Number. This is the number of school places that the admission authority must offer in each relevant age group in a school for which it is the admissions authority. Admission numbers are part of the school's admission arrangements.

Table 5.11: Projected Secondary School Capacity in Fareham Planning Areas (HCC, 2019)

Secondary Planning Area	Number of Secondary Schools	Year 7: Total PANs Oct 2018	Year 7: Number on roll Oct 2018	Year 7: % surplus Oct 2018	Year 7: Proposed PANs Oct 2023	Year 7: Forecast No. on Roll Oct 2023	Year 7: Forecast % surplus Oct 2023
Fareham Central / East	4	774	761	2%	774	735	5%

⁴⁵ HCC (2019): *Hampshire School Place Planning Framework 2019-2023*. Accessed online [26/11/19] at:

<https://www.hants.gov.uk/educationandlearning/schoolplacesplan>

Fareham West / North / Whiteley	2	570	543	5%	570	519	9%
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5.8 Spatial Context

5.8.1 Indices of Deprivation (DCLG, 2019) for Employment, Income, and Education, skills and training are mapped spatially for Fareham borough on Figure 5.6, Figure 5.7 and Figure 5.8. These figures show that, in general, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country. The same can be said for north Titchfield but the rural areas are less advantaged. Fareham and Portchester have pockets of more deprived areas, with communities in west and south Fareham as well as in west Portchester most affected by deprivation.

5.9 Likely Evolution of the Baseline in the absence of the Local Plan

5.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to economic performance that may continue under such a scenario include:

- ▶ Improvements to the economic climate are likely to increase economic opportunities in the wider south Hampshire area.
- ▶ Significant new employment development can be expected to come forward within the plan area, particularly at Welborne.
- ▶ Increases in south Hampshire's population are likely to increase the demand for jobs in the area.
- ▶ A high rate of out-commuting from the borough is likely to continue due in part to a disparity between housing and employment provision.
- ▶ Major development at Welborne of up to 6,000 homes will require three new primary schools and a new secondary school, and provision is made for these through the Welborne Plan.
- ▶ In addition to the 'Welborne' schools, Northern Junior School will be expanded to provide 2 form entry (FE) in 2019, and in 2022 Cornerstone Church of England (CE) Primary is to be relocated and expanded to 3FE and either Sarisbury Infant School or Hook with Warsash CE Academy (Primary) will be expanded by 1FE.

5.10 Key Issues

5.10.1 Key economic issues relevant to the Local Plan are:

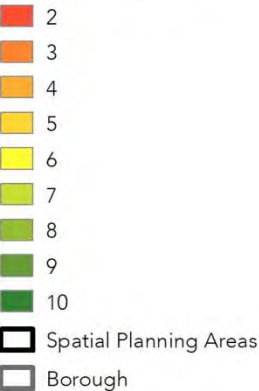
- ▶ The growth of jobs and employment across a range of sectors should be supported, where necessary by identifying sufficient land supply to accommodate growth.

- ▶ New educational and learning facilities should be provided to improve skills and increase opportunities and address any projected shortfalls in schools capacity.
- ▶ Sustainable economic development which supports environmental improvements, improves community cohesion and enhances vitality and vibrancy of urban and rural areas is a central aim.
- ▶ There is potential to attract new companies and higher skilled people by supporting the vitality and vibrancy of the wider area and facilitating a high quality local environment through appropriate land use, design and layout.
- ▶ The borough has higher than average skills levels and a strong employment base in sectors including retail, health & social work, public administration & defence, education and manufacturing. These offer scope for economic growth alongside the strengths of the sub-regional economy which also include construction.
- ▶ Economic development and growth should be encouraged through the expansion of high speed ICT networks.
- ▶ The most common use of floor space in Fareham is for retail purposes.

Fareham Local Plan

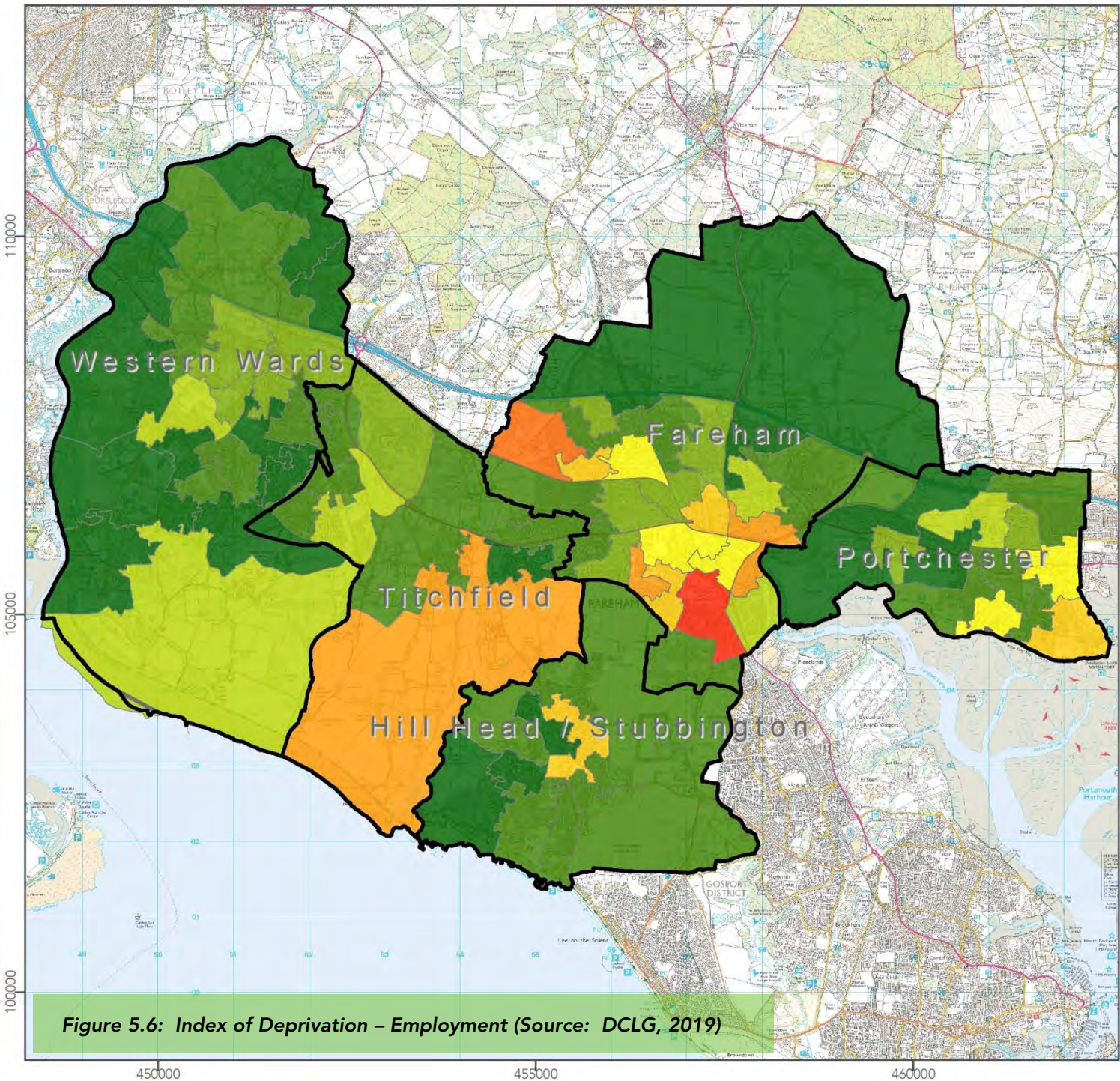
Indices of Deprivation 2019

Employment (Decile)



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Scale: 1:75,000 Created by: JC
Date: Dec 2019 Reviewed by: GC
Drawing number:
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Fareham Local Plan

Indices of Deprivation 2019

Income (Decile)



- Spatial Planning Areas
- Borough



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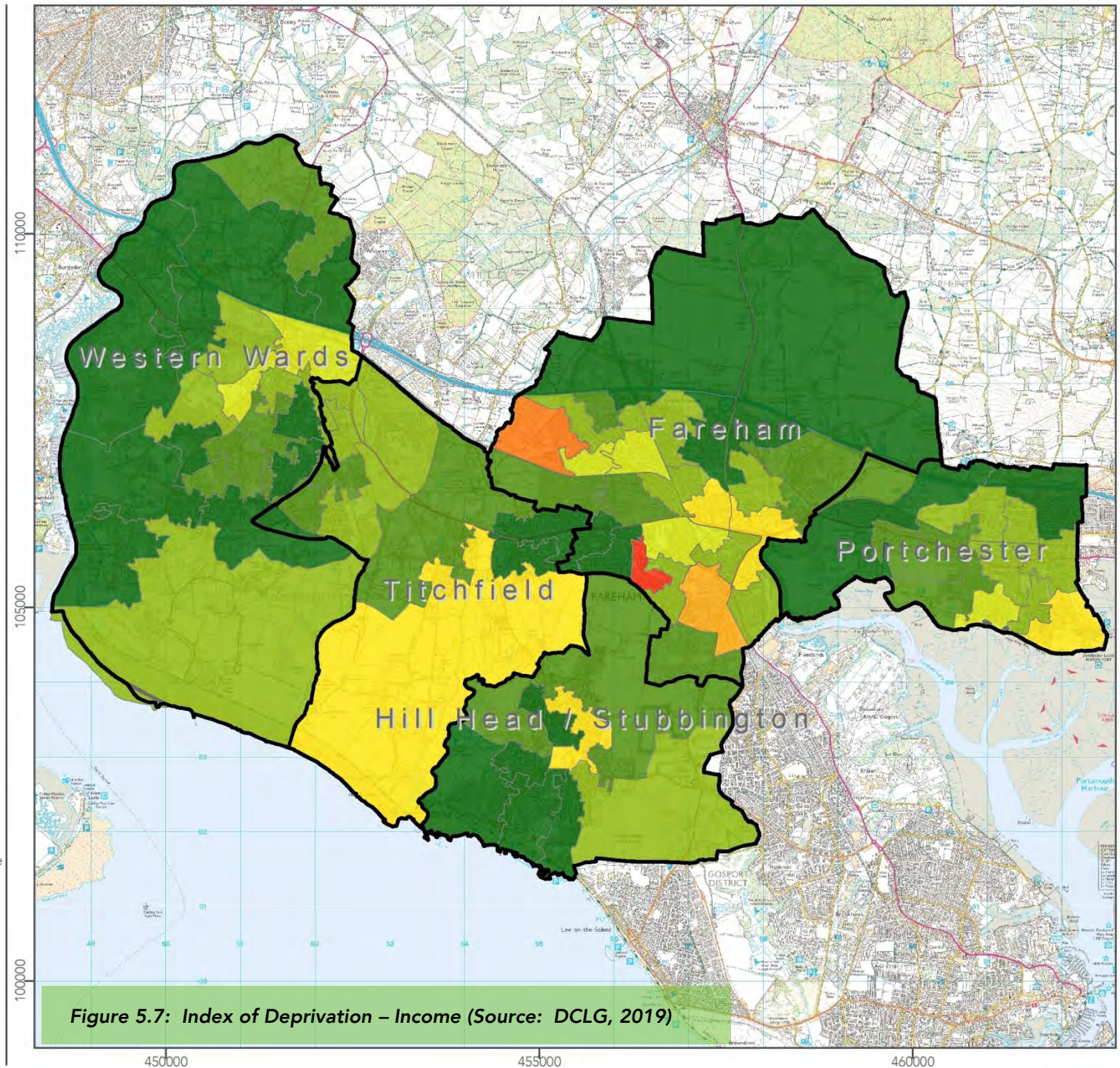


Figure 5.7: Index of Deprivation – Income (Source: DCLG, 2019)

Fareham Local Plan

Indices of Deprivation 2019

Education, Skills & Training (Decile)



■ Spatial Planning Areas

■ Borough



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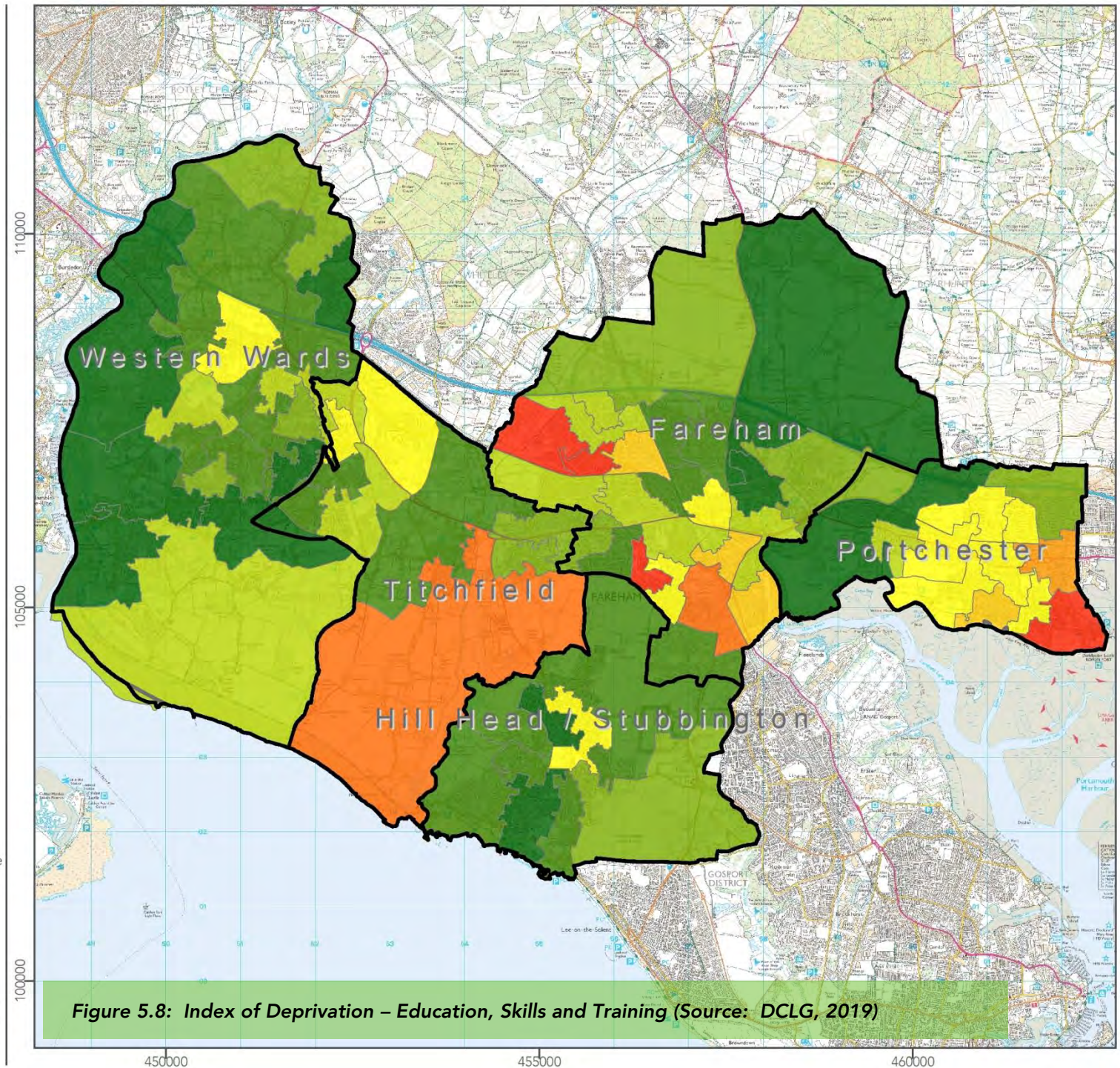
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6 Green Infrastructure & Ecosystems Services

6.1 Summary of Policy and Plan Review

- 6.1.1 European, national and local initiatives on green infrastructure and ecosystems services aim to: halt the loss of biodiversity and restore ecosystem health; incorporate valuation of ecosystems services and natural capital into policy making; improve resilience through connectivity; and identify opportunities for addressing multifunctional green infrastructure (GI) needs through local and sub-regional spatial planning.

6.2 Green Infrastructure and Ecosystems Services

- 6.2.1 This section examines the inter-relationship between all other environmental and socio-economic receptors through the lens of green infrastructure, blue corridors and ecosystem services which are cross-cutting topics of increasing importance (both concepts are defined below). The purpose of this section is to link environmental, social and economic issues in a more integrated way, and emphasise that a good quality environment is essential to continuing social and economic prosperity.
- 6.2.2 Green infrastructure is a network of multi-functional green spaces, green links and other green areas (for example gardens, allotments, street trees, parks and waterways) which link urban areas with the wider countryside. Blue corridors are where urban development is set back from watercourses, overland flow paths and ponding areas to create a mosaic of urban corridors designed to facilitate natural hydrological processes whilst minimising urban flooding, enhancing biodiversity and improving access to recreation. The underlying principle of green/blue infrastructure is that the same area of land can frequently offer multiple economic, social, and environmental benefits to people if its ecosystems are in a healthy state. These benefits arise through the provision of ecosystem services, which are categorised as follows:
- ▶ Provisioning services – the products obtained from ecosystems, such as food and water;
 - ▶ Regulating services – the benefits obtained from the regulation of ecosystem processes, such as flood control and amelioration of extreme heat events;
 - ▶ Cultural services – the non-material benefits people obtain from ecosystems, such as spiritual, recreational and aesthetic benefits; and
 - ▶ Supporting services – necessary for the production of all other ecosystem services, these intermediate services include nutrient cycling (performed by soils) and habitat provision.
- 6.2.3 Ecosystem services make economic sense as they provide direct or strategic support of all human activities. The Council's Green Infrastructure Strategy⁴⁶ sets out a number of baseline

⁴⁶ FBC (2014): Green Infrastructure Strategy, September 2014. Accessed online [26/11/19] at:
https://www.fareham.gov.uk/PDF/planning/DSPCoreDocuments/FarehamGI_Strategy_Sept2014.pdf

characteristics affecting, or affected by, green infrastructure (and thus its provision of ecosystem services). These are detailed and expanded upon below, whilst Figure 6.1 provides a spatial representation of the borough's green infrastructure assets.

6.3 Access and Recreation

- 6.3.1 The borough has a number of long distance walking routes and cycling routes as well as good quality, large open spaces for recreation and leisure. Warsash Common, Holly Hill Country Park and Titchfield Haven are particular assets, containing a wide variety of habitats and opportunities for recreation and associated cultural benefits. However, there are certain areas of the borough which experience qualitative and quantitative deficiencies in accessible green space.
- 6.3.2 The Fareham Open Space Study (2017) reveals that existing levels of provision of natural greenspace are above the required standard, although some wards have high deficits such as Fareham West. No natural greenspaces were found to fall below the 30% quality value. Provision of parks and amenity open space varies across the borough with 7 wards showing a very good quantity and 8 indicating a deficit. Fareham West again was found to have the biggest deficit, followed closely by Sarisbury and Locks Heath. Of the 18 parks and amenity open space areas subject to quality reviews, 13 were new areas around recently permitted residential housing developments such as at Coldeast and Peters Road and mostly scored well. However improvements were deemed necessary for the remaining areas with the exception of the Sensory Garden in Fareham Town Centre which has been given Green Flag status in recognition of its high quality and value. All but three wards in the borough were found to have a deficiency against the standards for Sports Pitches and Outdoor Sports with regard to both quantity and quality.
- 6.3.3 Table 6.1 shows the quantitative sufficiency/deficit analysis by ward for both natural greenspace, where there is a requirement for 2ha per 1,000 population, parks and amenity open space for which the requirement is 1.5ha per 1,000 population, and outdoor sport for which the requirement is 1.2 ha per 1,000 population (FBC, 2017). Across the borough as a whole, based on Census 2011 population figures, there was a surplus of both natural greenspace and parks and amenity open space of 372.17ha and 25.63ha respectively but a deficit of 72.73ha for outdoor sport facilities.

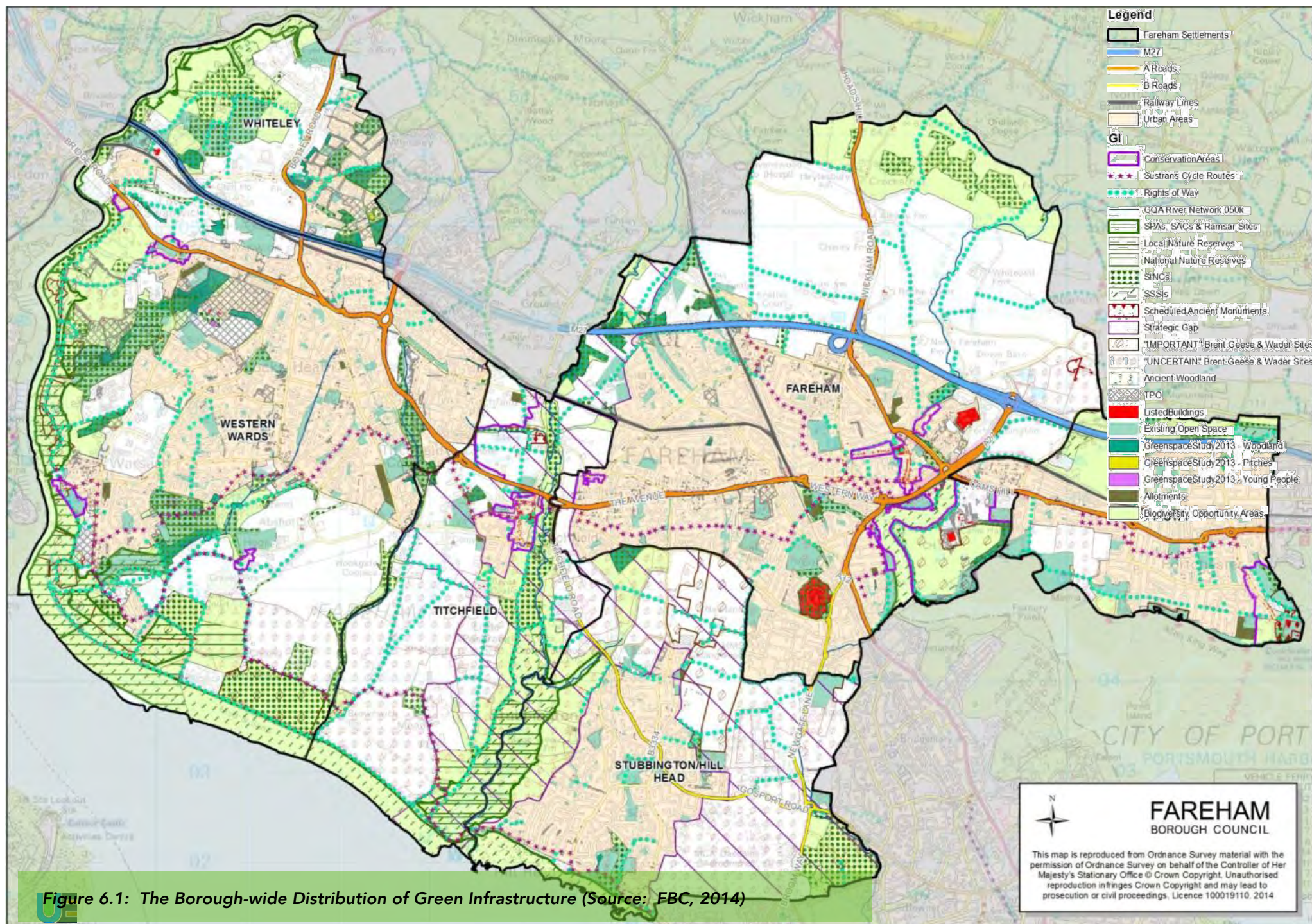


Figure 6.1: The Borough-wide Distribution of Green Infrastructure (Source: FBC, 2014)

6.4 Biodiversity

- 6.4.1 Fareham borough is an important area for biodiversity, especially along the Solent coastlines. Green infrastructure not only supports and enhances biodiversity assets by providing connecting corridors across the urban landscape, but it also provides people with access to nature, potentially encouraging an affinity with wildlife. The development proposed in the borough and other parts of South Hampshire could potentially have a significant effect on sites designated for their European nature conservation importance, for example through disturbance, erosion and pollution, so the provision of good quality, accessible green space close to new development is important for minimising such impacts.

Table 6.1: Overview of Surplus and Deficit in Provision (Source: FBC, 2017)

Ward	Natural Greenspace Sufficiency /Deficit (ha)	Parks & Amenity Sufficiency /Deficit (ha)	Sports Pitches and Outdoor Sports Sufficiency/Deficit (ha)	Total Provision (ha)
Fareham East	5.87	5.68	-6.23	5.32
Fareham North	30.38	-2.04	-8.33	14.92
Fareham North-West	-4.24	-2.03	-6.27	-12.54
Fareham South	3.04	1.28	0.82	5.14
Fareham West	-11.08	-6.94	-7.9	-25.92
Hill Head	50.79	-2.39	-8.59	39.81
Locks Heath	-3.04	-3.68	-8.05	-14.77
Park Gate	14.05	-1.81	-2.73	9.51
Portchester East	15.49	15.63	-7.4	23.72
Portchester West	25.12	-1.08	-2.19	21.85
Sarisbury	90.67	-4.71	4.05	90.01
Stubbington	-7.72	5.33	1.89	-0.5
Titchfield	110.12	13.12	-8.05	115.19
Titchfield Common	2.84	3.75	-6.93	-0.34
Warsash	54.97	5.52	-6.82	53.67
TOTAL	372.17	25.63	-72.73	325.07

6.5 Health and Wellbeing

- 6.5.1 Fareham borough has an ageing population (it is expected that by 2026 over a quarter of residents will be over 65); increasing occurrences of obesity (around 17% of year 6 children were

classified as obese in 2011); and pockets of health deprivation in and around Fareham town, and also in Fareham North West. This is putting increasing pressure on health services. However, the health benefits of green infrastructure in encouraging more active lifestyles and improving wellbeing is well documented. Safe, accessible green space and walking/cycling routes provide people with the opportunity and the incentive to take physical exercise (which also benefits mental health), whilst views of attractive green space is reported to improve recovery from illness, as well as employee productivity.

6.6 Climate Change Adaptation and Mitigation

- 6.6.1 Climate change is a significant challenge facing Fareham borough, with hotter summers, wetter winters and increased coastal flooding expected in future. Green infrastructure not only provides wildlife with the opportunity to move and migrate in response to climate change, but, crucially, it can also help society to adapt to the predicted effects of climate change. Green space, particularly trees, reduce warming through provision of shade and associated processes of reflection and evapotranspiration; and reduce flooding through intercepting rainfall, improving infiltration of water into the soil, and binding the soil thus preventing erosion during runoff. Plants also capture carbon from the atmosphere, storing it within their biomass, thus helping to mitigate against climate change. The greatest carbon store is actually the soil, and particularly wetland soil - the degradation of soils from development and unsustainable agriculture releases a substantial amount of carbon into the atmosphere.

6.7 Air and Water Quality

- 6.7.1 Whilst air quality is generally good in the borough, areas prone to high volumes of traffic are experiencing inflated levels of nitrogen dioxide, for example within Fareham town centre. Opportunities exist for greater tree planting along roads, where safety is not compromised, to help improve air quality, as certain tree species are known to intercept and/or absorb gaseous pollutants and particulate matter. The borough's key rivers, the Meon, Wallington and Hamble, generally show relatively high levels of nitrates and phosphates. This can lead to eutrophication and excessive growth of algae which affect water quality. The main sources are drainage from farmland (fertilisers and runoff from manure), sewage effluent (which contains dishwasher detergents, food and drink additives) and coastal background and urban runoff. The contribution of each of these sources to Nitrogen in the Hamble Estuary and Portsmouth Harbour waterbodies is shown in Figure 6.2. The use of green infrastructure assets such as trees, green spaces and sustainable drainage systems not only help alleviate surface water flooding, but also help to remove pollutants from water systems.

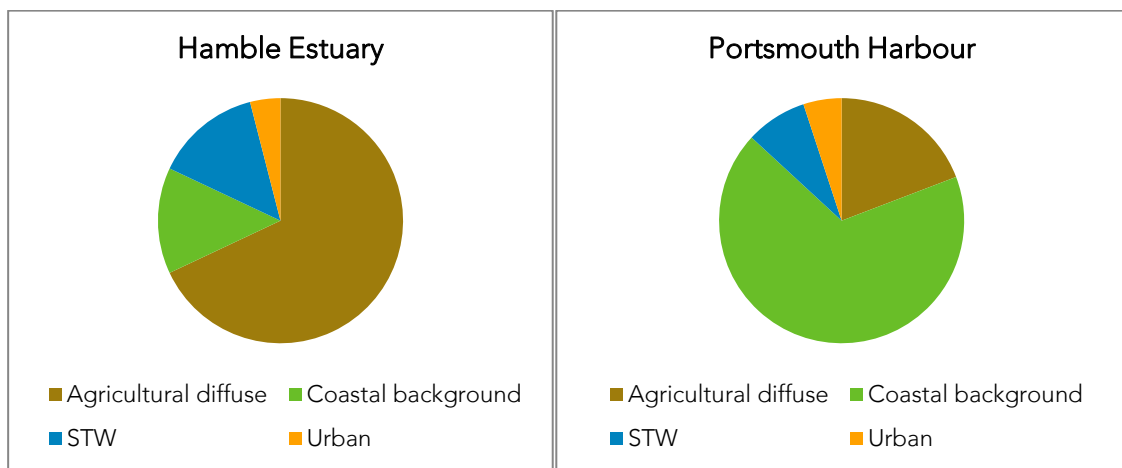


Figure 6.2: Percentage N Contribution to Waterbodies from different Sources (EA, 2019)

6.8 Economic Success

- 6.8.1 Green infrastructure has the potential to support economic growth, for example through attracting a skilled workforce and new businesses to the area; by reducing the frequency and severity of flood events that can cause financial setbacks to property and businesses; or indirectly through improving the physical and mental health of the workforce, reducing the number of sick days and boosting productivity. The borough's Tree Strategy (FBC, 2012) states that Fareham's Urban Forest contributes significantly to Fareham's reputation as being an attractive place to live, work in and visit.

6.9 Heritage and Landscape

- 6.9.1 Green infrastructure plays an important role in enhancing sense of place and identity, recreation and heritage management. Due to its location, the borough has the potential to provide a 'gateway' for tourists and visitors to enter the South Downs National Park and the coastal area; green corridors provide important links between residential areas or transport connections with these key landscape assets. However, residential growth can have significant effects on landscape quality, including through impacts on noise pollution, light pollution and broader effects on people's perceptions of tranquillity (see also section 10.6).

6.10 Spatial Context

- 6.10.1 In 2017 PfSH (formerly PUSH) published a Green Infrastructure Strategy seeking to maximise opportunities for the delivery of new development and green infrastructure features in a complimentary and coordinated way across the sub-region. The strategy focusses on strategic components of a landscape scale green infrastructure network, including Strategic Rights of Way, Country Parks, large-scale suitable alternative natural greenspace (SANG), community forest, river and strategic wildlife corridors, internationally important habitat areas, NNRs, and National Parks and AONBs. Ensuring these strategic components link together at the local levels is essential to guarantee the benefits described above are delivered. The Ecological

Network referred to in section 3.6 of this report is a tool that will help inform the location and nature of green infrastructure provision across the sub-region.

- 6.10.2 The strategy showed that some urban parts of Havant, Portsmouth, Gosport, Fareham (Stubbington), northern areas of Eastleigh and Winchester and Test Valley have no access to natural greenspace sites over 20ha in size within 2km (as recommended by Natural England's Accessible Natural Greenspace Standard). In terms of sub-regional scale green corridors, the Pilgrim's Trail and the Monarch's Way are both key routes, the former linking Winchester with Portsmouth, and the latter passing through Hampshire from north-east of Salisbury to Rowlands Castle on the Sussex border. Long distance routes are also present along much of the Hampshire coast.
- 6.10.3 All five of the Spatial Planning Areas in Fareham borough have good provision of rights of way and cycle routes, both within urban areas, and linking to the countryside or coastal areas. Titchfield in particular benefits from the accessible riparian corridor along the River Meon, which links the village with Titchfield Haven and beyond to the coastal path. Similarly, the River Hamble provides a recreation and wildlife corridor along the south and west of the Western Wards. The latter Spatial Planning Area also benefits from a good number of small areas of amenity open space dotted across the urban area, improving accessibility and visual amenity for residents and workers, as well as patches of woodland in the more peri-urban areas. Overall the Western Wards has a large surplus of both natural greenspace and amenity open space, though there is under-provision of both in the ward of Park Gate (FBC, 2014b). Hill Head / Stubbington, Fareham and Portchester have proportionally fewer yet generally larger areas of amenity open space, however Titchfield has a deficit of both open spaces and natural areas. The adjacent ward of Fareham West has a particular deficit of natural and amenity spaces.

6.11 Likely Evolution of the Baseline in the Absence of the Local Plan

- 6.11.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. The Green Infrastructure Strategy for Fareham would help to ensure that the needs and requirements for the borough's green infrastructure network are successfully being met, focussing on protection, enhancement, restoration and creation. However, without the Local Plan, housing development could put increased pressure on Fareham's green spaces, with a risk of degradation from increased use if no additional spaces are created, or even the possible loss of some green areas to development.

6.12 Key Issues

- 6.12.1 Key issues for GI and ecosystems services relevant to the Local Plan are:
- ▶ There are significant opportunities to improve linkages between areas of open space, parks and the open countryside.
 - ▶ Establishing blue corridors would help relieve the pressure of flooding on upstream and downstream communities and make flood protection options within the urban area more resilient and flexible.

- ▶ Certain areas of the borough experience qualitative and quantitative deficiencies in accessible green space. The wards of Fareham West, Titchfield and Park Gate in particular lack access to both natural greenspace and amenity open space.
- ▶ Fragmentation of cycle routes in some locations does not help would-be cyclists to move to this mode of transport.
- ▶ The borough has an ageing population, worsening obesity levels, and pockets of health deprivation in and around Fareham town and Fareham North West.
- ▶ Opportunities exist for greater tree planting along roads, where safety is not compromised, to help improve air quality and provide shading.
- ▶ The urban areas of Fareham and Portchester are considered to be the least tranquil parts of the borough due to their highly urbanised nature.

7 Health

7.1 Summary of Policy and Plan Review

7.1.1 National and regional health related PPPs focus on improving rates of infant mortality and life expectancy; reducing work related illness and accidents; significantly improving levels of sport and physical activity, particularly among disadvantaged groups; promoting healthier modes of travel; supporting the public to make healthier and more informed choices in regards to their health; improving accessibility to healthcare and leisure/recreational facilities; and reducing health inequalities, particularly for children and older people. New health, sporting, leisure and recreational facilities should be provided and should encourage walking, cycling and a more active lifestyle. Well located and affordable housing should be provided of high quality for all local residents' needs.

7.2 Health Indicators

7.2.1 As Figure 7.1 shows the percentage of people in very good health in Fareham borough was 48.5% which is slightly lower than the figure for South East (49.0%) and slightly higher than for England (47.2%)⁴⁷. Additionally the percentage of people in good health in Fareham is quite high (35.2%) which is higher than the South East and England where the percentage of people in good health are 34.6% and 34.2% respectively. There is a low percentage of people in very bad health in Fareham, making up just 0.9% of the population.

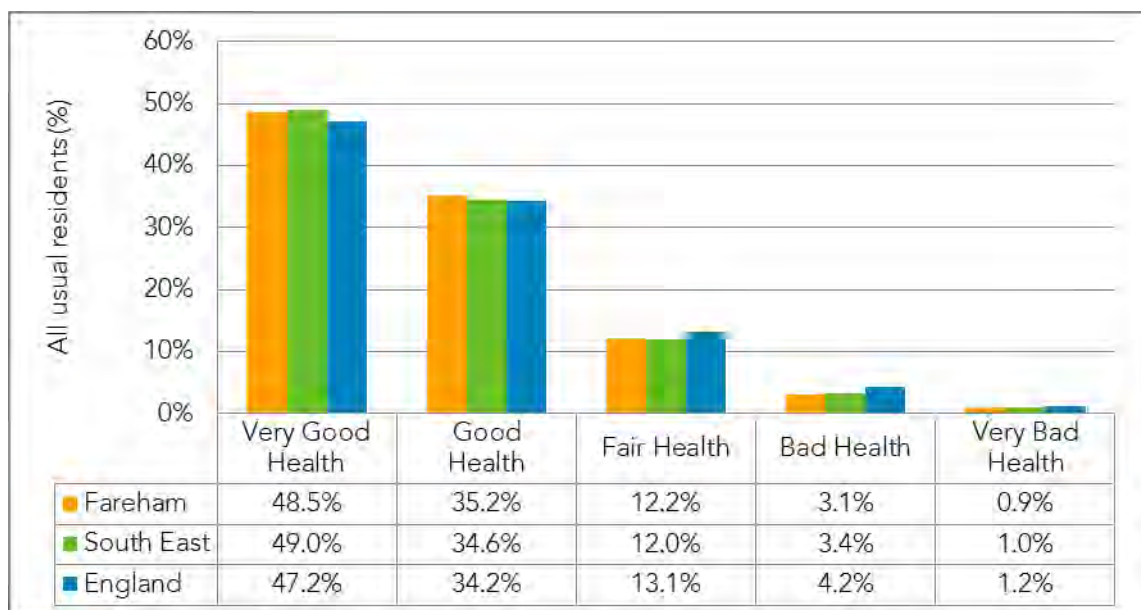


Figure 7.1: General Level of Health (All Residents) (Source: Census, 2011)

⁴⁷ Neighbourhood Statistics: General Health, 2011 (QS302EW). Accessed online [21/1/16] at:

<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/2011-census>

7.2.2 Public Health England's summary for the borough is presented in Figure 7.2 and shows that, for most indicators, Fareham borough residents report average or above average health when compared to regional and national averages⁴⁸. Notable exceptions are for numbers killed or seriously injured on roads, dementia diagnoses (65+) and adult obesity.



Figure 7.2: Health Summary for Fareham Borough (Source: Public Health England, 2019)

7.2.3 In 2018 the average life expectancy in Fareham for males (at birth) was 81.3, which is higher than the England average of 79.6⁴⁹. For women (at birth) in Fareham average life expectancy was

⁴⁸ Public Health England (2018): Fareham District Health Profile 2018. Accessed online [20/5/19] at :

https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000087?place_name=Fareham&search_type=parent-area

⁴⁹ Ibid.

higher at 84.1 years of age, which is also slightly higher than the average life expectancy in England at 83.1. The infant mortality rate in Fareham in 2018 was 5.3 per 1,000 live births, which is worse than the England rate at 3.9⁵⁰.

- 7.2.4 Obesity is an increasing national issue, and one that will contribute to significant health impacts in individuals, including increasing the risk of a range of diseases such as heart disease, diabetes and some forms cancer. In Fareham the percentage of Year 6 children classified as obese has decreased from 15.7% in 2011 (Census, 2011) to 14.4% in 2017/8 (Public Health England, 2019). However, the number of obese adults has increased from 62.6% in 2016/17 to 67.4% in 2017/18. Alongside this, an ageing population has the potential to have implications for services in the borough. This stems from the impact of the growth of the older population on the provision of health and social care services, and an ageing population will increase the dependency ratio in the borough.

7.3 Health Inequalities

- 7.3.1 Although Fareham residents enjoy relatively good health there are disparities both within the borough and between the borough and national rates. For men, as Figure 7.3 shows, significantly fewer of the least deprived men suffer early death (under 75yrs) than the English rate, however, for the most deprived men the rate has increase from parity with the English rate between 2006 and 2011 before coming back in line with the national rate. This pattern is not apparent for women where the rate has been consistently lower than the England average, although this gap is closing.

⁵⁰ *Ibid.*

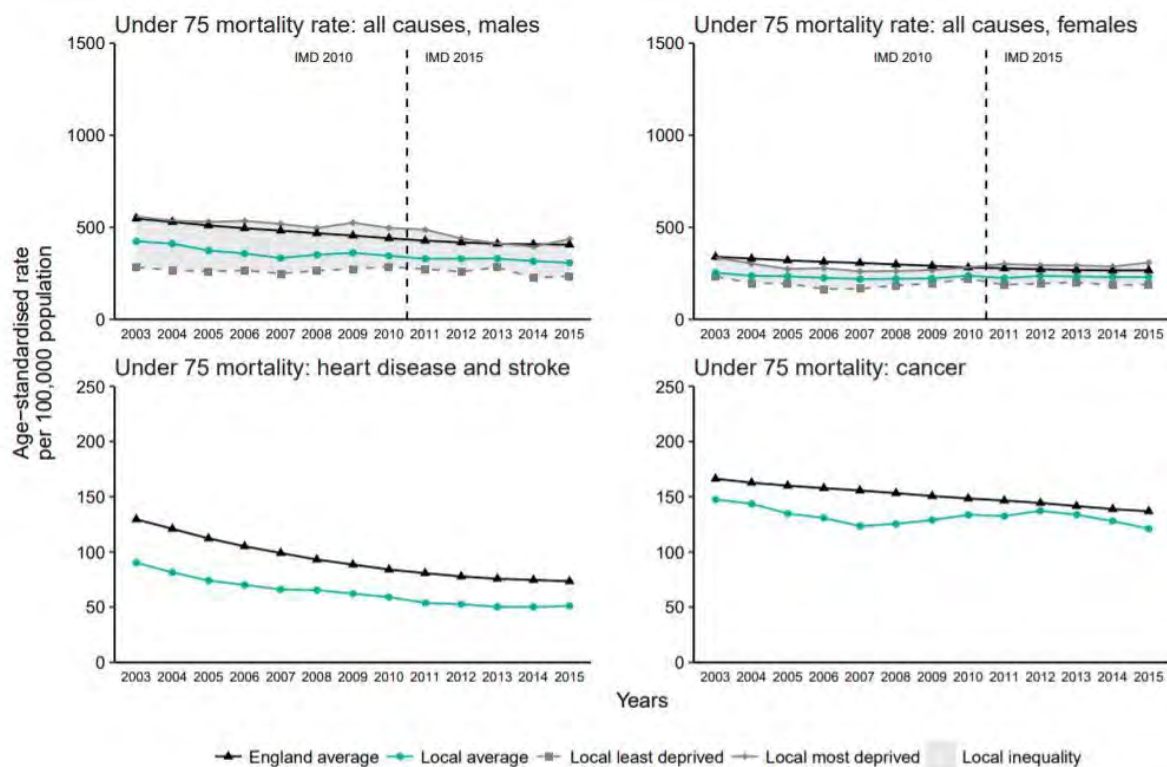


Figure 7.3: Rate of Early Deaths (Men & Women, per 100,000 Population, 2003-2015)
(Source: Public Health England, 2018)

7.3.2 Health disparities by ethnicity can be seen in Figure 7.4. This chart shows the percentage of hospital admissions for each ethnic group that were emergencies, rather than planned. A higher percentage of emergency admissions may be caused by higher levels of urgent need for hospital services or lower use of services in the community. Emergency admissions in Fareham are generally in line with rates in England, however, a significantly greater proportion of people of Mixed (52.6%) or Chinese (53.1%) origin were admitted as an emergency than is the national average for these groups.

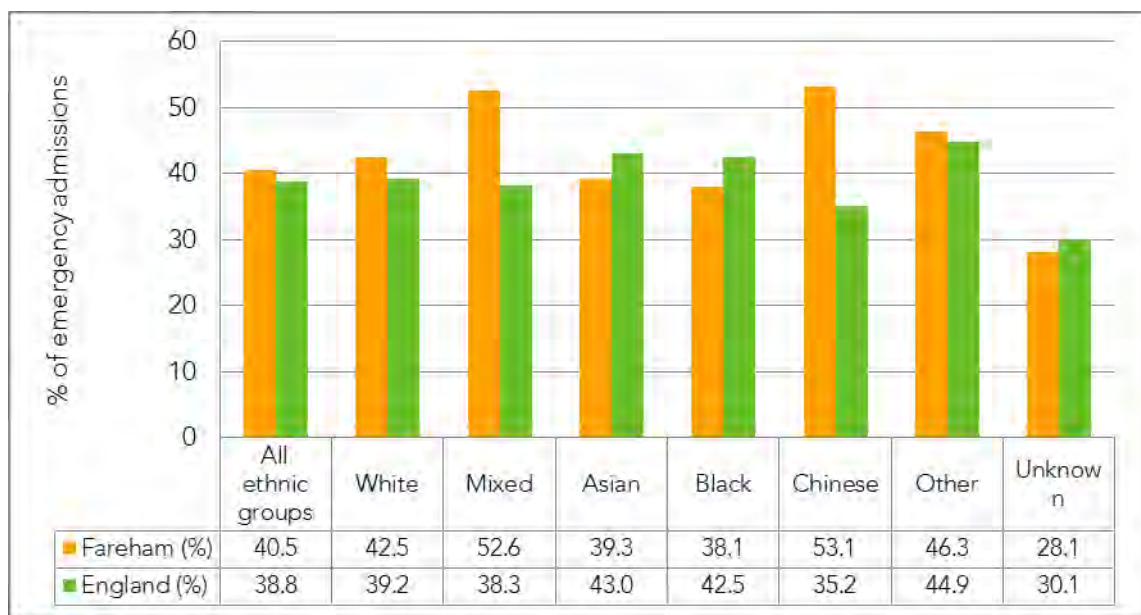


Figure 7.4: Percentage of Hospital Admissions that were Emergencies, by Ethnic Group, 2013 (Source: Public Health England, 2015)

7.4 Participation in Sports and Fitness Activities

- 7.4.1.1 In 2017/18, 72.0% of adults in Fareham were active, which is 2.2% higher than in the South East and 5.7% higher than in England; see Figure 7.5⁵¹. Fareham also has the lowest percentage of inactive adults at 14.9%, compared to the South East (19.0%) and England (22.2%).
- 7.4.1.2 The trend for weekly adult participation in sport in Fareham, as highlighted by Figure 7.6, has fluctuated from 2005/06 to 2015/16⁵². In 2005/06 Fareham had a higher percentage of participation (40.7%) than the South East (37.1%) and England (34.6%). Participation in sport in Fareham increased annually to 2008/09 where it peaked at 45.9%. In 2015/16, 38.2% of adults participated in sports once a week in Fareham, which is similar to the South East value (38.3%) and England (36.1%).

⁵¹ Public Health England: Public Health Outcomes Framework – Health Improvement. Accessed online [21/5/19] at: <http://www.phoutcomes.info/public-health-outcomes-framework#page/1/gid/1000042/pat/6/par/E12000008/ati/101/are/E07000087>

⁵² Sport England: Active People Survey, 2018. Accessed online [21/5/19] at: <http://activepeople.sportengland.org/Result#ViewStateId=185&OutputType=2>

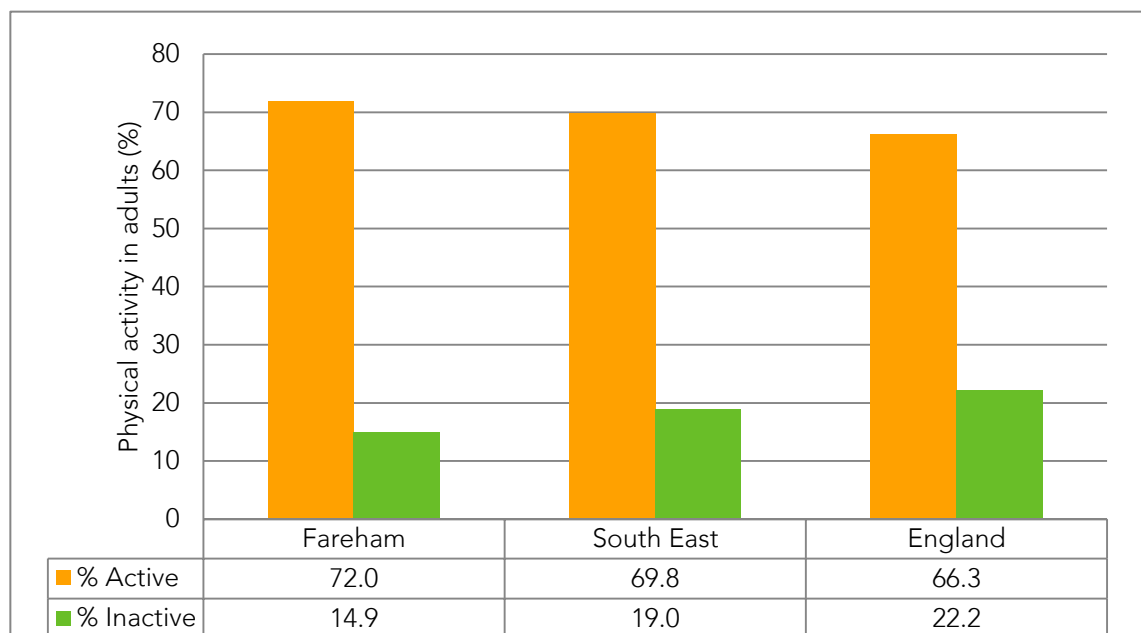


Figure 7.5: Percentage of Physically Active/Inactive Adults, 2017/18 (Source: Public Health England, 2018)

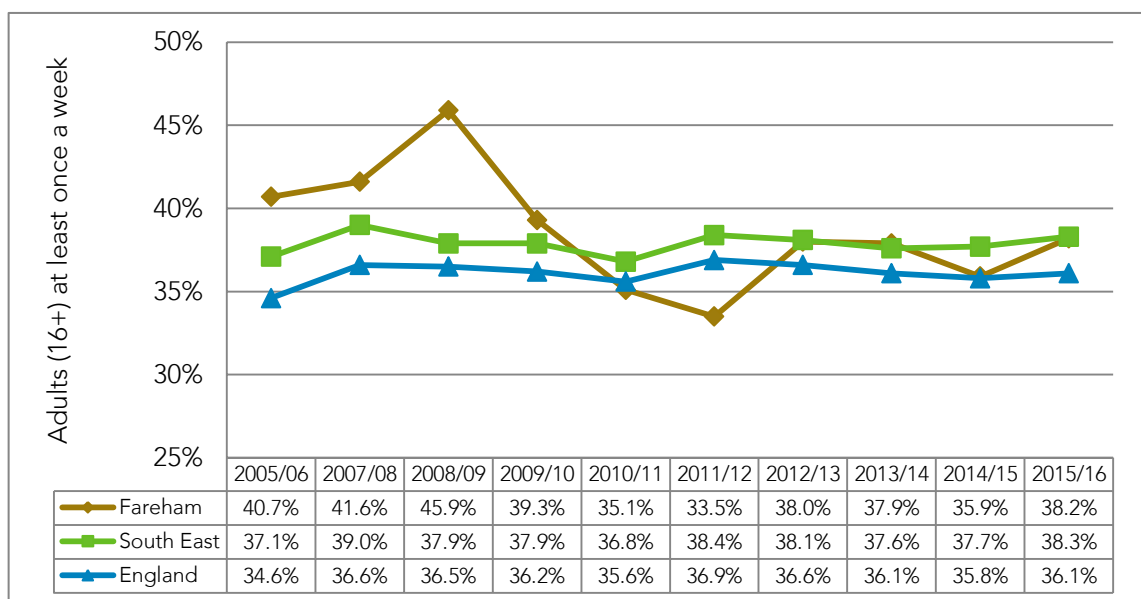


Figure 7.6: Adult (16+) Participation in Sport at Least Once a Week (Source: Sport England, 2018)

7.5 PfSH Air Quality Impact Assessment

7.5.1 Air Quality is a key issue impacting on human health. The key pollutants of concern with regard to human health are NO₂ and particulates (PM₁₀ and PM_{2.5}). As described in section 2, the PfSH Air Quality Impact Assessment modelled predicted concentrations of these pollutants across the sub-region over the period up to 2034. Modelled levels were compared against air quality objectives, which are nationally set pollutant levels which must not be exceeded based on what

is considered to be acceptable in terms of what is scientifically known about the effects of each pollutant on health. The annual mean objective for NO₂ and PM₁₀ is 40 µg/m³, and 25 µg/m³ for PM_{2.5}.

- 7.5.2 In the 2034 baseline scenario, that is without any further development above 2014 levels, the levels of these pollutants was predicted to be below the objectives in all areas where the air quality objectives apply, that is where there is a risk of human exposure.

7.6 Spatial Context

- 7.6.1 Figure 7.7 maps the Index of Health Deprivation (DCLG, 2019) for Fareham borough, and shows that, as with other indices, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country, together with urban parts of Titchfield and Portchester. Fareham has pockets of more deprived areas, with communities in west and south Fareham most affected by health deprivation.

7.7 Likely Evolution of the Baseline in the Absence of the Local Plan

- 7.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to health that may continue under such a scenario include:
- ▶ Fareham, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.
 - ▶ Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.
 - ▶ Medical advances, including linked to improved diagnosis, pharmaceutical innovations and technological enhancements have the potential to lead to improvements in the prediction, prevention and treatment of illnesses.
 - ▶ Changes in the extent of noise pollution alongside road traffic growth.
 - ▶ Efforts to meet the borough's housing needs over and above the current Local Plan's provision would not benefit from strategic planning to help ensure that new homes are readily accessible to health and fitness resources, or co-located with a range of service to encourage travel by healthy modes (walking and cycling).

7.8 Key Issues

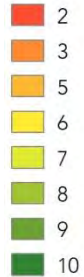
- 7.8.1 Key health issues relevant to the Local Plan are:
- ▶ New health, sporting, leisure and recreational facilities should be provided and should encourage walking, cycling and more active lifestyles.

- ▶ The development of a high quality multifunctional green infrastructure network should be promoted.
- ▶ The development of safe and accessible cycle networks to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.
- ▶ The provision of high quality, well located and affordable housing appropriate for local residents' needs should be provided.
- ▶ Fareham has a good level of health, but disparities are present especially between males in the borough and between ethnicities.
- ▶ Health inequalities exist between the most and least deprived areas of the borough.
- ▶ Difficulties in meeting the needs of an ageing population.
- ▶ Adult participation in sport has decreased in Fareham in recent years, although participation levels are starting to pick up again slowly.
- ▶ The priorities for action identified for Fareham by Public Health England include alcohol and related disease, cancer, healthy ageing, improving provision and delivery of local mental health services and influencing health systems to improve primary care access and secondary care use.

Fareham Local Plan

Indices of Deprivation 2019

Health (Decile)



- Spatial Planning Areas
- Borough



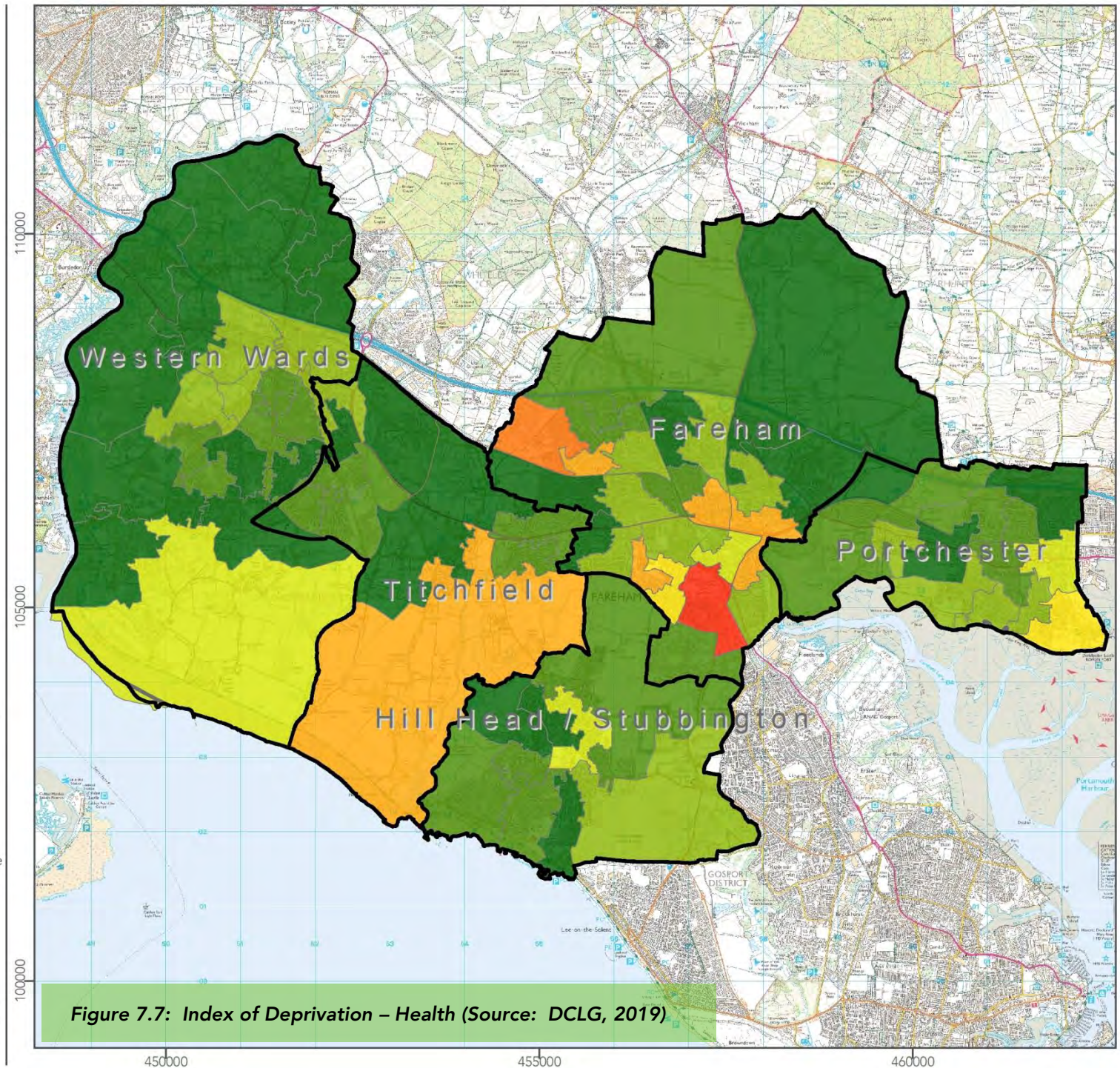
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8 Historic Environment

8.1 Summary of Policy and Plan Review

- 8.1.1 Historic environment priorities from international to local level include protecting designated resources and their settings (such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens); recognising the cultural aspects of landscape and establishing mechanisms for their protection against inappropriate development; recognising the potential value of unknown and undesignated resources; and preserving/enhancing sites and landscapes of archaeological and historic interest so that they may be enjoyed by both present and future generations.
- 8.1.2 The protection and enhancement of cultural heritage assets and their settings should be evaluated and considered throughout the forward planning and development management processes. There is a need to support high quality design and appropriate layout of new development to preserve or enhance features of historical interest, including archaeological assets, both potential and realised. Development which protects, and where possible improves landscape and townscape character should be encouraged.

8.2 Historic Development of the Borough

- 8.2.1 The historic environment of the area, which influences its sense of place and identity, is defined both by its individual heritage assets, designated and non-designated, and the setting of these assets through historic landscapes and townscapes. The historic development of the area has been influenced by a wide variety of factors. These include:
- ▶ The Roman occupation of the area from AD43, culminating in the building of Portchester Castle in the late 3rd century;
 - ▶ Saxon and Norman settlement;
 - ▶ The development of Fareham as a market town from the 12th Century and subsequent expansion of naval and seaport activities;
 - ▶ The development of the shipbuilding industry in the 17th/18th Centuries;
 - ▶ Growth of Fareham in the Georgian and early Victorian era, linked with the proximity of the Royal Navy and naval dockyards;
 - ▶ The arrival of the railway in 1841;
 - ▶ Expansion of small scale industry from Victorian times, including the production of chimney-pots, leather-tanning, brewing, flour, woollen goods, sacking, timber, pottery, and clay-pipes; and
 - ▶ Rapid expansion of the borough's population from the 1950s.

- 8.2.2 The historic development of the area is reflected by the area's diverse cultural heritage resource, and whilst this resource includes better known assets such as Portchester Castle, Fort Fareham, Forts Nelson and Southwick (just outside the borough), Titchfield Abbey and the Georgian architecture of Fareham, the historic environment in the borough is broad ranging, and incorporates a wide variety of features, sites and areas.

8.3 Designated and Non-designated Sites and Areas

- 8.3.1 A number of features and areas for the historic environment are recognised through historic environment designations. These include listed buildings and Scheduled Ancient Monuments, which are nationally designated, and conservation areas, which are usually designated at the local level. Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms, and information can be found on the Historic Environment Record⁵³.
- 8.3.2 Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. There are five scheduled monuments located in the borough:
- ▶ Fort Fareham;
 - ▶ Portchester Castle;
 - ▶ Titchfield Abbey and fishponds;
 - ▶ Stony Bridge, Titchfield; and
 - ▶ World War II Heavy Anti-aircraft gunsite at Monument Farm,
- 8.3.3 In addition, Fort Nelson and Fort Southwick scheduled monuments are located just outside the borough north of Portchester, and St Andrew's Castle (with Iron Age linear earthwork and additional remains) is on the other side of the Hamble at Hamble Common.
- 8.3.4 Listed buildings are those which have been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are 432 nationally listed buildings and structures within Fareham borough, as follows:
- ▶ 4 Grade I listed buildings (Monastic Barn of Titchfield Abbey at Fern Hill Farm, Portchester Castle, Church of St Mary, and Parish Church of St Peter);
 - ▶ 408 Grade II listed buildings; and
 - ▶ 20 Grade II* listed buildings.
- 8.3.5 The site of the Grace Dieu in the Upper Hamble estuary is nationally designated under the Protection of Wrecks Act 1973; a Statutory Instrument identifies the location of the site and the extent of the restricted area to ensure it is protected. The site harbours the remains of an

⁵³ Heritage Gateway: Hampshire Archaeology and Historic Building Record. Accessed online [22/1/16] at:
<http://www.heritagegateway.org.uk/Gateway/CHR/herdetail.aspx?crit=&ctid=97&id=4774>

English carrack which burnt in the River Hamble in 1439 after being struck by lightning. At 1,400 tons, the vessel was the largest of Henry V's 'great ships' and probably one of the largest clinker vessels ever built. Built in 1418, part of her crew mutinied on her one known cruise, and she never went to sea again, being laid up in Southampton Water for several years. She was then towed upstream to her final mud berth on the River Hamble. Following the lightning strike she was then partially broken up for salvage.

- 8.3.6 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This is judged by local authorities against local and regional criteria, rather than national importance as is the case with listing. Conservation Area designation increases the local planning authority's control over demolition of buildings and over certain alterations to residential properties which would normally be classed as 'permitted development' and not require planning permission. There are 13 Conservation Areas in the borough of Fareham, each of which is supported by a character assessment and management strategy⁵⁴:
- ▶ Cams Hall, Castle Street (Portchester), Catisfield, Fareham High Street, Hook, Osborn Road, Sarisbury Green, Swanwick Shore, Titchfield, Titchfield Abbey, Town Quay (Fareham), Wallington, and Warsash.
- 8.3.7 Hampshire County Council maintains the Archaeology and Historic Buildings Record (AHBR) for the county and together with GIS datasets for red, orange, yellow and green archaeological ALERT areas. This represents the most important and sensitive archaeological sites in the county; those sites which most clearly might impact the implementation of policy (both as positive opportunities and as potential constraints). The data is created by reviewing the whole of the raw AHBR data and is periodically updated. It comprises Red areas, which are nationally important and designated archaeological sites (i.e. scheduled monuments); Orange areas which are in HCC's opinion of national importance, are not designated but within planning would have equivalent weight to scheduled monuments; Yellow areas, which are archaeological sites of known complexity, importance and extent; and Green points, which are archaeological sites of known complexity but for which there is not yet a known extent.
- 8.3.8 The locations of scheduled monuments, listed buildings, conservation areas, protected wrecks and archaeological ALERT areas in Fareham borough are shown on Figure 8.1 and Figure 8.2.

8.4 Archaeological Assets

- 8.4.1 It should be noted that not all of the area's historic environment resource is subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. For example, although not listed, many buildings and areas are of historic interest, and which are seen as important by local communities. Examples of these are likely to include parks (although there are no register parks and gardens within the borough) and the wider historic landscape. Undesignated actual or potential archaeological finds in the area are also of significance; for example, sites of

⁵⁴ Fareham Borough Council: Historic Environment webpages. Accessed online [24/10/2016] at: <http://www.fareham.gov.uk/planning/conservation/>

archaeological interest exist in the River Wallington area which suggests the likelihood of further archaeological finds of local and potentially regional significance.

- 8.4.2 The Hampshire Archaeology and Historic Building Record lists 41 monuments identified through cropmark data⁵⁵. These range from post Roman field systems, and medieval / post medieval enclosures water meadows and quarries, to First and Second World War trenching, armaments and bomb sites, in addition to the Bronze Age Neolithic Long barrow in the centre of the Welborne site.

8.5 Heritage at Risk

- 8.5.1 Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II* listed buildings, and scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. The latest Heritage at Risk Register for Fareham includes two listed buildings deemed to be at risk in Fareham borough⁵⁶:
- ▶ Fort Fareham, Newgate Lane, Fareham (Scheduled Monument); The site is at risk because unoccupied parts, including ramparts, are suffering from decay and vandalism. The exterior of the fort is owned by the Local Authority and the interior is owned by various private companies, functioning as a business/industrial estate.
 - ▶ Titchfield Abbey and fishponds - "stables", Mill Street, Titchfield (Scheduled Monument); Part of the monument are overgrown with vegetation and have some structural problems. Geophysical surveys have not revealed more information. Investigations leading to a project for the conservation, explanation and maintenance of the ruins are now required.

8.6 Spatial Context

- 8.6.1 The Western Wards Spatial Planning Area has the site of the Grace Dieu, four conservation areas and a scattering of listed buildings. Titchfield has two scheduled monuments, three conservation areas and a concentration of listed buildings in Titchfield itself. Portchester has one scheduled monument, three conservation areas and groups of listed buildings at Cams Hall and around Portchester Castle. Fareham has three scheduled monuments, five conservation areas and a concentration of listed buildings around the town centre.

8.7 Likely Evolution of the Baseline in the Absence of the Local Plan

- 8.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Existing Policy DSP5 provides for protection and enhancement of the historic environment and sets out how development proposals should take

⁵⁵ *Ibid.*

⁵⁶ Historic England: Heritage at Risk Register. Accessed online [29/5/19] at: <https://historicengland.org.uk/images-books/publications/har-2018-registers/>

heritage features into account. However, the setting of cultural heritage assets within the borough may continue to be affected, both positively and negatively, by development coming forward under the plan.

8.8 Key Issues

8.8.1 Key heritage issues relevant to the Local Plan are:

- ▶ Potential direct effects on both designated and undesignated features, and the wider historic environment resulting from inappropriate development or poor design and layout of housing, employment, community and retail provision.
- ▶ Changes to the setting of historic features and historic landscapes as a result of development throughout the borough, including at Welborne, could lead to direct or indirect effects on their significance.
- ▶ Traffic growth stimulated could lead to effects on the historic environment over a wider area. This includes effects on the historic environment in surrounding settlements such as Wickham.
- ▶ Archaeological remains, both seen and unseen, may be negatively affected by new development areas.
- ▶ Development provides an opportunity for the discovery, recording and preservation of currently unknown archaeological remains and could provide funding for the conservation of the fabric of heritage assets within the plan area.
- ▶ Ideally, there would be opportunities arising from proposed development to enhance or better reveal the significance of heritage assets, to preserve them in situ, and to provide information about them to the public to promote their enjoyment.
- ▶ Development may provide an opportunity to secure the removal of a heritage asset from the Heritage at Risk Register for positive reasons.

Fareham Local Plan

- Listed Building
- Conservation Area
- Scheduled Monument
- Protected Wreck
- Archaeology ALERT Green
- Archaeology ALERT Yellow
- Archaeology ALERT Orange
- Archaeology ALERT Red
- Spatial Planning Areas
- Borough



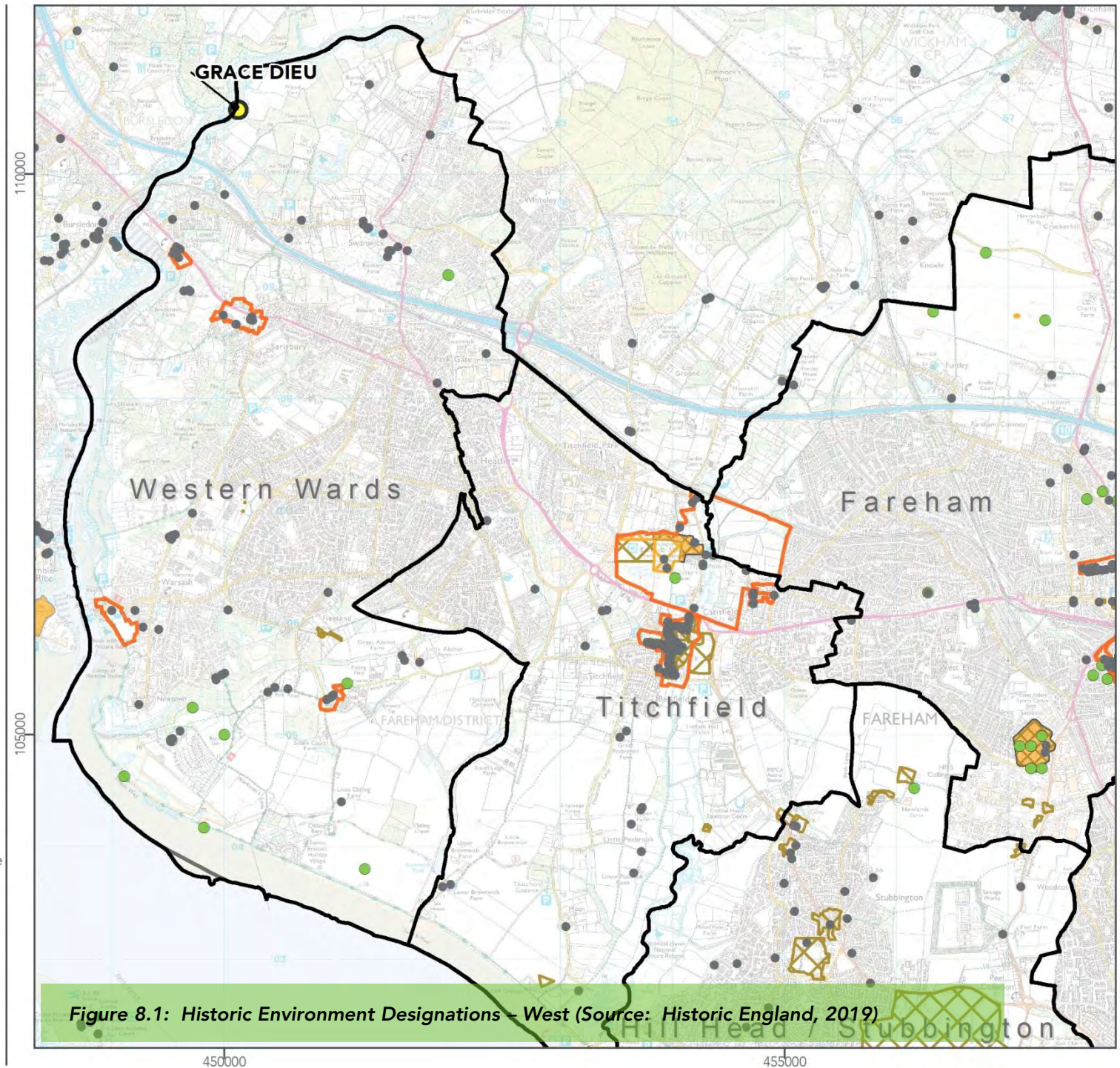
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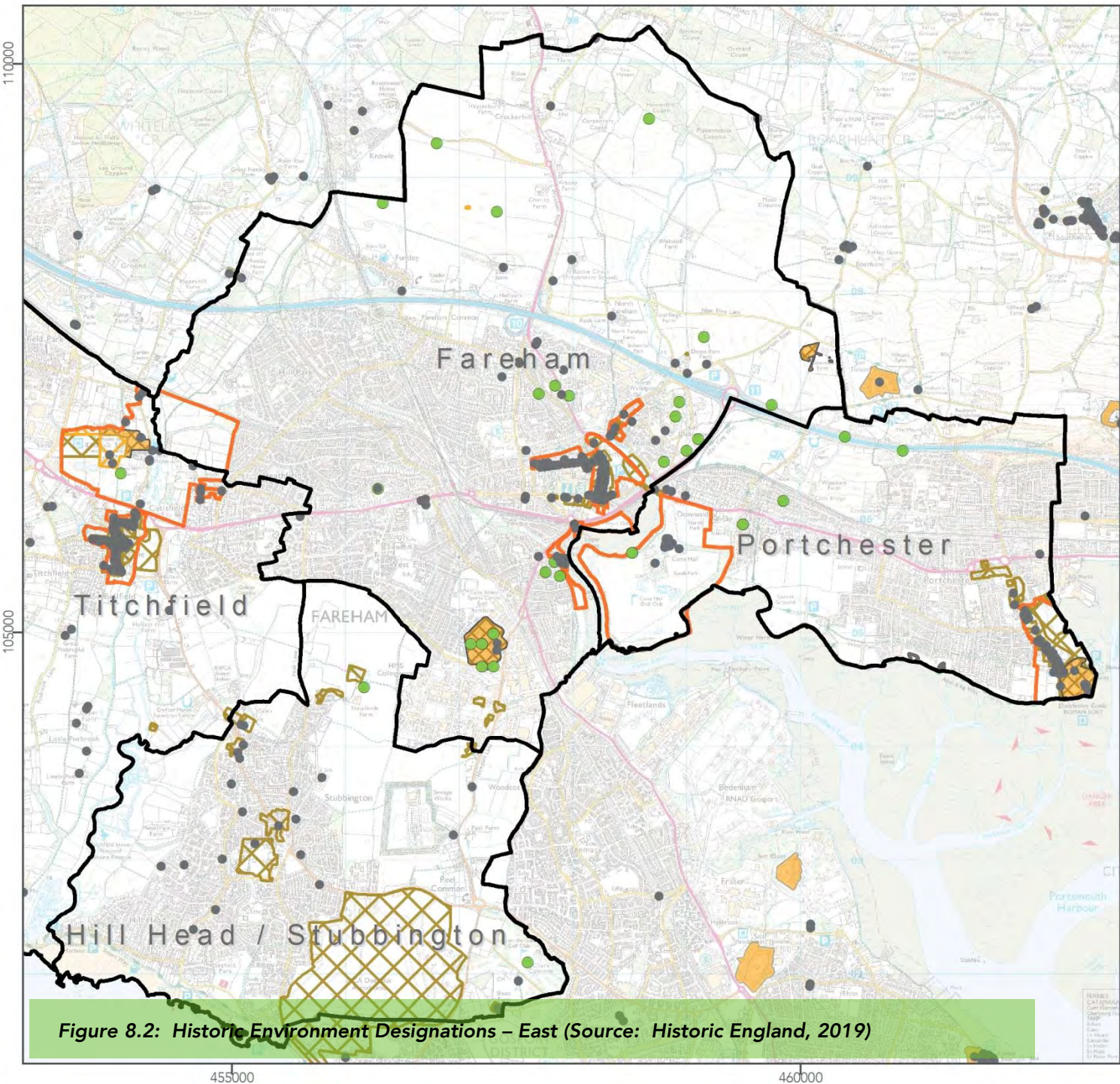
Fareham Local Plan

- Listed Building
- Conservation Area
- Scheduled Monument
- Protected Wreck
- Archaeology ALERT Green
- Archaeology ALERT Yellow
- Archaeology ALERT Orange
- Archaeology ALERT Red
- Spatial Planning Areas
- Borough



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9 Housing

9.1 Summary of Policy and Plan Review

- 9.1.1 National and sub-regional objectives for housing include improvements in longer term housing affordability through increasing supply; high quality housing design and streetscapes; a more stable housing market; improved choice; location of housing supply which supports accessibility and patterns of economic development; and an adequate supply of publicly-funded housing for those who need it. In addition, new homes should meet the revised Buildings Regulations standards for water and energy efficiency.
- 9.1.2 Local plans and strategies focus on increasing housing supply to improve affordability, rural housing, the quality of housing, access to services, and meeting the housing needs of vulnerable people. The housing needs of elderly people, disabled people, gypsies, homeless people and travellers are also addressed by national, regional and local policies.

9.2 Housing Stock: Type, Tenures and Completions

- 9.2.1 In March 2011 the housing stock in Fareham was 46,579 dwellings⁵⁷. Of this, 87.4% were whole houses or bungalows, 12.3% were flats, apartments or maisonettes, and 0.3% were caravans or temporary structures; see Figure 9.1. Significantly more people in Fareham live in whole houses/bungalows than regional or national averages. As shown in Figure 9.2, 91.9% of dwellings by household were owner occupier or private rented, 4.9% were Local Authority (LA) stock, and 3.1% were Registered Social Landlord (RSL) stock.⁵⁸ The proportion of privately owned stock to social (LA/RSL) housing stock is much greater in Fareham than in the south east or England.
- 9.2.2 Home-ownership is also notably higher in Fareham (80.4%) in comparison to the regional (67.6%) and national (63.3%) averages⁵⁹, with far fewer homes in the (private or social) rented sector (18.1% in Fareham, 30.0% in south-east, 34.5% in England); see Figure 9.3.
- 9.2.3 In terms of house building, Figure 9.4 shows that from 2018 to 201 there were 290 housing completions in Fareham⁶⁰, a decrease of 58 from the previous year and a decrease of 80 from

⁵⁷ Official Labour Market Statistics (NOMIS). Accommodation Type - Households (QS402EW). Accessed online [29/5/19] at https://www.nomisweb.co.uk/census/2011/quick_statistics

⁵⁸ Official Labour Market Statistics (NOMIS). Dwelling Stock by Tenure and Condition. Accessed online [29/5/19] at https://www.nomisweb.co.uk/census/2011/quick_statistics

⁵⁹ Official Labour Market Statistics (NOMIS). Tenure - Households (QS405EW). Accessed online [29/5/19] at https://www.nomisweb.co.uk/census/2011/quick_statistics

⁶⁰ Hampshire County Council (2018): Key Facts & Figures: Land Supply, Net dwelling completions by large, small and total sites by year from 2007 to 2018. Accessed online [29/5/19]: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>

2015/16. The number of housing completions over the last twelve years peaked in 2007/08 when it reached 548, after which it slumped to 188 in 2009/10 and has fluctuated thereafter.

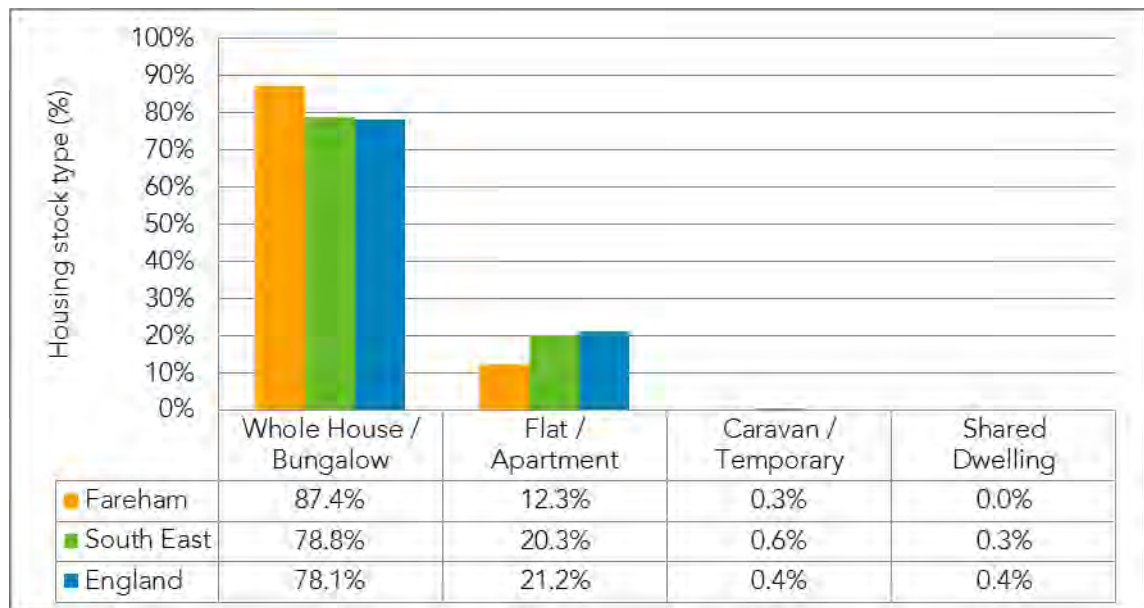


Figure 9.1: Housing Stock by Type (%) (Source: Census, 2011)

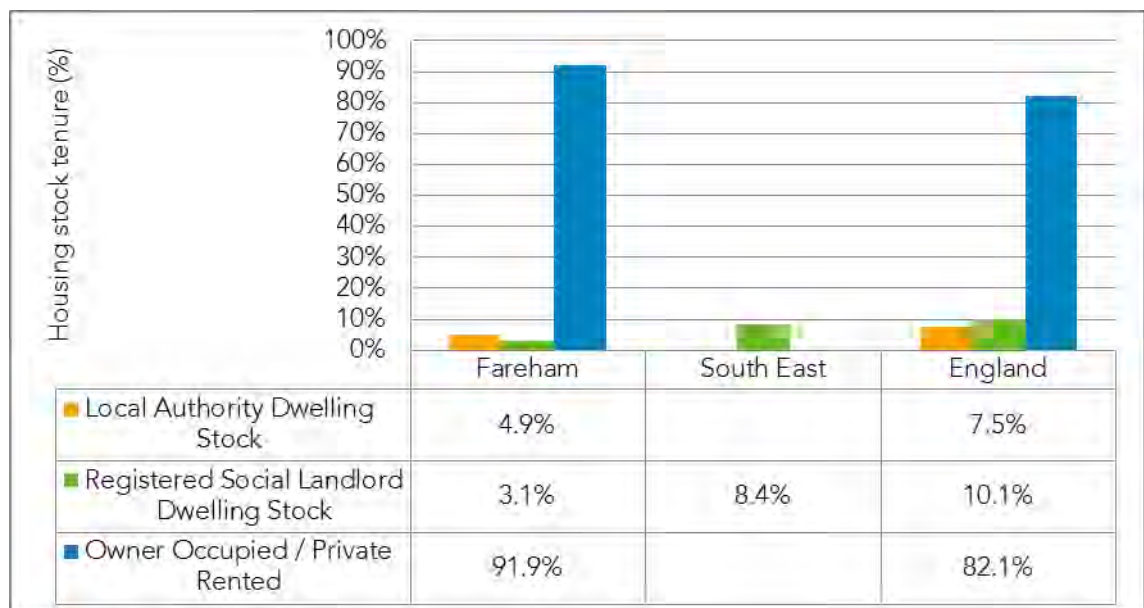


Figure 9.2: Housing Stock by Tenure (%) (Source: Census, 2011)

9.3 House Prices and Affordability

9.3.1 Figure 9.5 shows that in 2019 the average house price in Fareham was £288,768⁶¹. House prices have steadily increased from 2012 to 2019 with an overall increase of £83,647 over that period. The biggest increase occurred between 2014 and 2015. Looking to county and regional comparators⁶², in 2019 the average house price in Fareham was slightly less than in Hampshire and the South East; see Figure 9.6. However, detached houses were significantly cheaper in Fareham than in Hampshire and the South East.

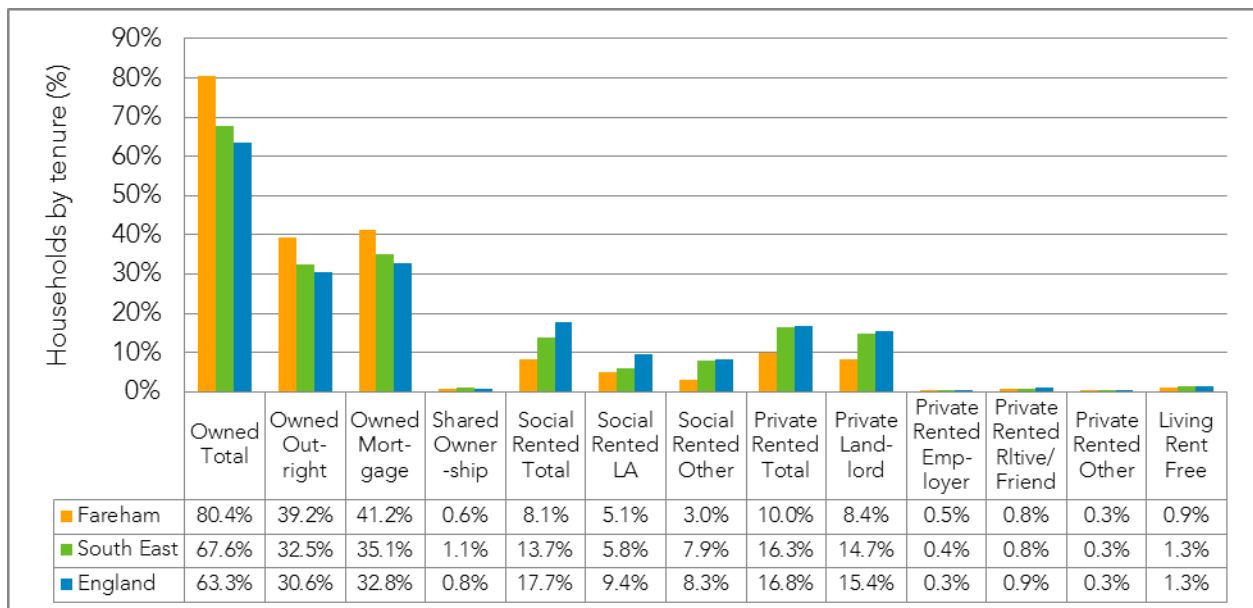


Figure 9.3: Households by Tenure (%) (Source: Census, 2011)

⁶¹ HM Land Registry: UK House Price Index. Accessed online [29/5/19] at

<http://landregistry.data.gov.uk/app/ukhpi/browse?from=2019-03->

01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Ffareham&to=2019-04-01

⁶² Ibid

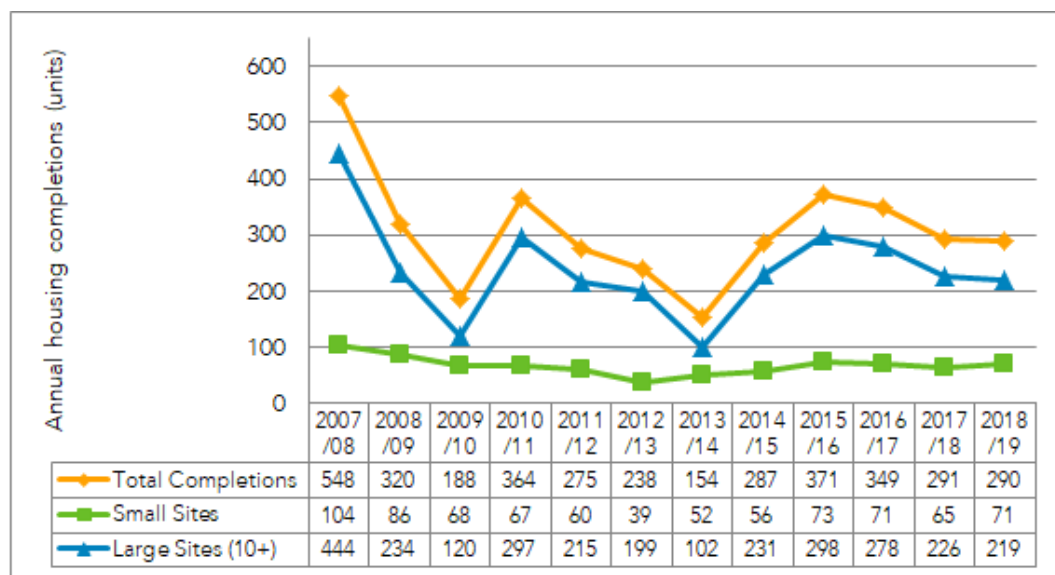


Figure 9.4: Annual Housing Completions in Fareham (Dwellings) (Source: HCC, 2018 and FBC, pers comms)

9.3.2 The house prices to earnings ratio is published by HM Land Registry and calculates the ratio of median house prices to median earnings in an area, as well as lower quartile prices to lower quartile earnings. The results are shown in Table 9.1 and indicate that, for median income earners, houses are more affordable than in Hampshire but more expensive when compared to the national figure⁶³. For lower quartile earners, houses in Fareham are less affordable than for similar income households in both Hampshire and England.

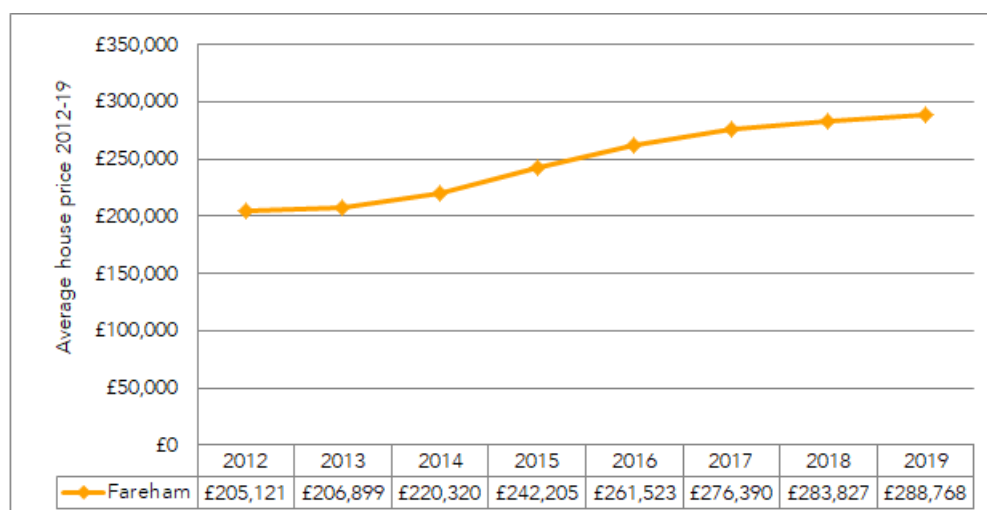


Figure 9.5: Average House Prices in Fareham, 2011-18 (Source: HM Land Registry, 2019)

⁶³ ONS (2019). House price to residence-based earnings ratio. Accessed online [29/5/19]:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

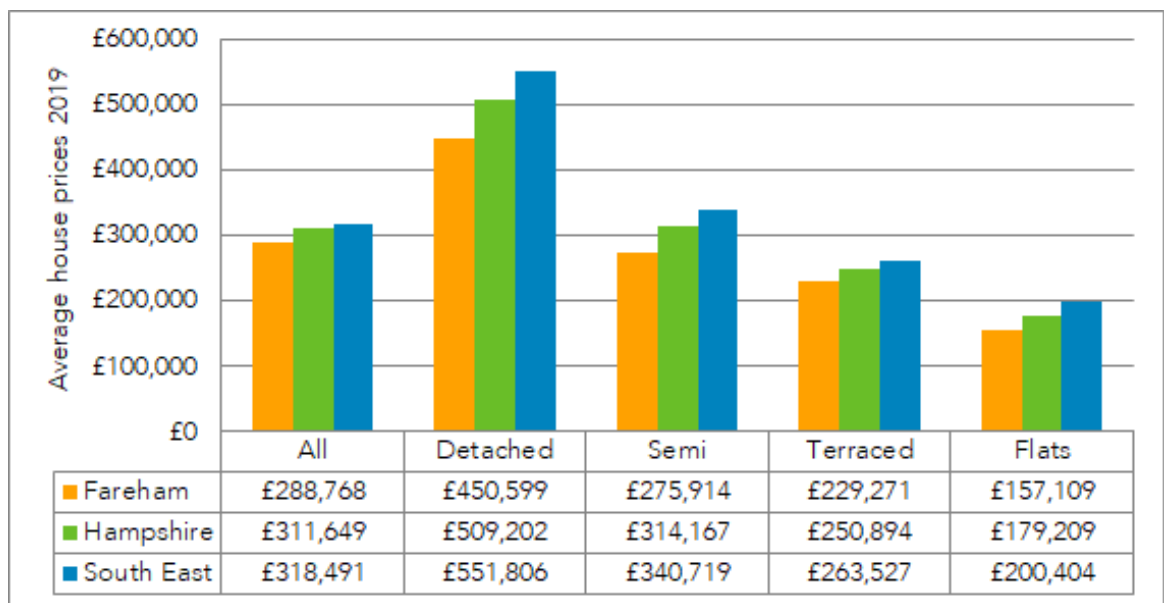


Figure 9.6: Average House Price by Type, 2019 (Source: HM Land Registry)

Table 9.1: House Prices to Earnings Ratio (Source: HM Land Registry, 2013)

Area	Median prices to earnings	Lower quartile prices to earnings
Fareham	9.11	10.94
Hampshire	9.59	10.29
England	8.00	7.29

9.3.3 The Core Strategy contains a target for affordable housing provision whereby sites yielding between 5 and 14 dwellings should provide 30% affordable units, and sites of 15 or more dwellings should provide 40% affordable units, which translates to 83 units per year between 2011/12 and 2017/18. The Council's latest monitoring report (FBC, 2018) sets out the latest affordable housing completions for the borough as shown in Table 9.2.

Table 9.2: Affordable Housing Completions (Source: FBC, 2018)

Year	Affordable Dwellings (net)	Total Dwellings (C3) (net)	% of Total Dwellings
2011-2012	93	275	34%
2012-2013	66	238	28%
2013-2014	41	154	27%
2014-2015	96	287	33%
2015-2016	79	371	21%
2016-2017	98	349	28%
2017-2018	54	291	19%

9.4 Housing Market Areas

- 9.4.1 The South Hampshire Strategic Housing Market Assessment (GL Hearn, 2014) found that there is a high level of self-containment in the sub-region and considered that there are two clear overlapping housing markets, based on Portsmouth and Southampton. The commuting and migration analysis in particular continues to highlight a distinction between Southampton and Portsmouth focused markets. Based on analysis of household migration, contextual data (e.g. travel to work / commuting) and housing dynamics, it found that Fareham borough straddles these two Housing Market Areas (HMA) as shown in Table 9.3.

Table 9.3: Fareham's Place in the South Hampshire Housing Market Areas

Southampton HMA	Portsmouth HMA
Test Valley (Part)	Portsmouth
Southampton	Gosport
Eastleigh	Havant
New Forest (Part)	East Hampshire (Part)
Winchester (Part) (Western Wards)	Winchester (Part) (Eastern Wards)
Fareham (Western Wards)	Fareham (Eastern Wards)

9.5 Vacancy Rates

- 9.5.1 From 2004 to 2008 the number of vacant dwellings in the UK increased⁶⁴, as seen in Table 9.4, before decreasing annually from 2008 to 2016, and then rising again in 2016 and 2017. At county level there was more fluctuation between years but overall numbers of vacant dwellings also peaked in 2008 before decreasing again. In Fareham, the number of vacant dwellings has also fluctuated frequently; the total number of vacant dwellings was 1,092 in Fareham in 2018, 16% higher than in 2004.

Table 9.4: Number of Vacant Dwellings, 2004-2018 (Source: DCLG, 2019)

Year	Fareham	Hampshire	England
2004	941	10,814	710,935
2005	1,088	12,877	723,509
2006	1,137	13,277	744,931
2007	983	12,727	763,319
2008	1,058	13,402	783,119
2009	990	13,212	770,496
2010	947	13,018	737,147
2011	1,030	13,391	719,352
2012	983	13,191	704,357

⁶⁴ DCLG (2019): [Housing Statistics](#): 11/3/19. Accessed online [29/5/19].

Year	Fareham	Hampshire	England
2013	974	12,146	635,127
2014	1,075	11,642	610,123
2015	1,010	11,413	600,179
2016	889	11,124	589,766
2017	984	11,686	605,891
2018	1,092	12,154	634,453

9.6 Homelessness

- 9.6.1 The number of households on the Local Authority Housing Register (Fareham's register of applications for social rented housing) in 2017 was 1,040⁶⁵. There was a sharp decline in the number of households on the housing register in 2014 and since then there has been a slow downward trend; see Figure 9.7.

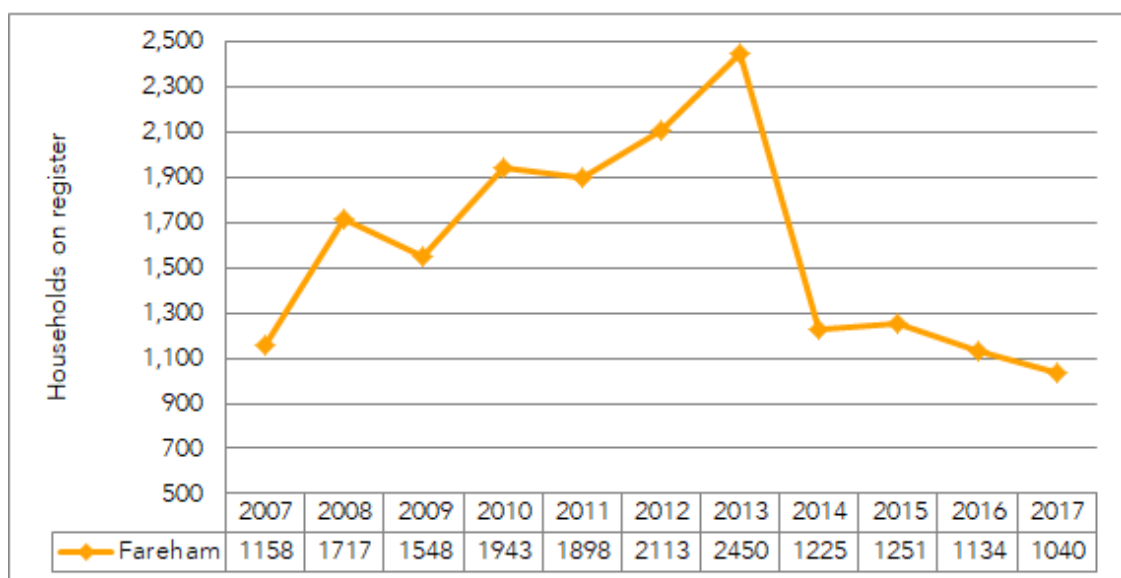


Figure 9.7: Number of Households on Housing Register, 2007-17 (Source: Shelter, 2019)

- 9.6.2 The number of households accepted as homeless in the borough was 13 in Quarter 1 2018, an increase of 3 from the previous year. The highest number of households accepted as homeless in the borough was recorded in 2015 and since then numbers have been slowly declining⁶⁶; see Figure 9.8. Of these 13 households in 2018, 7 were families with children. The number of households in 2015 which, although they were homeless, had not had a duty to re-house accepted by the local authority because they did not fall into a 'priority need' category, was 13 which was also a relatively high figure in comparison to the previous eight years. No data for this category is available for any years beyond 2015.

⁶⁵ Shelter (2019): [Housing Databank](#). Accessed online [29/5/19].

⁶⁶ *Ibid.*

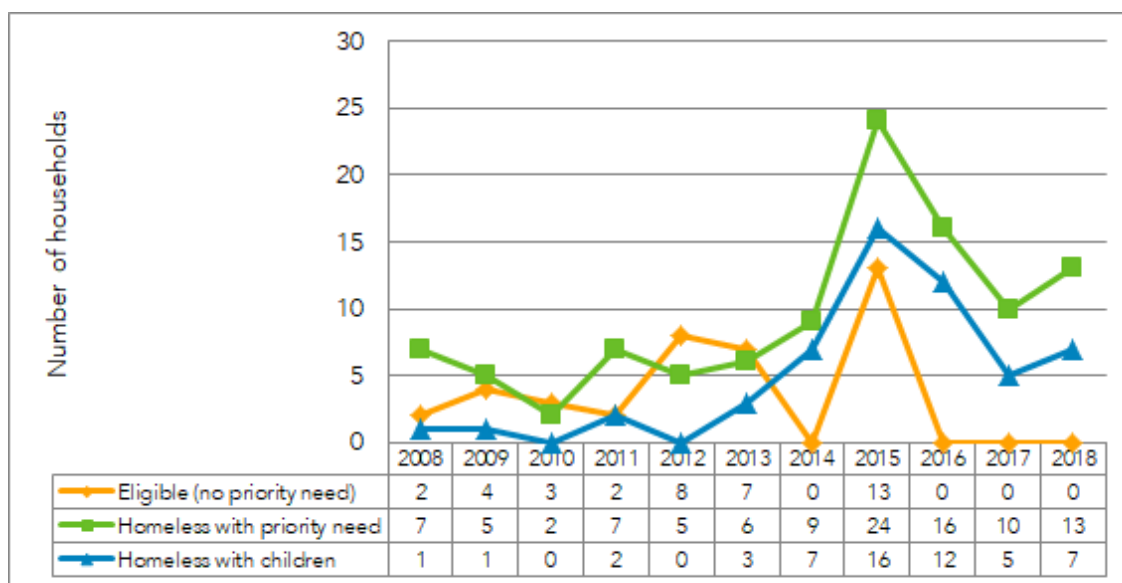


Figure 9.8: Households in Fareham which are Homeless, Homeless with Children or Eligible Homeless but without Priority Needs, 2008 – 2018 (Source: Shelter, 2019)

9.7 Spatial Context

9.7.1 Figure 9.9 maps the Index of Housing Deprivation (DCLG, 2019) for Fareham borough, and shows that seven of the 73 lower super output areas (LSOA) within the borough are among the 20% most deprived communities in the country in relation to barriers to housing and services, 30 LSOAs are among the 50% most deprived. The barriers to housing and services index measures the physical and financial accessibility of housing and local services, including overcrowding, homelessness and affordability. In contrast to the other deprivation indices it tends to be the more rural areas of the borough which are facing greater barriers to housing, and the urban areas which are faring better. The least affected of the five Spatial Planning Areas are Fareham and Hill Head / Stubbington.

9.8 Likely Evolution of the Baseline in the Absence of the Local Plan

9.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to housing that may continue under such a scenario include:

- ▶ Steady increases in the borough's housing stock (including affordable housing) as developments come forward under the existing Local Plan.
- ▶ Significant increase in the number of new homes being delivered towards the end of the plan period as Welborne is built out.
- ▶ Population increases as new dwellings become occupied.
- ▶ Continued high ratio between earnings and house prices in the borough and demand for affordable housing.

- ▶ A supply of housing not sufficient to meet identified needs.

9.9 Key Issues

9.9.1 Key housing issues relevant to the Local Plan are:

- ▶ House prices in Fareham, whilst lower than Hampshire and South East averages, are higher than other authorities (e.g. Havant and Gosport) in south east Hampshire.
- ▶ Affordability of housing is a key issue for Fareham; the ratio between median earnings and house prices in the borough remains in excess of 9 times earnings.
- ▶ Annual housing completions in the borough have fallen since the highs of 2006-07 and 2007-08, but have recovered to more than 250 per year over the last five years.
- ▶ An ageing population in the borough will increase demand for certain types of housing.

Fareham Local Plan

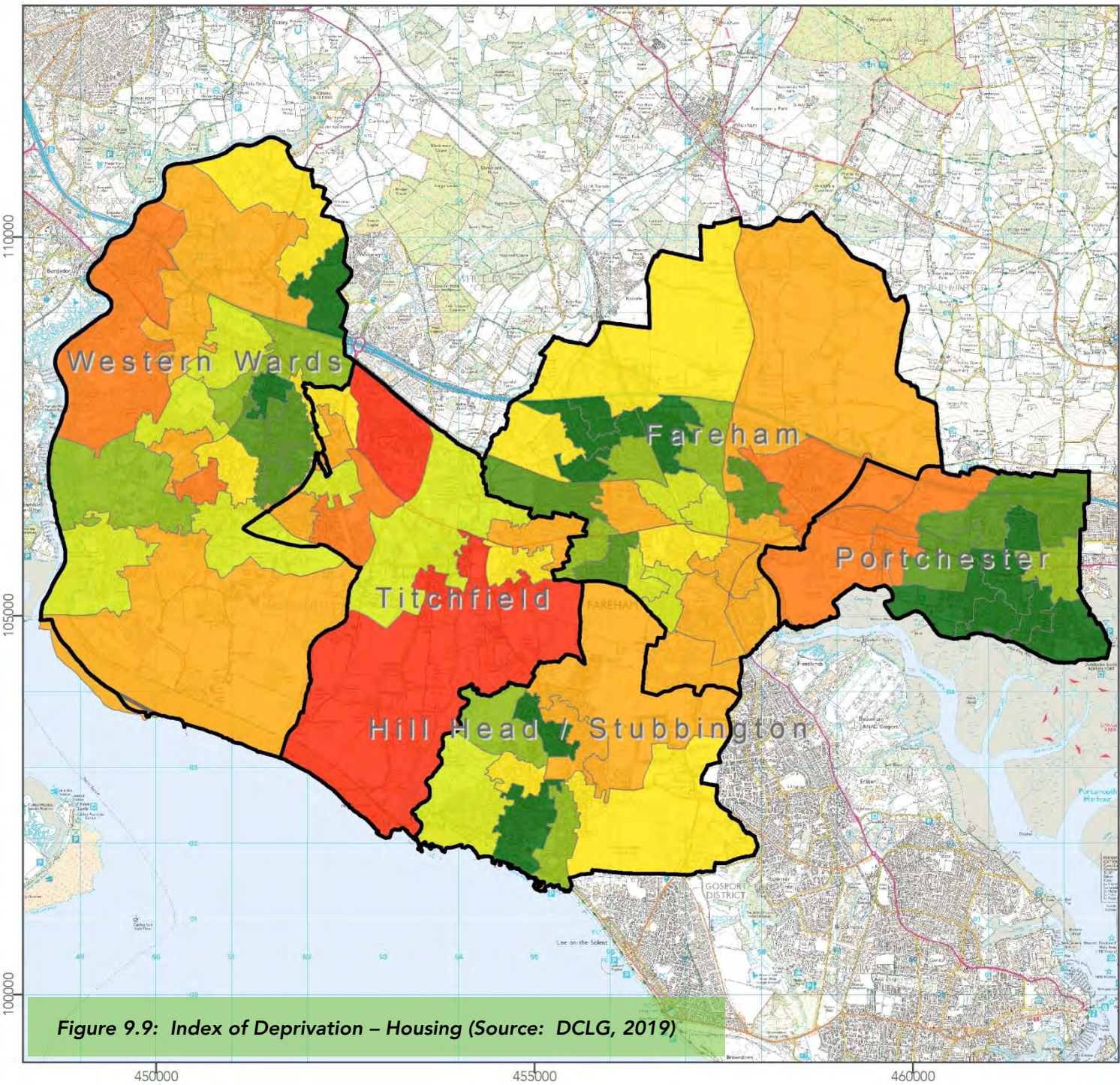
Indices of Deprivation 2019

Housing (Decile)



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Scale: 1:75,000 Created by: JC
Date: Dec 2019 Reviewed by: GC
Drawing number:
UE-0192_Housing_191206



10 Landscape

10.1 Summary of Policy and Plan Review

- 10.1.1 At the EU, national, regional and local level, emphasis is placed on the protection of landscape as an essential component of people's surroundings and sense of place. The PPPs seek to increase recognition of the linkages and interplay between the different aspects and roles of landscape, including: local distinctiveness; the historic environment; natural resources; farming, forestry and food; educational, leisure and recreation opportunities; transport and infrastructure; settlements and nature conservation. Changes to the character of the wider landscape, not just designated areas, can compromise the quality of the environment. Development should respond positively to local landscape and townscape character and the effects of change should be measured through the effects on the key characteristics.
- 10.1.2 The link between landscapes and multifunctional green infrastructure is recognised, with policies advocating the provision of open space, green networks and woodland as opportunities for sport and recreation, creating healthier communities, supporting and enhancing biodiversity, reducing temperatures in built up areas during summer, reducing the impact of noise and air pollution, and limiting the risk of flooding.

10.2 Landscape and Townscape Character

- 10.2.1 The existing landscape character of the borough reflects both natural factors, including geology, landform and ecology, and human influences. Due to this interaction between natural and human influences, the historic environment and landscape character are closely linked. Urban growth and landscape change has created a landscape of mixed character consisting essentially of rural areas of unspoilt countryside and, through transitional landscapes, to urban landscapes (townscapes) of the borough's towns and settlements.
- 10.2.2 Fareham borough is approximately 60% rural and 40% urban. The borough contains attractive areas of countryside and coastal areas, some of its boundaries being defined by the river Hamble, the Solent and Portsmouth Harbour. Due to its location it has a rich variety of natural coastal and riparian landscapes including coastal saltmarsh, mudflats and wetlands, though some of these areas are subject to periodic tidal flooding.
- 10.2.3 Fareham borough straddles two National Character Areas⁶⁷ (NCA), the South Coast Plain NCA which covers the majority of the borough, and the South Hampshire Lowlands NCA which covers the area north of the M27.

⁶⁷ Natural England (2014): [National Character Area Profiles](#). Accessed online [29/5/19].

10.3 Hampshire Integrated Character Assessment 2011

- 10.3.1 The Hampshire Integrated Character Assessment⁶⁸ sets out a county-wide landscape typology (see Figure 10.1) and identifies a range of Landscape Character Areas (LCAs), along with identified forces for change, as outlined in Table 10.1 below.
- 10.3.2 Situated in Urban South Hampshire, townscape character is also important for Fareham borough. The Hampshire County Integrated Character Assessment included townscape assessments for 23 of the larger settlements in Hampshire. Each Townscape Assessment is made up of Townscape Character Areas and Townscape Types. Townscape Character Areas are geographically unique areas of a town, and Townscape Types are generic and can occur in different parts of the town. Townscape Character Areas are likely to reflect a high degree of consistency of factors such as layout, vegetation and building type, but be unique in terms of their location. It can also be the case that a Townscape Character Area contains a high degree of small-scale variation and diversity and it is that which creates a strong sense of place. Table 10.2 describes the Townscape Character Areas for the four settlements in Fareham borough that underwent Townscape Assessments.

10.4 Fareham Landscape Assessment 2018

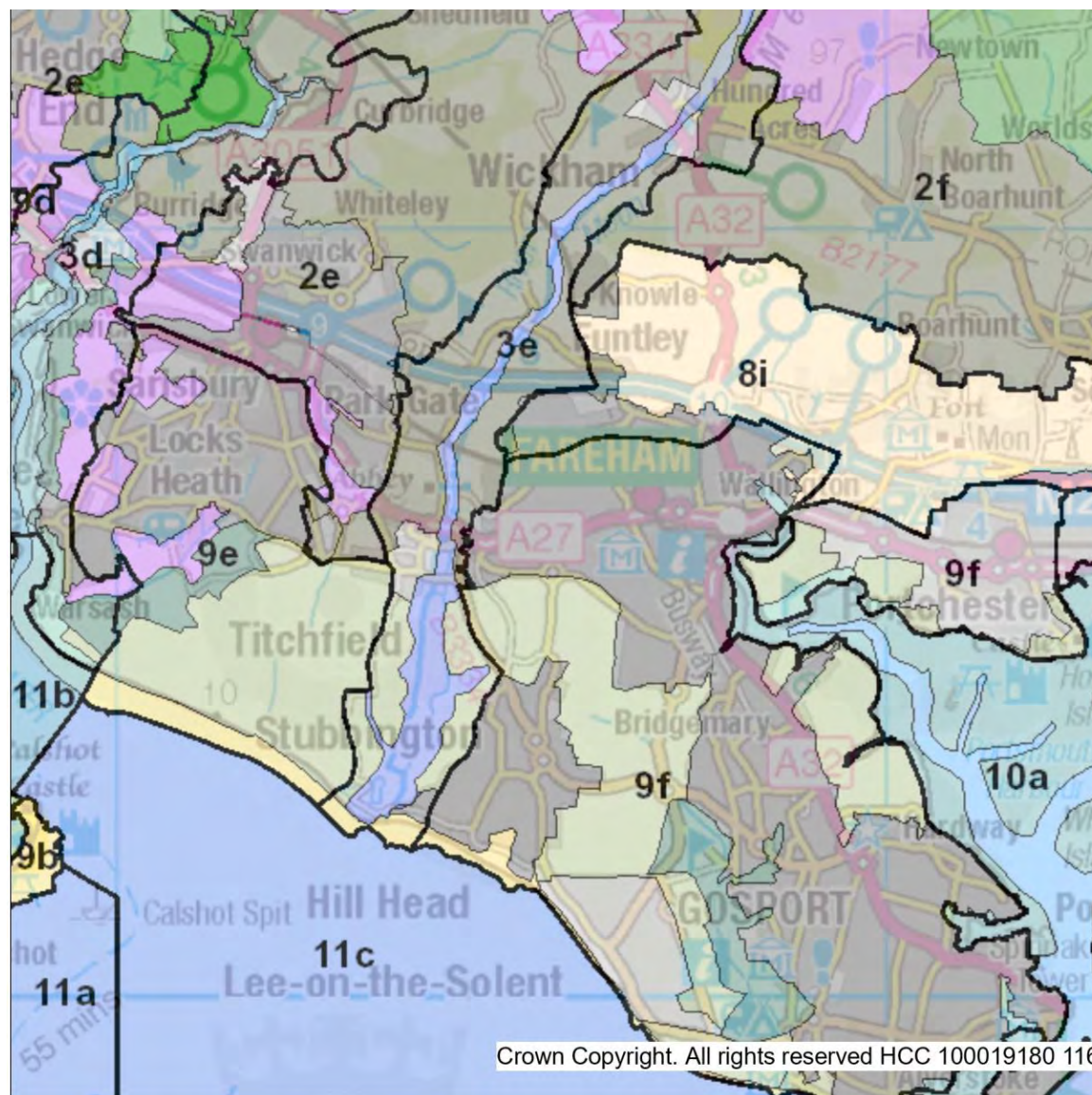
- 10.4.1 A new Landscape Assessment for Fareham Borough was undertaken to inform preparation of the Local Plan (LDA Design, 2018). For its relatively small size, Fareham Borough retains a rich and varied pattern of landscape character that has evolved as a result of the interaction of the physical and human influences of the past. However, open countryside is a diminishing resource and the outward spread and coalescence of settlements and urban infrastructure across the Borough has already begun to mask some natural features (e.g. minor river valleys) and erode the legibility of the underlying landscape structure and the distinctive character of surrounding landscapes. A key priority is to ensure that the essential character and local identity of the Borough's diverse landscape and settlements is protected and reinforced, so that it remains legible and distinct at both the large-scale and more complex, local levels.
- 10.4.2 At the large-scale, the basic structure of Fareham's remaining countryside can be distilled down to a few key components: the open, rolling chalk downland of Portsdown Hill and heavily wooded farmland of the Forest of Bere to the north; the flat, coastal plain framed by estuarine/marine landscapes to the south; and the Hamble and Meon Valleys, and other river valleys that cut through the Borough from north to south, connecting the rural hinterland with the coast. This basic landscape structure represents the 'essence' of Fareham's landscape and provides a framework for the Borough's settlements, shaping their form and their character.

⁶⁸ HCC (2011): Hampshire Integrated Character Assessment. Accessed online [26/11/19] at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

Landscape Types

- Chalk Scarp
- Coastal Plain Enclosed
- Coastal Plain Open
- Coastal Reclaim and Grazing Marsh
- Coastal Sea
- Downland Mosaic Large Scale
- Downland Mosaic Small Scale
- Estuary
- Greensand Hangers
- Greensand Hills
- Greensand Terrace
- Harbour Channels
- Intertidal Estuary and Harbour
- Lowland Mosaic Heath Associated
- Lowland Mosaic Medium Scale
- Lowland Mosaic Open
- Lowland Mosaic Small Scale
- Open Coastal Shore
- Open Downs
- Open Heath
- River Valley Floor
- River Valley Terrace
- Settlement
- Wooded Downland Plateau
- Woodland and Plantation on Heath



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Figure 10.1: Hampshire County Integrated Landscape Character Assessment – landscape types (Source: HCC, 2011)

Table 10.1: Landscape Character Areas in Fareham Borough (Source: HCC, 2011)

LCA	Forces for change
Gosport and Fareham Coastal Plain	<p>New development.</p> <p>MOD Land Release.</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures.</p> <p>Climate change and coastal processes in particular sea level rise and increase in frequency of storms.</p>
Portsdown Hill Open Downs	<p>Development creeping up slope sides, especially pressure for large MDA style developments.</p> <p>Mineral extraction.</p> <p>Climate change; storm frequency and intensity, changes in precipitation and temperature extremes.</p> <p>Crop type and pattern changes and take up of agri-environment schemes.</p> <p>Urban fringe related activities, traffic from new major developments, fly-tipping, tall structure development such as telecommunication masts.</p>
Meon Valley	<p>New housing development mainly small scale and the cumulative impact of small infill sites to settlement morphology.</p> <p>Farmstead conversion to other uses.</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures and increase visitor draw because of National Park.</p> <p>Climate change in particular sea level rise and increase in frequency of storms.</p>
Chilling Brownwich and Locks Heath Coastal Plain	<p>New development – possibly small scale urban infill and extensions.</p> <p>Mineral Extraction</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures.</p> <p>Climate change and coastal processes in particular sea level rise and increase in frequency of storms.</p>
Forest of Bere West	<p>New large scale urban extensions.</p> <p>Farm conversion to residential and loss of traditional land management practices.</p> <p>Pressure for urban fringe use related activities.</p> <p>Enabling greater access opportunities for local people.</p> <p>Climate change impacts on semi natural habitats.</p> <p>Forestry and woodland management change.</p>

Table 10.2: Townscape Character Areas by Settlement (Source: HCC, 2011)

Settlement	Overview	TCA
Locks Heath, Sarisbury and	The Sarisbury, Locks Heath and Warsash suburban area lies in the wider conurbation of south Hampshire on a relatively flat area of land off the coastal plain between the valleys of the River Hamble to the west and the River Meon to	<ol style="list-style-type: none"> 1. Sarisbury 2. Warsash Waterfront 3. Park Gate District Centre 4. Locks Heath District Centre 5. Coldeast Hospital

Warsash	the east. In the first half of the twentieth century Park Gate, Locks Heath and Titchfield Common continued to grow, generally along the existing road network. Warsash expanded to the east between the wars and the area of Titchfield Park was first developed at this time.	<ol style="list-style-type: none"> 6. Industrial Estates (Titchfield Park) 7. Residential suburbs
Swanwick and Whiteley	Swanwick lies in south Hampshire between Fareham and Southampton close to the edge of the lowland mosaic of south Hampshire where it meets the coastal plain. Swanwick is a hamlet of medieval origins, which, up to the late twentieth century, remained a small collection of farmsteads loosely clustered along Botley Road near its junction with Swanwick Lane; whilst Whiteley was no more than two isolated farms which bore the name. In the late-twentieth- and early-twenty-first century there was a large-scale programme of development for both housing and business use.	<ol style="list-style-type: none"> 1. Swanwick and Whiteley residential suburbs – west 2. Swanwick and Whiteley residential suburbs – north 3. Whiteley Shopping Village 4. Solent Business Park 5. Whiteley residential suburbs – south 6. Segensworth North Industrial Estate
Fareham		
Hill Head and Stubbington	'Hill Head and Stubbington' is a small conurbation lying on the south coast to the west of Gosport and south of Fareham. The built-up area lies on the low-lying, flat coastal plain with the valley of the River Meon to the west. It was not until the later twentieth century that the bulk of the residential development was carried out, with the conurbation becoming a dormitory settlement to the larger urban areas of Fareham and Gosport. The Hill Head seafront is a popular local visitor attraction, with one of the only beaches between Portsmouth and Southampton.	<ol style="list-style-type: none"> 1. Stubbington District Centre 2. Hill Head and Stubbington residential suburbs

- 10.4.3 Features of the landscape such as the coast, river valleys, extensive woodland, poorly drained soils or highly productive land have provided 'natural limits' to the growth of settlements that can still be discerned in parts of the Borough today. So, for example, the southern edge of Fareham coincides with the geological boundary between a band of heavy London Clay to the north (which underlies most of the built area of modern day Fareham) and the tertiary sands and clays of the intensively farmed coastal plain, forming the 'natural edge' of the latter. Similarly, the Meon, Brownwich and Hook valleys form the natural edge to settlement on the western edge of Fareham and the eastern and southern edges of the Western Wards and Warsash. These 'natural boundaries' are critical in maintaining a clear distinction between 'town and country' across the Borough and the separate, distinctive identity of individual settlements.
- 10.4.4 The processes of urban growth and landscape change described above have produced a landscape of very mixed character that embraces the broad spectrum of essentially rural areas of unspoilt countryside, through transitional landscapes on the fringes of built-up areas and along roads, to the true urban landscapes, or townscape, of the Borough's towns and settlements. This transition means that the boundaries between types are not always clear and that the urban/rural boundary is blurred by the fringe landscapes. The overall distribution of the landscape types across the Borough is shown in Figure 10.2.
- 10.4.5 LCAs in Fareham borough are listed in Table 10.3. Each was assigned development potential category of A, B or C to reflect high, moderate or low sensitivity to landscape change, respectively.

Table 10.3: Landscape Character Areas (LDA Design, 2018)

LCA	Name
1	Upper Hamble Valley
2	Lower Hamble Valley
3	Hook Valley
4	Chilling - Brownwich Coastal Plain
5	Titchfield Corridor
6	Meon Valley
7	Fareham - Stubbington Gap
8	Woodcot - Alver Valley
9	North Fareham Downs
10	Forest Of Bere
11	Portsmouth
12	Cams - Wicor Coastal Plain
13	Burridge - Swanwick - Whiteley
14	North Sarisbury

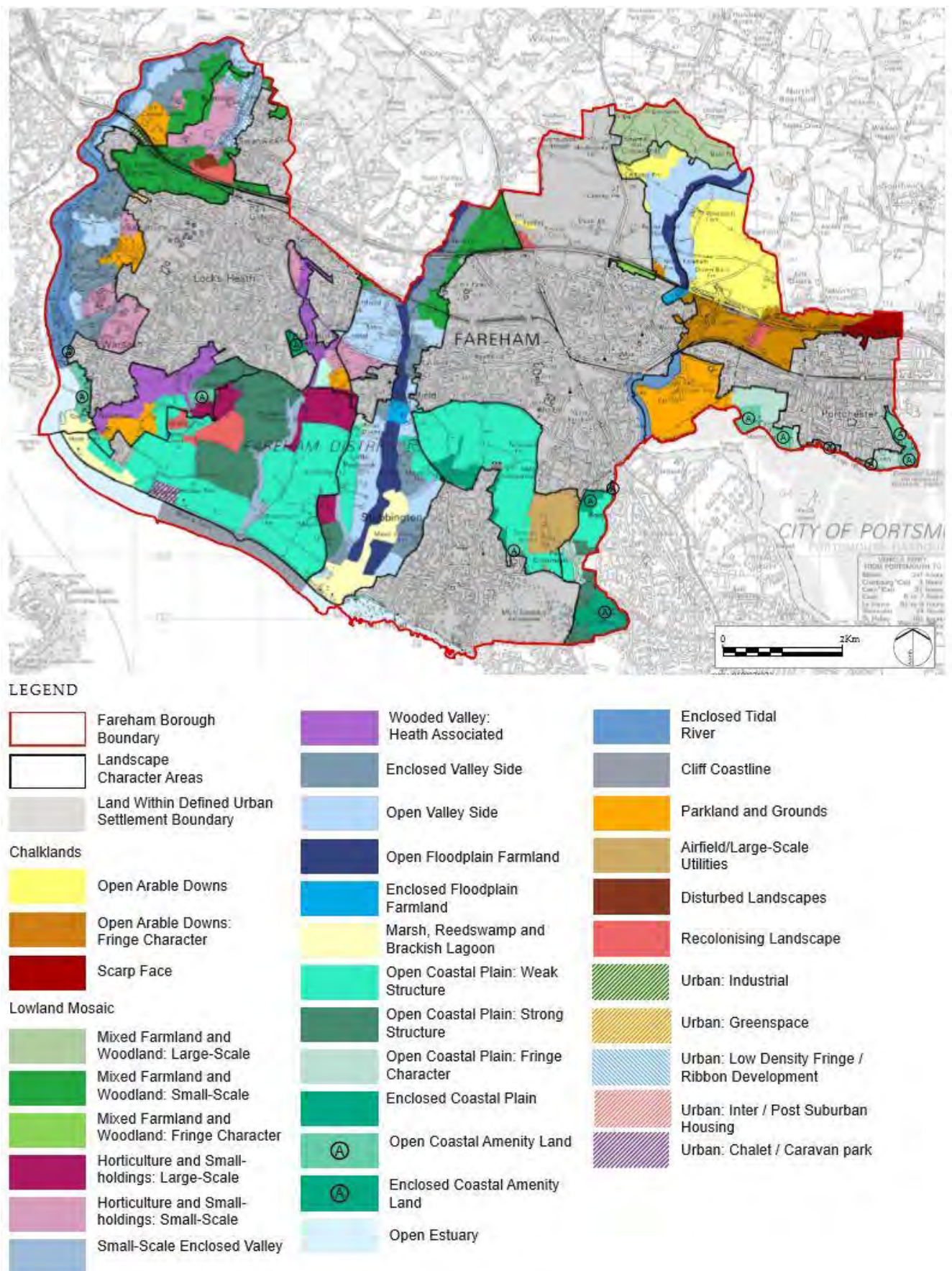


Figure 10.2: Landscape Types in Fareham Borough (LDA Design, 2018)

10.5 The South Downs National Park

- 10.5.1 National Parks are designated under the provisions of the National Parks and Access to the Countryside Act 1949 to protect high quality landscapes and to secure their permanent protection against development that would damage their special qualities. The Environment Act 1995 revised the original legislation and set out two statutory purposes for National Parks in England and Wales:
- ▶ Conserve and enhance the natural beauty, wildlife and cultural heritage; and
 - ▶ Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public.
- 10.5.2 When National Parks carry out these purposes they also have the duty to:
- ▶ Seek to foster the economic and social well-being of local communities within the National Parks.
- 10.5.3 The designation order for the South Downs National Park was given in November 2009; the National Park came into being on the 1st April 2010 and was operational from the 31st March 2011. The South Downs National Park replaces the East Hampshire and Sussex Downs Areas of Outstanding Natural Beauty which were designated in 1962 and 1966 respectively.
- 10.5.4 Part of National Park is located adjacent to the north east of Wickham, approximately 1.5km from the northern boundary of the plan area. The landscape of the part of the National Park nearest the borough comprises rolling chalk downland characterised by dry valleys and dotted woodland. Any development within visible range of the National Park (including Welborne) will need to consider both views to the South Downs, and views of the development from within the National Park.

10.6 Tranquillity and Wellbeing

- 10.6.1 Landscape is not just about physical attributes and biological processes, and it does not only represent the countryside; it is also about people and their experience of both urban and rural areas (HCC, 2011). The quality of landscapes and townscapes can affect people's well-being in a number of ways; these are discussed in section 6 on Green Infrastructure / Ecosystem Services.
- 10.6.2 In 2004 the Campaign to Protect Rural England undertook a study of tranquillity, which examined a range of factors including topography, light pollution, noise pollution, the location of man-made features, people's perceptions of tranquillity and other influences. Based on these factors an appraisal of tranquillity was carried out for the whole of England, which mapped the country in 500m by 500m quadrants⁶⁹. Figure 10.3 presents the findings of the CPRE assessment of tranquillity in Fareham⁷⁰.

⁶⁹ A more detailed description of the methodology used can be found at [accessed 13/1/16]: <http://www.cpre.org.uk/what-we-do/countryside/tranquil-places/in-depth/item/1688-how-we-mapped-tranquillity>

⁷⁰ CPRE Tranquillity Mapping. Accessed online [13/1/16] at: http://maps.cpre.org.uk/tranquillity_map.html?lon=-1.17931&lat=50.85390&zoom=12&gclid=CjwKEAiAw4e1BRDfi7vghaWU9jESJACzo9juRLml4yL5HYjv9Gs3CjqdjylwUwhqWrBCMqa1B1jcbRoCDd_w_wcB

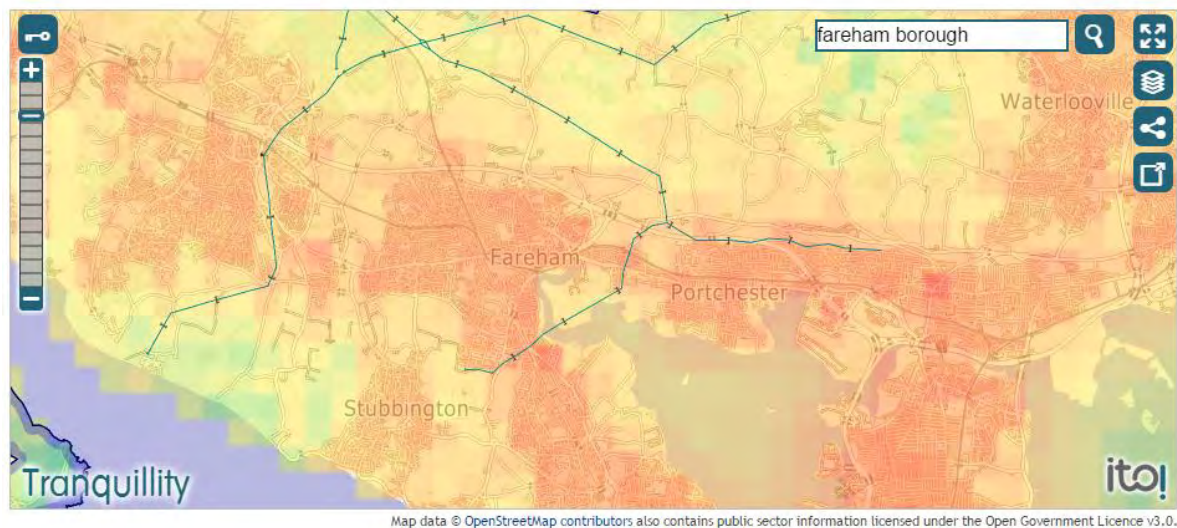


Figure 10.3: Tranquillity in Fareham (Source: CPRE)

10.7 Spatial Context

- 10.7.1 Hampshire is a predominantly rural county, comprising arable, grassland and woodland habitats, with just 15% of wards classified as urban (HCC, 2011). Fareham borough lies within the urbanised coastal area known as 'Urban South Hampshire'. To the north of this urbanised area lies a large expanse of downland, encompassing much of the local authority areas of Test Valley, Winchester, Basingstoke & Deane, and East Hampshire. These areas are dominated by arable farming. The county is also characterised by smaller areas of lowland, woodland and heathland, for example in the New Forest, southern parts of Winchester district, eastern parts of East Hampshire, and northern parts of Hart and Basingstoke & Deane boroughs. Where farmland occurs in these areas it is dominated by grasslands for livestock or dairy farming (HCC, 2011).
- 10.7.2 Within Fareham, more rural areas can be found in the Western Wards and Hill Head / Stubbington Spatial Planning Areas, as well as in the south of Titchfield and the northern part of Fareham Spatial Planning Areas. It is this northern part of the borough where chalkland landscapes can be found, as well as in the north and west of the Portchester Spatial Planning Area. The western side of the borough has more agricultural and coastal landscape types, as well as wooded valleys.

10.8 Likely Evolution of the Baseline in the Absence of the Local Plan

- 10.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. The Local Plan Part 2: Development Sites and Policies Plan should reduce the risk of coalescence of settlements in areas of high development demand through unmanaged development in the countryside. However, without the Local Plan, the higher identified need for housing provision could put increased pressure on Fareham's countryside and special landscapes.

10.9 Key Issues

10.9.1 Key issues for landscape relevant to the Local Plan are:

- ▶ Effects on landscape quality from residential growth (and to a lesser extent, employment and retail growth) linked to the Local Plan.
- ▶ Further loss of tranquillity from increasing traffic flows and new transport infrastructure, noise and light pollution.
- ▶ Effects on historic landscapes and cultural heritage assets and their settings.
- ▶ Potential effects on landscape quality from poor design and layout of new development areas.
- ▶ Pressures on non-designated sites and landscapes: loss of key landscape features such as woodland or hedgerows.
- ▶ Potential effects on the special qualities (e.g. tranquil; and unspoilt places) of the South Downs National Park, including through impacts on its landscape character and on views from the surrounding area.

11 Material Assets

11.1 Summary of Policy and Plan Review

- 11.1.1 The material assets sustainability theme covers a range of policy areas, including waste management, minerals, energy production and previously developed land. National level PPPs seek to protect minerals resources and promote restoration for when minerals workings cease. PPPs at all levels seek to promote the 'waste hierarchy'. This seeks to prioritise waste management in the following order: reduction; reuse; recycling and composting; energy recovery; and disposal. National and regional PPPs also support the use of previously developed land. At the county level, the Hampshire Minerals and Waste Plan⁷¹ sets out the strategic approach to minerals and waste issues.
- 11.1.2 An expansion of renewable energy production is strongly promoted by European and national PPPs. Under the EU Renewable Energy Directives, the UK is required produce sufficient renewable energy to meet 15% of energy consumption by 2020, and there is an EU-wide target 27% of energy consumption to come from renewable sources by 2030.

11.2 Minerals

- 11.2.1 The Hampshire Minerals and Waste Plan includes eight Safeguarded Sites for minerals and waste infrastructure within Fareham borough, as listed in Table 11.1 and shown on Figure 11.1⁷², as well as widely distributed deposits of minerals resources including sand, gravel and clay. The plan requires that Hampshire County Council must be consulted on planning decisions which could affect any of these safeguarded sites and resources.

Table 11.1: Minerals and Waste Safeguarded Sites (HCC, 2019)

Code	Name	Detail
FA032	Rookery Farm Swanwick, Fareham	Aggregates Recycling
FA069	Barnes Wallis Rd Segensworth (HWRC)	Household Waste & Recycling Centre
FA074	Peel Common WTW Newgate Lane, Stubbington	Wastewater Treatment Works
FA048	Fareham Rail Aggregates Depot Fareham	Aggregates Rail Depot
FA054	Upper Quay Aggregates Wharf, Fareham	Aggregates Wharf
FA070	Broadcut	Waste Transfer Station
FA064	Wallington Depot Fareham	Waste Processing, Aggregates Recycling

⁷¹ HCC (2013): *Hampshire Minerals and Waste Plan*. Accessed online [29/5/19] at

<https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>

⁷² HCC (2019): *Hampshire Minerals and Waste Local Plan Policies Map*. Accessed online [29/5/19] at:

<https://maps.hants.gov.uk/mineralsconsultationareas/>

Code	Name	Detail
FA025	Warren Farm & Down End Quarry, Fareham	Aggregates Rec, Landfill (I), Chalk, Waste Transfer & Processing

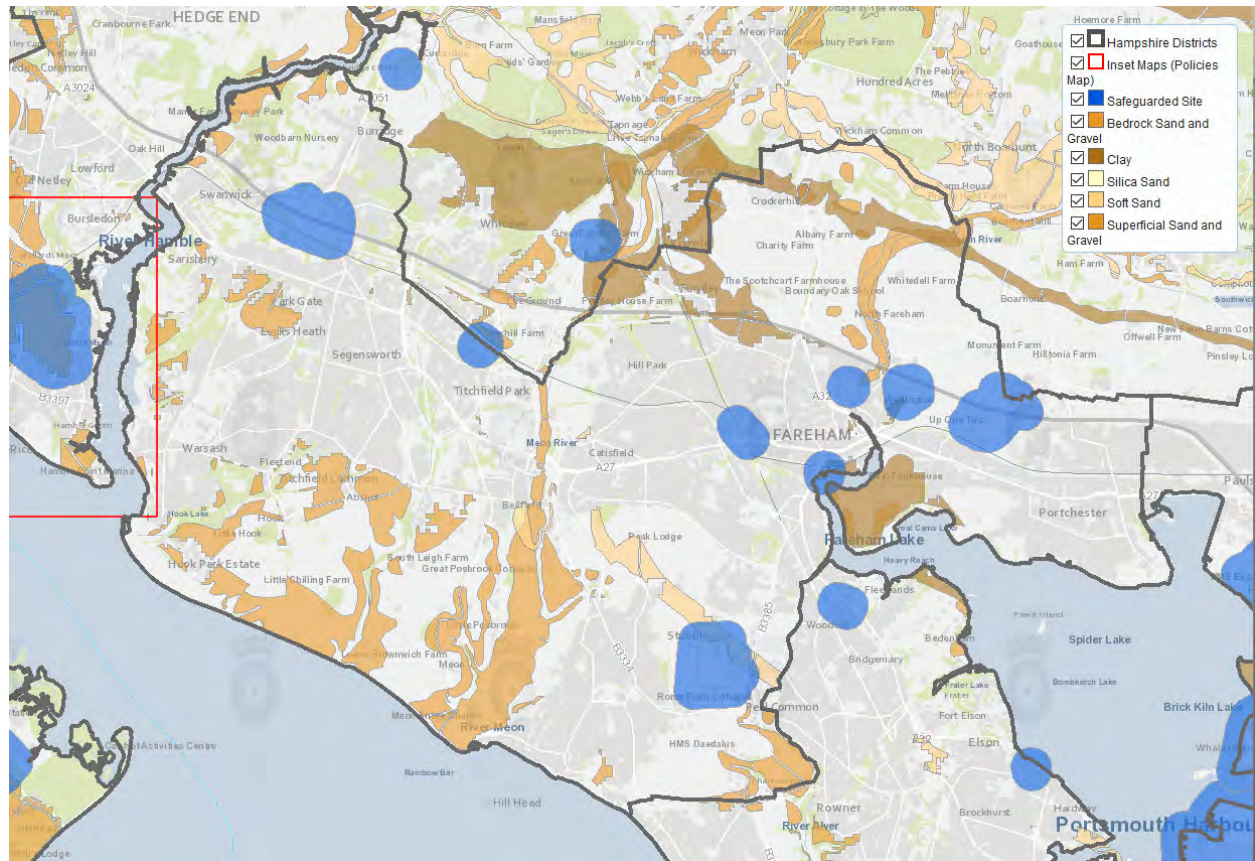


Figure 11.1: Minerals Consultation Area Policies Map for Fareham Borough (HCC, 2019)

11.2.2 In addition there are 20 currently permitted minerals and waste sites in the borough:

- ▶ Hook Lane Landfill, Warsash, Fareham (completed and restored landfill);
- ▶ Warren Farm and Down End Quarry, Fareham (active; aggregates recycling, landfill, chalk extraction, waste transfer and processing);
- ▶ Rookery Farm, Swanick, Fareham (active; aggregates recycling);
- ▶ Portchester Chalk Pit, Fareham (closed/dormant; chalk extraction);
- ▶ Fareham Rail Aggregates Depot, Fareham (active);
- ▶ Upper Quay Aggregates Wharf, Fareham (active);
- ▶ Wallington Depot, Fareham (active; aggregates recycling, waste processing);
- ▶ Eastern Distributor Road, Segensworth (completed and restored landfill);
- ▶ Unit 6 Crompton Way, Segensworth (active; waste processing);
- ▶ Barnes Wallis Road, Segensworth (active; household waste and recycling centre);
- ▶ Broadcut (active; waste transfer station);

- ▶ Woodleigh Farm, Funtley (completed and restored landfill);
- ▶ Wallington Hill, Fareham (active; combined sewer overflow);
- ▶ Land within Allotment Gardens, The Gillies (active; waste water treatment works);
- ▶ Peel Common WTW, Newgate Lane, Stubbington (active; waste water treatment works);
- ▶ Wickham Road WTW, Fareham (active; waste water treatment works);
- ▶ Hook Park WTW, Workman's Lane, Hook, Warsash (active; waste water treatment works);
- ▶ Charity Farm, 127 Wickham Road, Fareham (inactive; waste recycling);
- ▶ Unit 1 Pinks Sawmill, Wickham Road, Fareham (active; waste transfer station); and
- ▶ Down Barn Farm, Boarhunt Road, Fareham (active; waste recycling).

11.3 Waste and Recycling

11.3.1 Over the last eight years, the amount of household waste generated in England and the South East has gradually declined while the proportion that is recycled has increased, although these trends have plateaued somewhat in the last four years⁷³; see Figure 11.2. In Fareham the trend appears to be reversed, with recycling rates decreasing between 2011/12 and 2015/16 and continuously below the regional and national rate. There has been some increase in recycling rates between 2016/17 and 2017/18 but these are still well below national and regional averages.

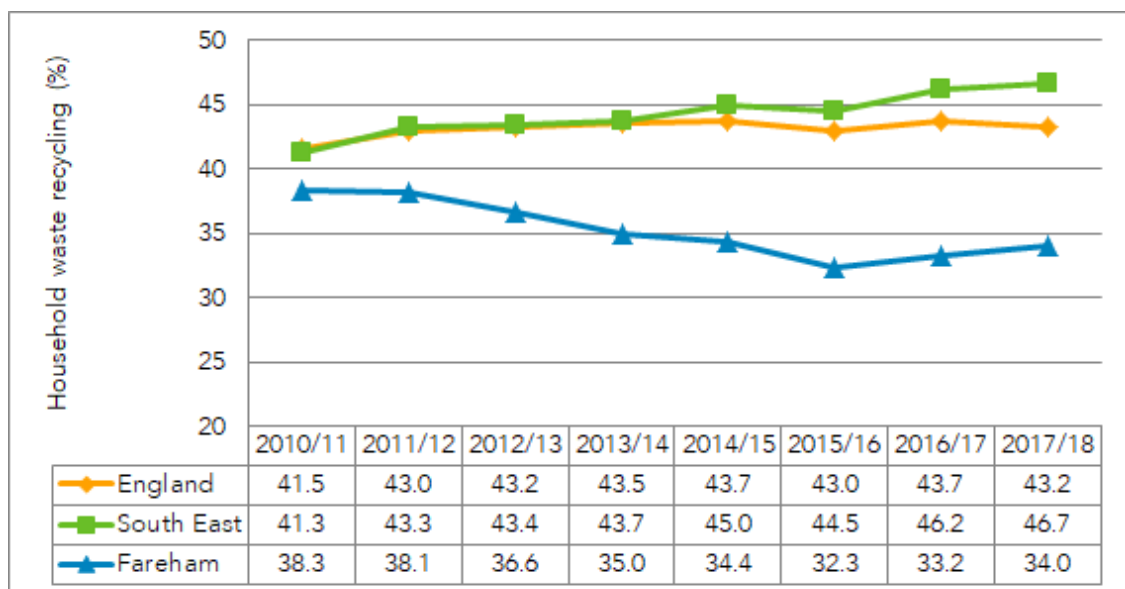


Figure 11.2: Proportion of Household Waste Sent for Recycling/Composting (Defra, 2019)

⁷³ Defra (2015): *ENV18 - Local authority collected waste: annual results tables*. Accessed online [25/1/16] at:
<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

11.4 Renewable Energy

- 11.4.1 The Renewable and Low Carbon Energy Capacity Study for the borough (Parsons Brinckerhoff, 2013) made a conservative estimate that there were approximately 3.8MW_e and 2.3MW_{th} of installed capacity in 2013. However, the available renewable energy resource is better than the average for the UK, with good opportunities available in wind, small-scale hydropower, biomass and particularly solar. The report estimates a maximum theoretical solar PV capacity of 1,664MW (ground-mounted) and 72.3MW of wind capacity (based on 300m property buffer and ecological designations), and presents maps of the least constrained areas of the borough (Figure 11.3 and Figure 11.4). The borough has a renewable energy target of 12MW installed capacity by 2020 but there is currently no system for monitoring new installations (FBC, 2015).

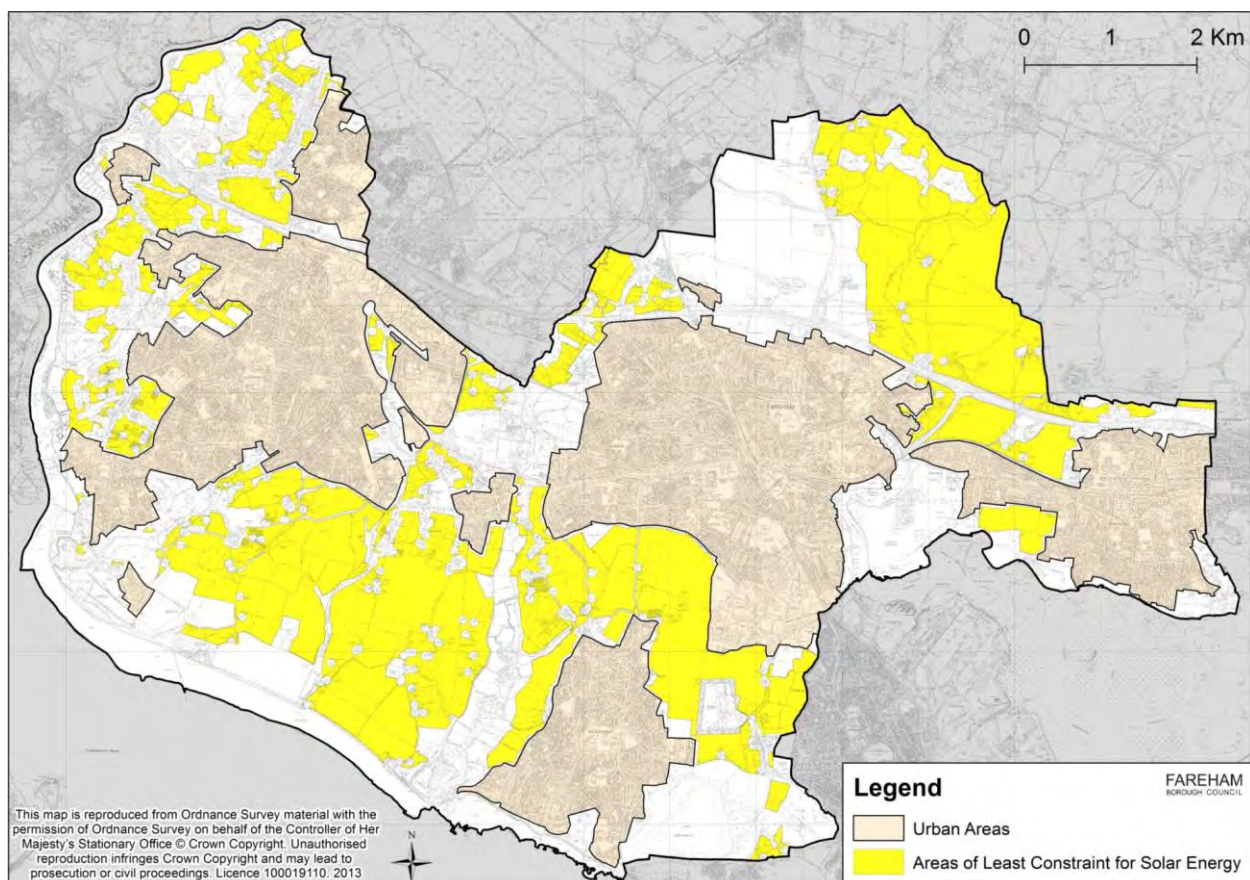


Figure 11.3: Areas of Least Constraint for Solar Energy (Source: FBC)

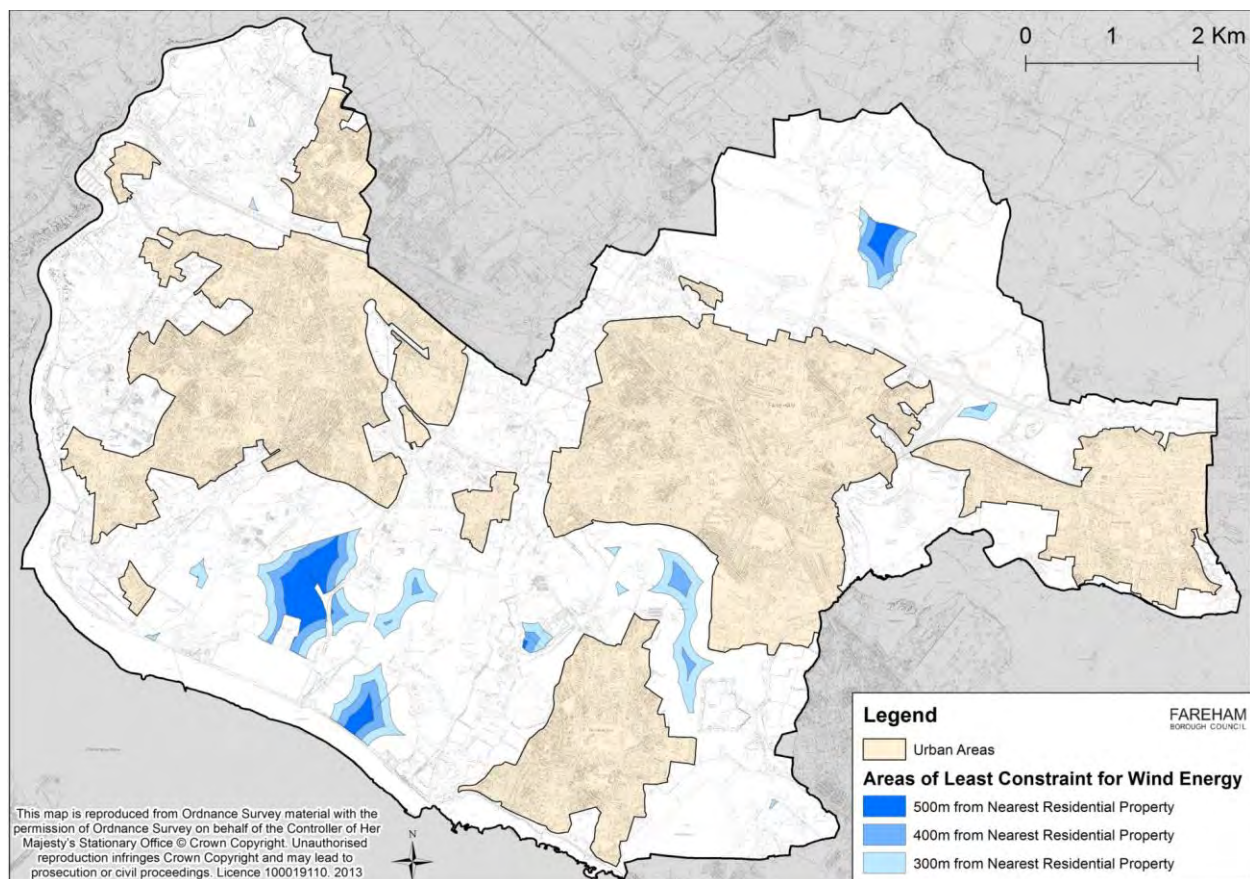


Figure 11.4: Areas of Least Constraint for Wind Energy (Source: FBC)

11.5 Infrastructure Delivery

11.5.1 The development of Welborne will require substantial infrastructure investment through a combination of developer funding and public sector support, including (FBC, 2014d):

- ▶ Affordable housing;
- ▶ Transport infrastructure (highways and public transport);
- ▶ Water supply and waste water treatment infrastructure
- ▶ Health and care facilities;
- ▶ Green and environmental infrastructure;
- ▶ Telecoms infrastructure;
- ▶ Public realm investment.
- ▶ Education & pre-school facilities;
- ▶ Energy supply infrastructure including potential renewable heat generation;
- ▶ Workspace and business support facilities;
- ▶ Waste management infrastructure;
- ▶ Sports and leisure facilities;
- ▶ Community facilities; and

11.5.2 The wider infrastructure needs of the borough are identified in the borough Infrastructure Delivery Plan (excluding Welborne; FBC 2017) and are funded through a combination of Community Infrastructure Levy funds, developer contributions from planning obligations and public sector support. The Infrastructure Development Plan is being updated as part of the Local Plan process.

11.6 Previously Developed Land

- 11.6.1 The borough has a target for >60% of all new homes to be built on previously developed land, which was being significantly exceeded between 2007/08 and 2009/10 but was then not met between 2010 and 2014⁷⁴; see Table 11.2. This is because the definition of previously developed land changed to exclude residential garden sites. Since 2015 this target has been exceeded, with the exception of 2017/18 when completions on previously developed land were just below the target at 59.7%.

Table 11.2: Residential Completions on Previously Developed Land (Source: FBC)

Year	Dwellings on previously developed land (%)
2018/19	62.8%
2017/18	59.7%
2016/17	64.2%
2015/16	60.2%
2014/15	55.5%
2012/13	26.9%
2011/12	54.7%
2010/11	35.7%
2009/10	93.3%
2008/09	85.9%
2007/08	81.7%

- 11.6.2 The Fareham borough brownfield land register includes a list of previously developed sites which are capable of being redeveloped or converted to provide housing-led development in the borough. There are currently 33 sites on the register, 14 of which have already been granted planning consent. The remaining 19 sites have the potential to deliver 869 net dwellings.

11.7 Spatial Context

- 11.7.1 All five Spatial Planning Areas have at least one safeguarded site from the Minerals and Waste Local Plan. Large parts of rural Titchfield and the Western Wards harbour deposits of gravel, sand and clay, together with smaller sections of Hill Head / Stubbington, Fareham and Portchester.
- 11.7.2 Large parts of rural Titchfield, the Western Wards and Hill Head / Stubbington are mapped as least constrained regarding solar energy generation, with smaller areas of potential in Fareham and Portchester. Least constrained land for wind energy generation is far less prevalent and focused on Chilling (Western Wards), Brownwich (Titchfield) and north of Fareham.

⁷⁴ Fareham LDF Annual Monitoring Reports 2009 to 2015, the latest of which is available online [15/7/19] at:

<http://www.fareham.gov.uk/PDF/planning/amr2015.pdf>

11.8 Likely Evolution of the Baseline in the Absence of the Local Plan

11.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to material assets that may continue under such a scenario include:

- ▶ Increased overall production of waste and, possibly, increasing rates of recycling and composting as newer homes are designed to be more waste efficient and access to recycling facilities is improved.
- ▶ Increased renewable energy generation as progress is made towards the target of 12MW installed capacity by 2020 set out in Core Strategy Policy CS16.
- ▶ High proportion of housing completions on greenfield land (including Welborne) despite the Core Strategy's focus on previously developed land within the most sustainable and accessible settlements.

11.9 Key Issues

11.9.1 Key issues for material assets relevant to the Local Plan are:

- ▶ There is a need to protect safeguarded minerals and waste sites and minerals deposits from negative effects of development, including sterilisation.
- ▶ Household recycling rates are unfavourable compared to national and regional averages and require improvement to accommodate growth. New local recycling centres will be required to serve new development allocations.
- ▶ There is significant potential to utilise recycled and reused materials through development in the borough.
- ▶ Continuing to meet targets for the use of previously developed land will be challenging given the past change in definition of residential garden land and quantum of new development planned for Welborne.
- ▶ There are widespread opportunities to increase the capacity of the borough's renewable energy generation, particularly for solar PV, although the national policy context for such development is becoming less favourable.

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12 Population and Quality of Life

12.1 Summary of Policy and Plan Review

- 12.1.1 PPPs on population include a range of different objectives, including tackling social exclusion, improving human rights and public participation, improving health, and ensuring every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour. At the regional and local levels, support for cultural diversity and young people are key aims. The Equality Act 2010 is the law intended to achieve equal opportunities in the workplace and in wider society. The act protects everyone against unfair treatment, on the basis of protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 12.1.2 Community cohesion can be supported through new education, health, leisure and recreational facilities. Deprivation should be limited by: promoting development location which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.

12.2 Population Size, Structure, Density and Growth

- 12.2.1 In June 2016 the population of Fareham was 115,800 people, with 49% male and 51% female⁷⁷. In 2011 the population density was high, at 15 persons per hectare in comparison to the South East (4.5) and England where density was 4.1 persons per hectare, and there were an average of 2.39 people per household⁷⁸.
- 12.2.2 Population growth in Fareham has recently progressed at a slower rate than that experienced regionally and nationally⁷⁹, as shown in Table 12.1. From 2008 to 2017 the population of the borough has grown from 110,200 to 116,200, an overall increase of 5.4%. This is a slightly lower rate of increase than the figures for the South East and England during the same period, which were 7.8% and 6.9% respectively.
- 12.2.3 It is also predicted that the borough's population will grow at a relatively steady pace in the next few decades, as suggested in Figure 12.1, from 115,800 in 2016 (start of the LPR period) to 122,100 in 2026 to 129,400 in 2036 (end of the LPR period), or a 11.7% increase over the plan

⁷⁷ ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

⁷⁸ Based on a 2011 population of 111,581 within 46,579 households over 7,423.27ha in the borough. NOMIS: [Population Density, 2011 \(QS102EW\)](#) and [Accommodation Type - Households, 2011 \(QS402EW\)](#). Accessed online [30/5/19].

⁷⁹ NOMIS: [Total population time series, all persons](#). Accessed online [10/6/19] at https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/pop_time_series/report.aspx?

period⁸⁰. This is lower than the 13.4% expected for the South East and 12.1% expected for England. The age group with the greatest projected percentage change in population is 65+ years at 50.9% over the plan period.

Table 12.1: Mid-Year Population Change 2008-2017 (thousands) (Source: ONS)

Year	Fareham	South East	England
2008	110.2	8,426.4	60,044.6
2009	110.8	8,490.9	60,467.2
2010	111.4	8,577.8	60,954.6
2011	111.9	8,652.8	61,470.8
2012	112.9	8,724.9	61,881.4
2013	113.9	8,793.2	62,275.9
2014	114.7	8,874.0	62,756.3
2015	115.2	8,949.4	63,258.4
2016	115.8	9,030.3	63,785.9
2017	116.2	9,080.8	64,169.4

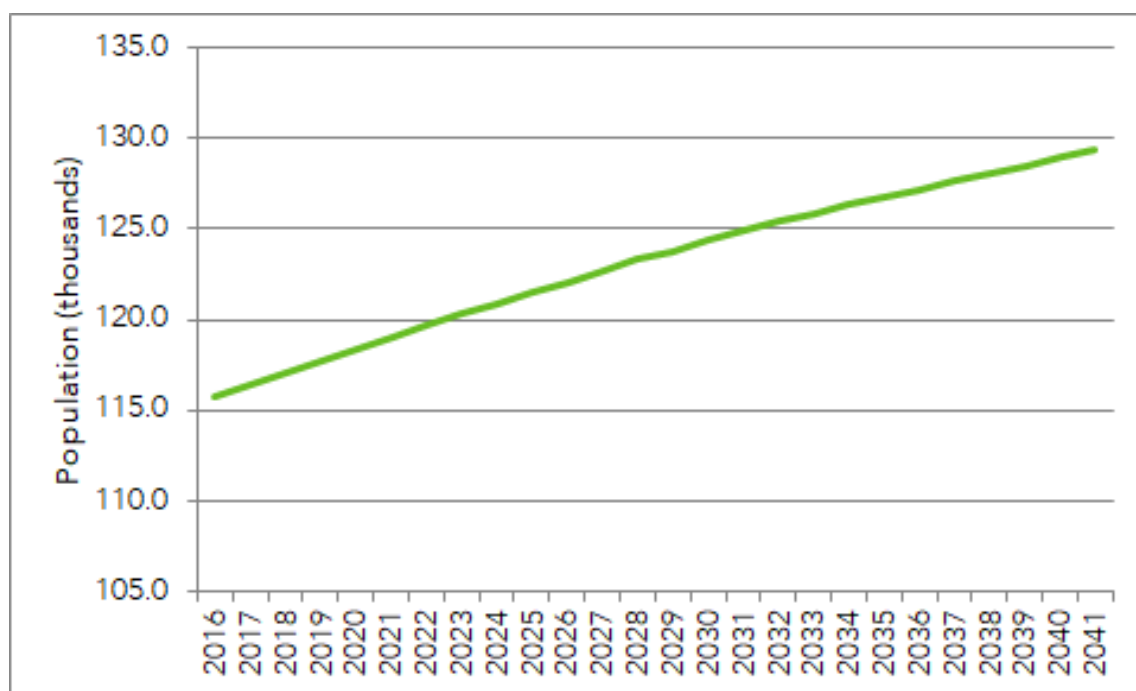


Figure 12.1: Fareham Population Projection (Thousands) (Source: ONS, 2019)

⁸⁰ ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

12.3 Age and Ethnicity

12.3.1 Table 12.2 shows that the highest percentage of people living in Fareham were aged 25-44 in 2011⁸¹. This is also the largest age range in the South East and in England. The lowest proportion of people were aged 16-24 in Fareham where they accounted for 10.0% of the total population. Again this is mirrored on a regional and national level.

Table 12.2: Percentage of People by Age Range (2011) (Source: ONS, 2011)

Age range	Fareham	South East	England
0-15yrs	17.4	19.0	18.9
16-24yrs	10.0	11.2	11.9
25-44yrs	23.7	26.5	27.5
45-59yrs	21.5	19.9	19.4
60-74yrs	17.6	15.0	14.6
75yrs+	9.8	8.3	7.8

12.3.2 Using a decadal approach to age, Figure 12.2 shows that in 2016 the largest group in Fareham was those aged 50-59yrs, whereas in England the largest group was those aged 40-49yrs⁸². In Fareham the next largest groups are 40-49rs and 60-69yrs, whereas in England the next largest groups go down the scale to 30-39yrs and 20-29yrs, again illustrating the trend towards an ageing population in Fareham.

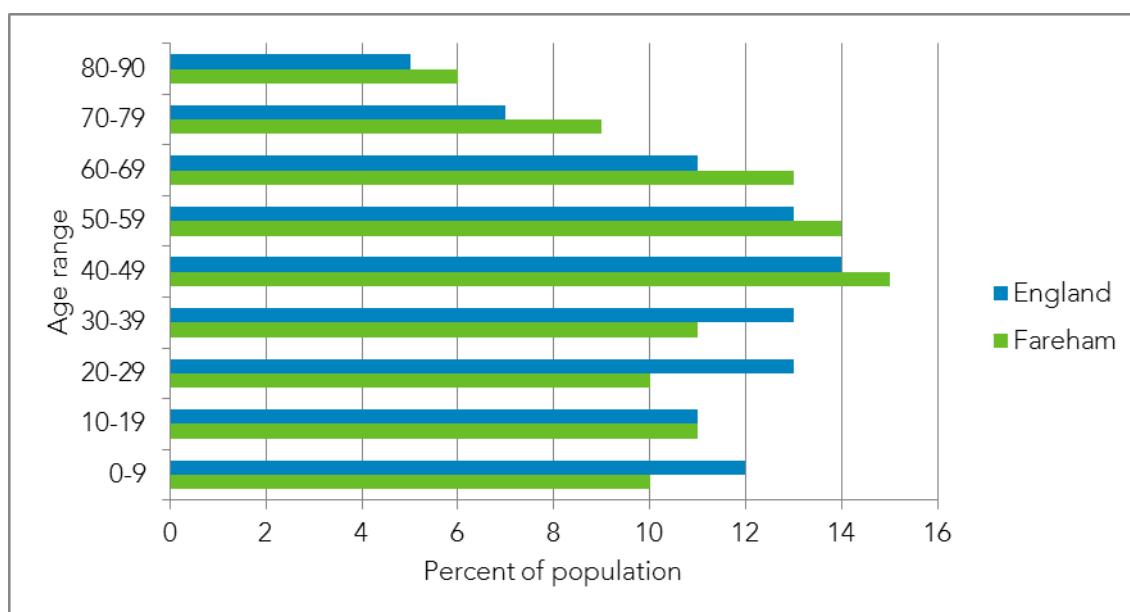


Figure 12.2: Percentage of People by Age Range (Source: ONS, 2014)

12.3.3 In Fareham in 2011, as can be seen in Figure 12.3, the majority of people identified their ethnicity as being White British, and this proportion was much higher than for the regional and

⁸¹ HCC: [Hampshire facts and figures: Age structure KS102EW](#). Accessed online [30/5/19].

⁸² ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

national averages⁸³. Similarly, far fewer people in Fareham identified themselves as White Other, Mixed, Asian, Black or Other ethnicity when compared to the figures for the South East and England.

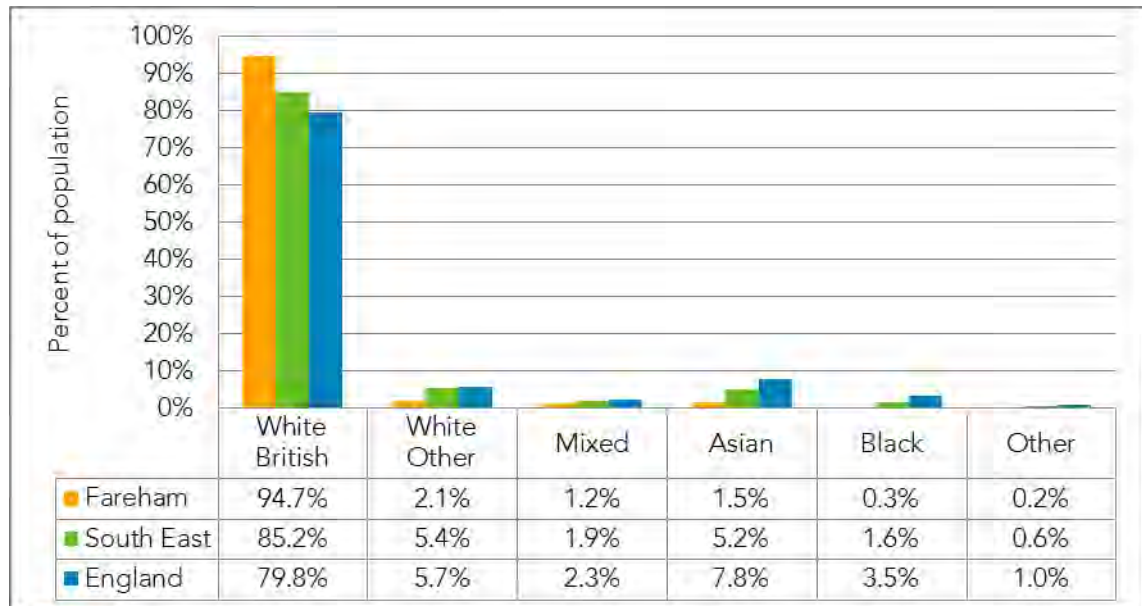


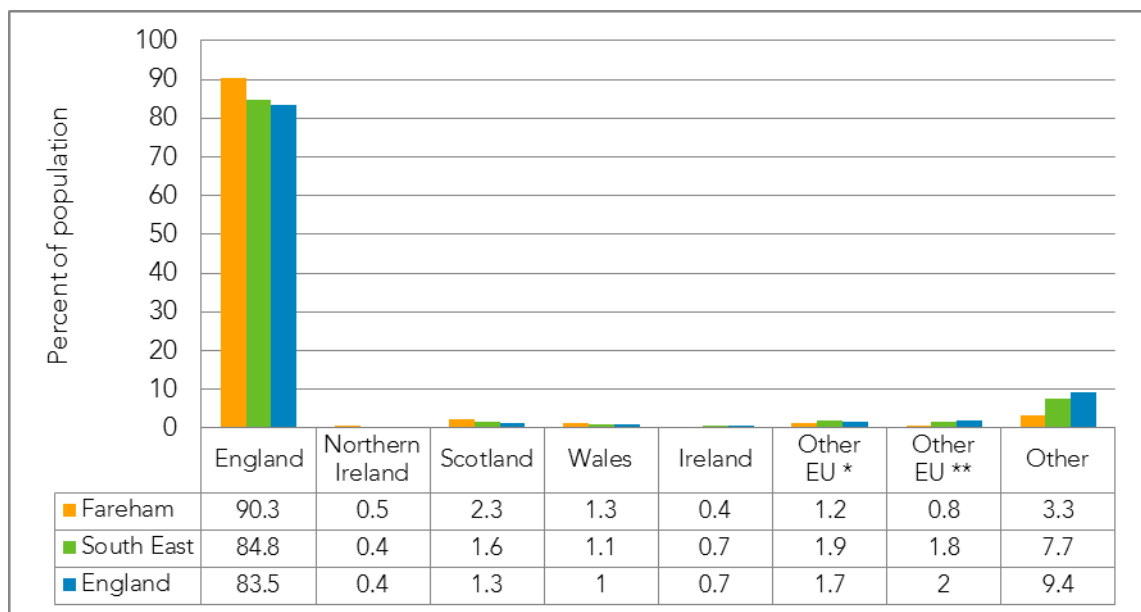
Figure 12.3: Percent of Population by Ethnicity (2011) (Source: ONS, 2011)

12.4 Migration and Community Patterns

- 12.4.1 Fareham, as can be seen in Figure 12.4, has a higher percentage of people born in England (90.3%) than the South East and England (84.% and. 83.5% respectively)⁸⁴. The South East and England have a higher percentage of people from outside of the UK and Ireland. In comparison to Fareham, in the South East there are 6.4% more people born outside of the UK and in England there are 8.1% more.

⁸³ HCC: [Hampshire facts and figures, Ethnic Group, 2011 \(QS201EW\)](#). Accessed online [30/5/19].

⁸⁴ HCC: [Hampshire facts and figures: Country of Birth, 2011 \(KS204EW\)](#). Accessed online [30/5/19].



* Member Countries in March 2001; ** Accession Countries April 2001 to March 2011

Figure 12.4: Percentage of People by Place of Birth (2011) (Source: ONS, 2011)

- 12.4.2 Fareham also has a much lower percentage of people who have been resident in the UK for between 0 and 10 years at 1.8% (see Figure 12.5) which compares to 6.0% in the South East and in 6.8% England⁸⁵.

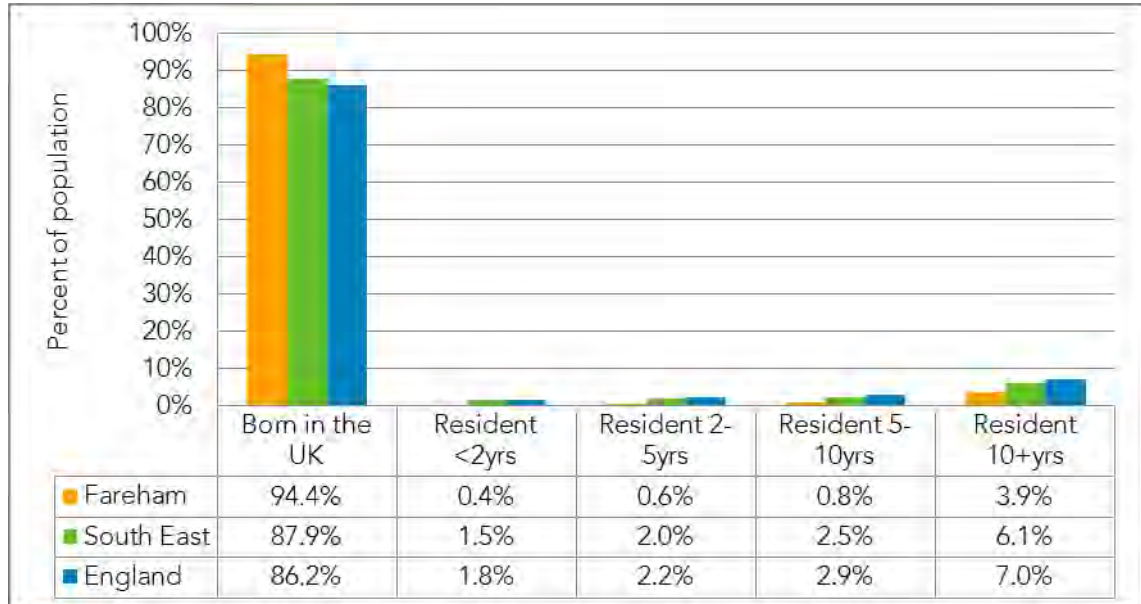


Figure 12.5: Percentage of People by Time Spent Living in the UK (2011) (ONS, 2011)

12.5 Indices of Multiple Deprivation

- 12.5.1 In general, deprivation in Fareham is low. Based on the Indices of Multiple Deprivation 2019 (DCLG, 2019), the borough is ranked the 19th least deprived In England at 298 out of 317⁸⁶.

⁸⁵ HCC: [Hampshire facts and figures: Length of Residence in the UK, 2011 \(QS803EW\)](#). Accessed online [30/5/19].

Hampshire was ranked the 15th least deprived upper tier authority in England⁸⁷. In Fareham there are no lower super output areas (LSOA) in the 10% most deprived communities of England and no LSOAs in the 11%-20% most deprived communities; of the 73 LSOAs in Fareham, just six are among the 50% most deprived communities of England. As can be seen at Figure 12.7 these tend to be concentrated around central, south and west Fareham, and rural Titchfield.

12.6 Unemployment

12.6.1 Figure 12.6 shows that in Fareham between January 2010 and January 2018 the unemployment rate within the economically active population has fluctuated but overall has decreased from 4.7% to 2.9%⁸⁸. In the South East and in Great Britain as a whole, there has been less fluctuation with a steady decrease in unemployment. However, Fareham's unemployment rate has been consistently lower than that of the regional and national scales.

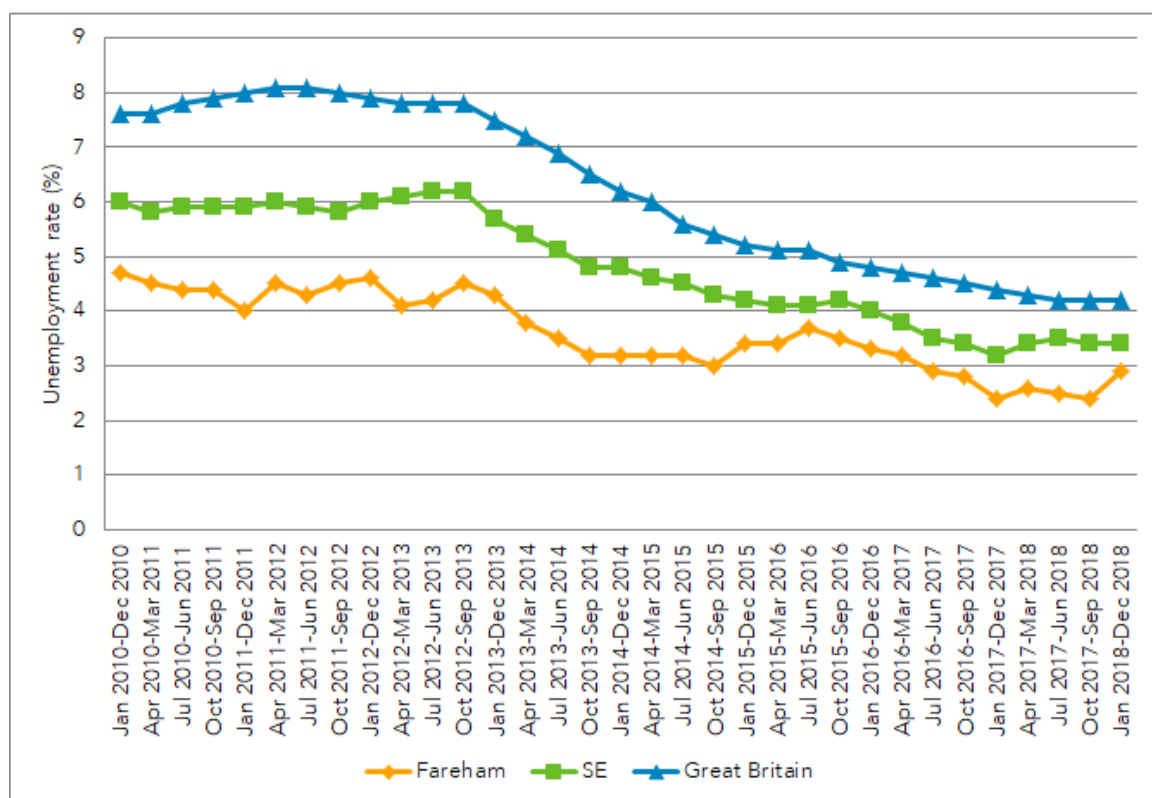


Figure 12.6: Unemployment Rate within Economically Active Population 2010-2018(Source: ONS, 2019)

⁸⁶ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> Accessed online [10/12/19]

⁸⁷ *ibid*

⁸⁸ NOMIS: [Fareham time series, economically active, unemployed...](https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/ea_time_series/report.aspx?) Accessed online [10/6/19] at https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/ea_time_series/report.aspx?

12.7 Crime

- 12.7.1 Fareham has generally low levels of crime. In 2009, the borough had a crime rate of 34 offences per 1,000 population, compared to a crime rate of 49 offences per 1,000 population in the Hampshire force area and 50 offences per 1,000 population in England and Wales⁸⁹. Despite some difference in the classification of crimes between 2010 and 2018, as shown by Table 12.3, crime rates for most types of offences in the borough have increased over this period⁹⁰.

Table 12.3: Recorded Crime Data (Source: ONS, 2019)

Crime	Dec 2010	Dec 2018
All other theft offences	802	599
Bicycle theft	192	166
Criminal damage and arson	895	661
Death or serious injury caused by illegal driving	0	1
Domestic burglary	141	0
Drug offences	183	134
Fraud offences	103	No data
Homicide	0	1
Miscellaneous crimes against society	67	101
Non-domestic burglary	245	0
Non-residential burglary	No data	149
Possession of weapons offences	29	57
Public order offences	256	589
Residential burglary	No data	248
Robbery	16	37
Sexual offences	89	254
Shoplifting	494	762
Stalking and harassment	72	421
Theft from the person	80	60
Vehicle offences	456	674
Violence with injury	513	794
Violence without injury	437	934
Total	5,070	6,642

⁸⁹ Home Office (2010): Local Authorities: Recorded crime for seven key offences and BCS comparator 2007/08 to 2008/09. Accessed online [25/1/16] at: <http://data.gov.uk/dataset/local-authority-recorded-crime-key-offences-2007-2009>

⁹⁰ ONS: Recorded crime data at Community Safety Partnership and local authority level. Accessed online [10/6/19] at <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiplocalauthoritylevel>

12.8 Spatial Context

- 12.8.1 Figure 12.8 maps the Index of Crime Deprivation (DCLG, 2019) for Fareham borough, and shows that, as with other indices, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country, together with urban parts of Titchfield and Portchester. Fareham has pockets of more deprived areas, with communities in west and south Fareham most affected by crime deprivation.

12.9 Likely Evolution of the Baseline in the Absence of the Local Plan

- 12.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to population and quality of life that may continue under such a scenario include:
- ▶ Population growth in the borough will increase demand for housing, services and infrastructure, particularly around Fareham and Welborne.
 - ▶ The rate of population ageing may slow as new residential development at Welborne is likely to be occupied by a higher proportion of younger families at least in the first instance.
 - ▶ Employment and earnings could increase as developments in the plan area become operational and the economic climate improves.

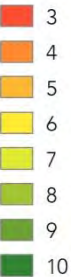
12.10 Key Issues

- 12.10.1 Key issues for population and quality of life relevant to the Local Plan are:
- ▶ Population growth in the borough will increase demand for housing, services and infrastructure, particularly around Fareham and Welborne.
 - ▶ An ageing population and an increased dependency ratio in the borough have the potential to lead to implications for service provision.
 - ▶ Whilst crime rates are low in the borough, perceptions of security and fear of crime are an issue for many residents and numbers of most types of crime are increasing.
 - ▶ Unemployment has remained at a lower rate than regional and national averages since 2010.
 - ▶ Although in general levels of deprivation in Fareham are low, the IMD sub-domains for outdoors living environment, geographical barriers to housing and services, and adult skills are those which the borough performs least favourably.
 - ▶ The development of a high quality and multifunctional green infrastructure network in the area will be a key contributor to quality of life in the plan area.

Fareham Local Plan

Indices of Deprivation 2019

IMD (Decile)



■ Spatial Planning Areas
■ Borough



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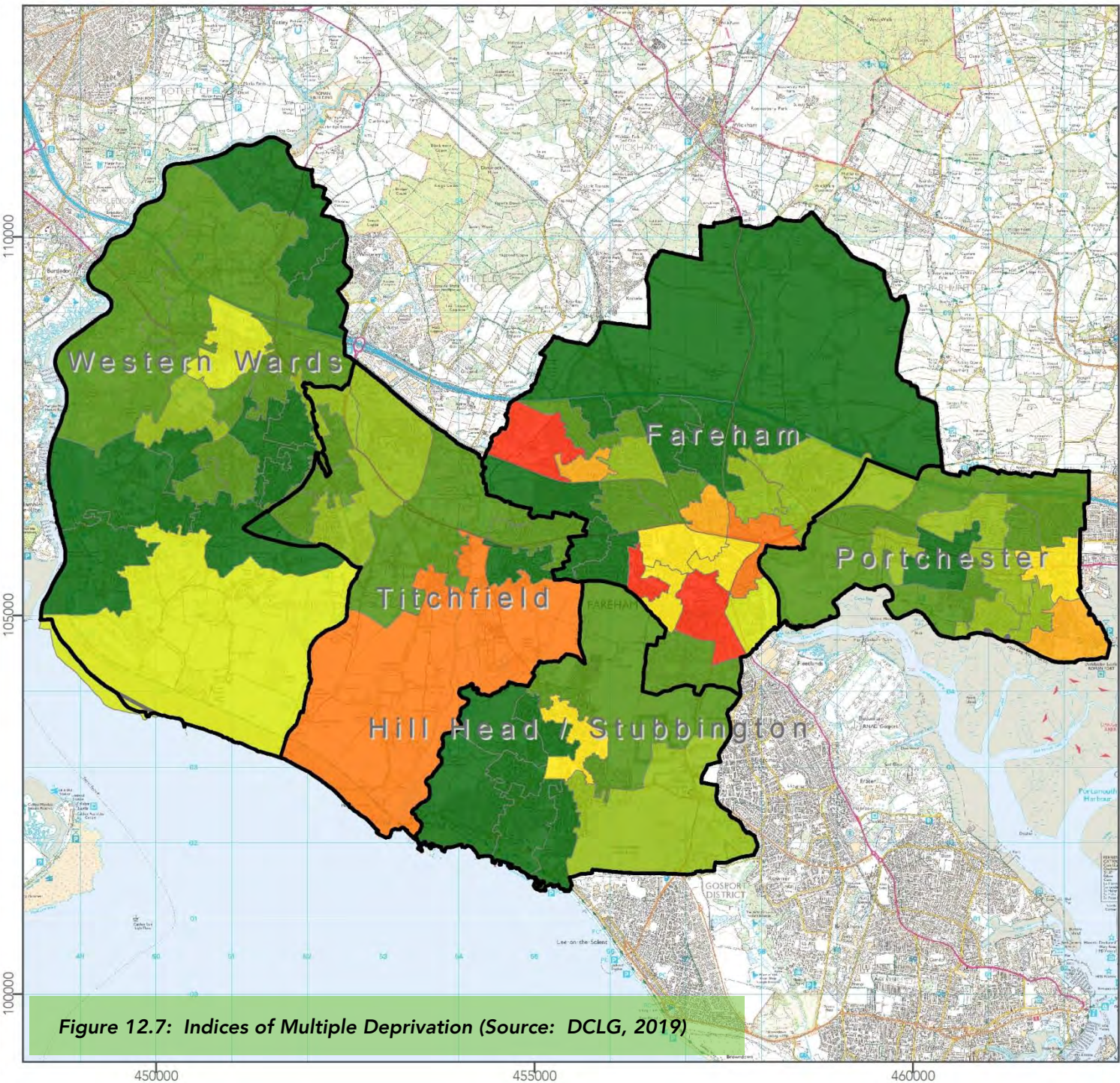
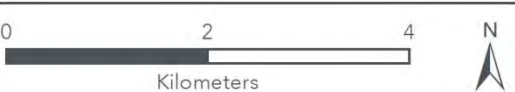


Figure 12.7: Indices of Multiple Deprivation (Source: DCLG, 2019)

Fareham Local Plan

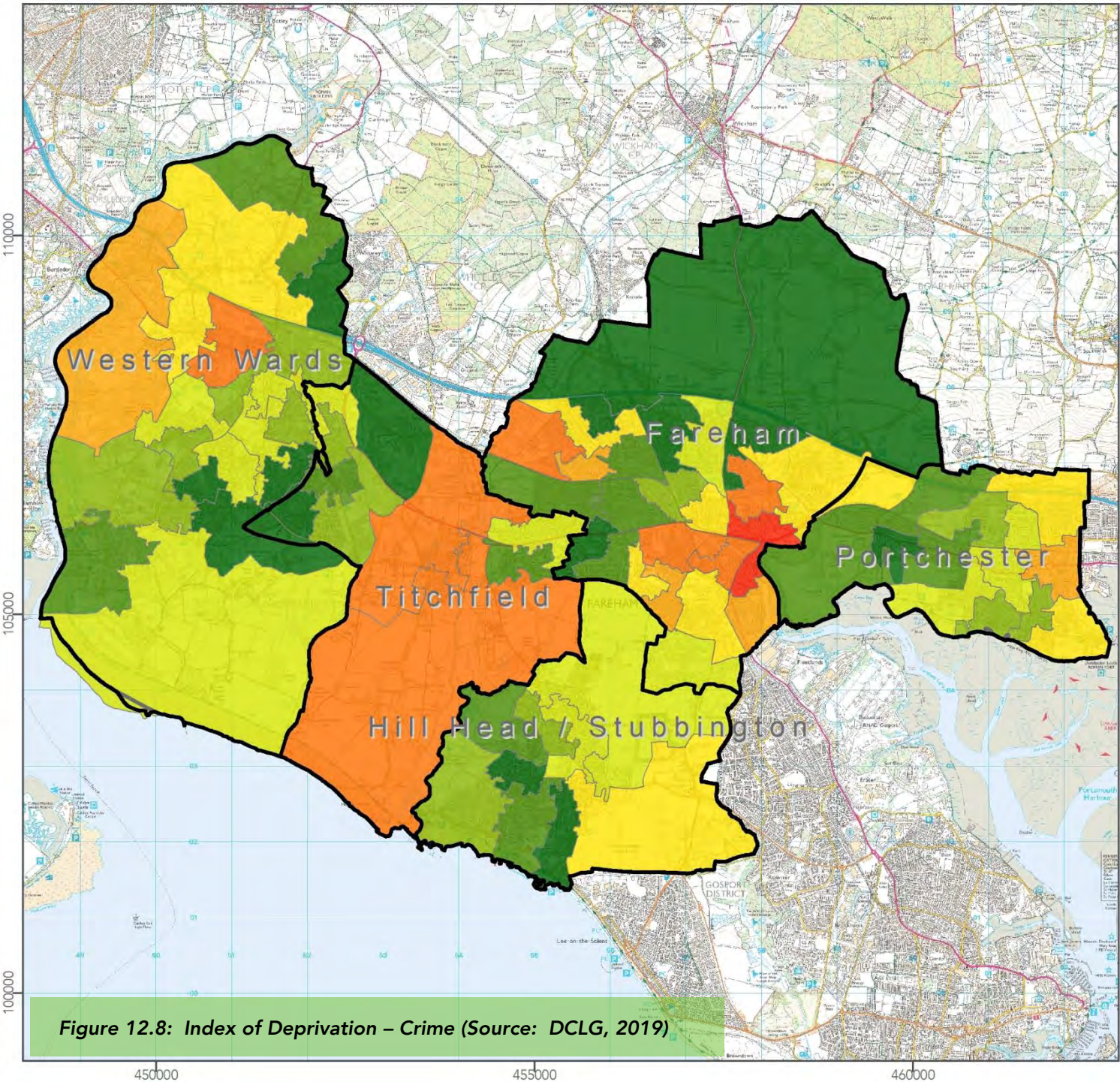
Indices of Deprivation 2019

Crime (Decile)



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13 Soil

13.1 Summary of Policy and Plan Review

- 13.1.1 National and regional policies and strategies on soil seek to: prevent soil pollution; reduce soil erosion from wind and water; maintain soil diversity; improve the quality of soil, including through the remediation of contaminated land and through promoting an increase in organic matter in soil; protect and enhance stores of soil carbon and water; recognise soils' role for natural systems; and increase the resilience of soils to a changing climate. The PPPs also have a focus on protecting the quality and availability of agricultural land, especially best and most versatile agricultural land, by reducing soil degradation, maintaining soil productivity, limiting compaction and a range of other approaches.

13.2 Soils and Agricultural Land

- 13.2.1 Soil is a vital natural resource with a range of key functions including (Defra, 2011c):
- ▶ Nutrient cycling;
 - ▶ Water regulation;
 - ▶ Carbon storage;
 - ▶ Support for biodiversity and wildlife; and
 - ▶ Providing a platform for food and fibre production and infrastructure.
- 13.2.2 Good quality soil hence underpins a number of important ecosystem functions and contributes to the provision of ecosystem services. The plan area has a soil resource which has developed since the last ice age 10,000 years ago. This encompasses a range of soils types which reflect complex interactions between underlying geology, landform, past and existing land use and climate.
- 13.2.3 Soil quality has a strong influence on the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. A number of consistent criteria used for assessment include; climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, texture, stoniness).
- 13.2.4 The Agricultural Land Classification (ALC) system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile (BMV) land is defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs, and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Local Planning Authorities are required as part of the Local Plan process to prioritise the use of lower quality land (i.e. non-BMV) in

preference of that of higher quality (Grades 1, 2 and 3a) in line with paragraph 170b) of the NPPF.

- 13.2.5 Agricultural Land Classification maps were produced for England and Wales in the 1970s to provide general strategic guidance on land quality to planners, and are supplied by Natural England. They show only five grades because their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. Figure 13.1 shows the ALC mapping for the borough and indicates that, while Grade 1 agricultural land is almost entirely absent, a large proportion of the plan area is classified as Grade 2 or 3.
- 13.2.6 Post-1988 data is also available from Natural England but only for selected areas which have been re-surveyed in greater detail and to revised guidelines and criteria. Additional surveys are carried out on an ad hoc basis as part of the development planning process for specific sites. Currently available post-1988 data for the borough are shown on Figure 13.2. This shows that land within the Welborne policy boundary immediately north and south of the M27 is Grade 3b, however, approximately 187ha in the north of the site is assessed as Grade 3a best and most versatile agricultural land. There are other pockets of BMV land around Portchester, Peel Common, Stubbington and Warsash.

13.3 Spatial Context

- 13.3.1 Hampshire as a whole is predominantly identified as Grade 3 agricultural land (56.9%), with only 4.9% identified as Grade 2, and 0.4% at Grade 1⁹¹. Fareham borough makes a significant contribution to the amount of Grade 2 agricultural land in the county, with other high quality agricultural land occurring in the North Downs near Basingstoke, to the east of Alton, southern parts of Winchester district, and coastal areas of the New Forest. In terms of soil types, much of Hampshire comprises 'freely draining slightly acid loamy soils' and 'shallow lime-rich soils over chalk or limestone', though the urban south of the county (as well as the New Forest) comprises mainly 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'⁹².
- 13.3.2 Within Fareham borough, better quality agricultural land is present in all five Spatial Planning Areas, particularly in the north of Fareham, the west of Portchester, the northeast of Hill Head / Stubbington, the south of Titchfield, and the southeast of the Western Wards Spatial Planning Area. The latter area differs from the rest of Fareham borough due to its 'freely draining very acid sandy and loamy soils', whilst there is an area of 'loamy soils with naturally high groundwater' at the confluence of the Hill Head / Stubbington and Fareham Spatial Planning Areas⁹³.

⁹¹ Winchester District Council (2011): *North of Fareham Strategic Development Area: Summary Landscape Appraisal*. Accessed online [30/5/19] at: <https://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/fareham-strategic-development-area-sda-site-assessments>

⁹² National Soil Resources Institute (2005): *Soilscapes (England)*. Accessed online [12/1/16] at: <http://magic.defra.gov.uk/MagicMap.aspx>

⁹³ *Ibid.*

13.4 Likely Evolution of the Baseline in the Absence of the Local Plan

- 13.4.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Soils in England continue to be degraded by human actions including urban development, which can make them vulnerable to erosion, compaction and loss of organic matter. The Local Plan Part 2: Development Sites and Policies, adopted in 2015, should reduce the risk of areas of high quality agricultural land outside of the settlement boundaries (including Welborne) being lost to development. However, without the Local Plan, the higher identified need for housing provision could nevertheless put increased pressure on Fareham's soil resource, and result in greater soil compaction.

13.5 Key Issues

- 13.5.1 Key issues for soil relevant to the Local Plan are:
- ▶ The plan area is underlain with areas of the best and most versatile agricultural land.
 - ▶ Growth has the potential to lead to a loss of soil resources, an increase in soil erosion, and a loss of productivity and function.
 - ▶ Given the expected loss of c.187ha of Grade 3a best and most versatile agricultural land at Welborne, any future changes to defined urban settlement boundaries should seek to avoid further loss of BMV land.
 - ▶ The Council should ensure there is sufficient detailed information to apply the requirements of the NPPF in order to provide the necessary evidence to underpin the Local Plan. Where no reliable information is available, it would be reasonable to expect that developers should commission a new ALC survey for any sites they wish to put forward for consideration in the Local Plan.

Fareham Local Plan

Provisional ALC © ADAS & Defra

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban
- Spatial Planning Areas
- Borough



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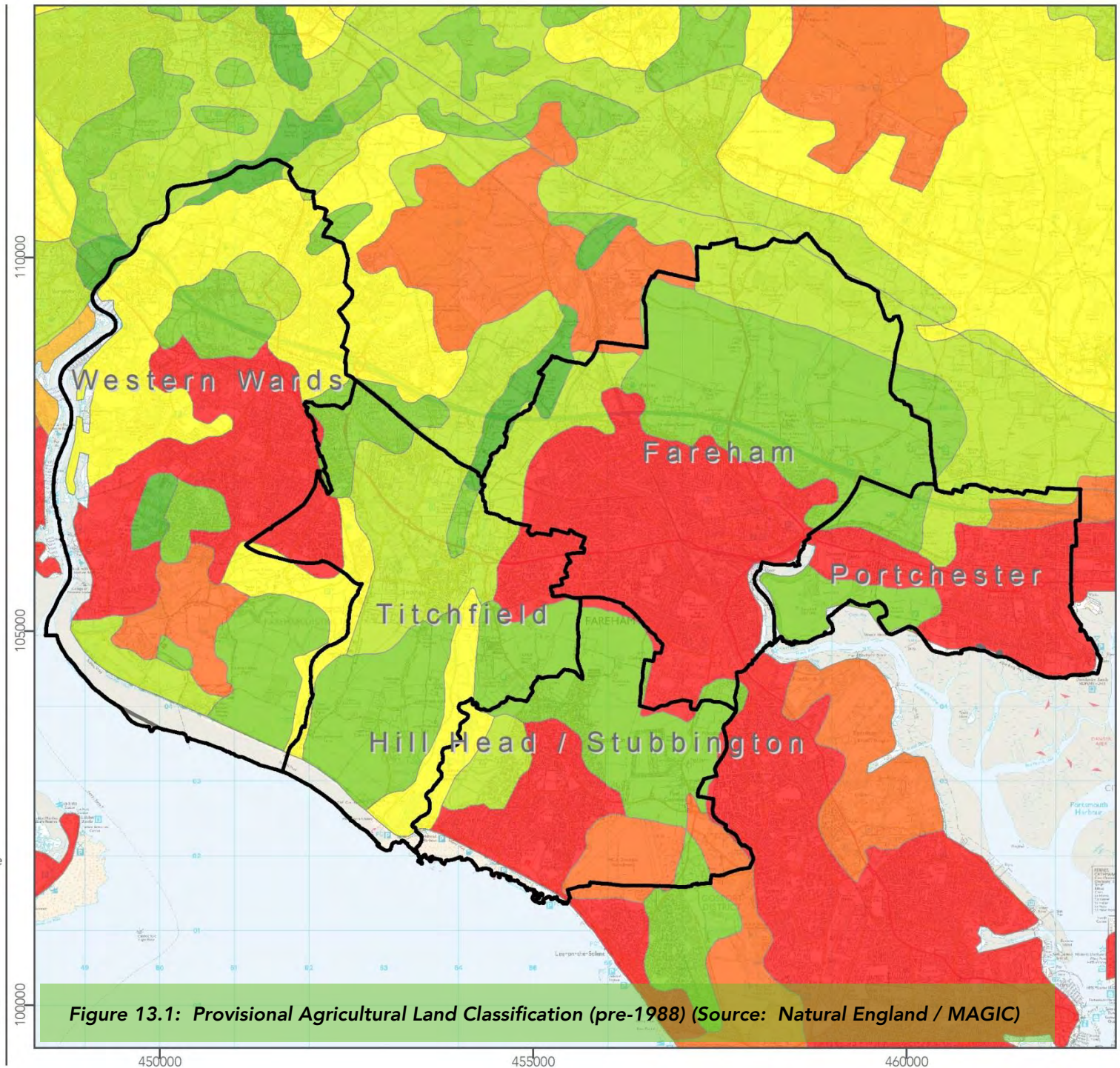


Figure 13.1: Provisional Agricultural Land Classification (pre-1988) (Source: Natural England / MAGIC)

Fareham Local Plan

ALC Grades (Post 1988) © ADAS & Defra

- Grade 1
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Grade 5
- Other
- Not Surveyed
- Spatial Planning Areas
- Borough



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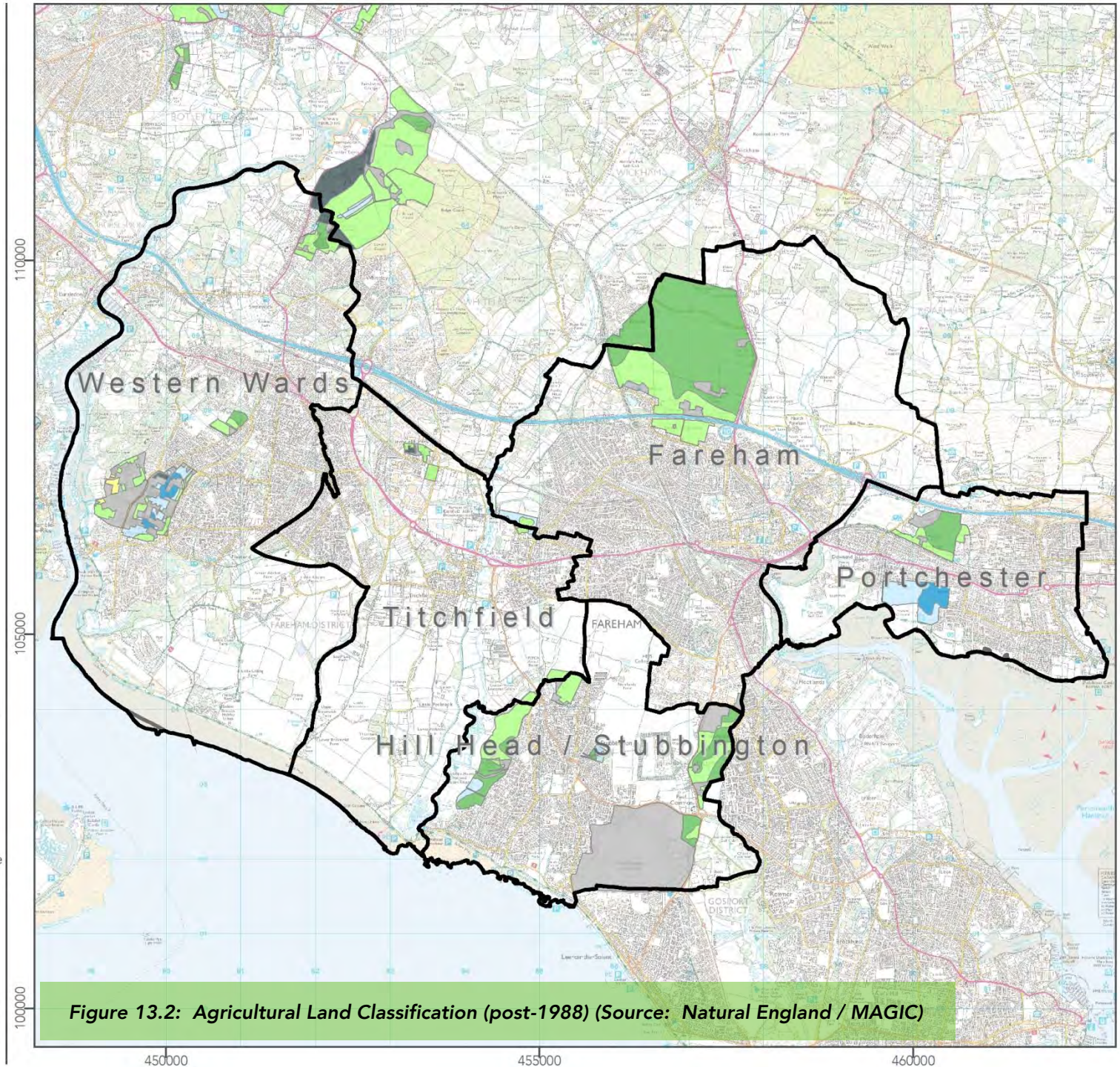


Figure 13.2: Agricultural Land Classification (post-1988) (Source: Natural England / MAGIC)

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14 Water

14.1 Summary of Policy and Plan Review

- 14.1.1 National water policies are primarily driven by the aims of the EU Water Framework Directive 2000/60/EC, as translated into national law by the Water Framework Regulations 2003. Key objectives include improving the quality of rivers and other water bodies to 'good ecological status' by 2015; considering flood risk at all stages of the plan and development process in order to reduce future damage to property and loss of life; and incorporating water efficiency measures into new developments.
- 14.1.2 The NPPF requires the planning system to contribute to and enhance the natural and local environment by: preventing new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. It seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- 14.1.3 National and regional strategies also focus on maintaining and protecting the availability of water. Water treatment in Fareham borough is managed by Southern Water, whilst drinking water supply is managed by either Southern Water or Portsmouth Water, depending on the geographic location of the household. Portsmouth and Southern Water's Water Resource Management Plans provide the means of enabling water to be supplied and treated in the area covered by the plan. Water supply and use is guided by Environment Agency's Abstraction Licensing Strategies. The River Basin Management Plan (South East River Basin District) highlights the current state of watercourses in the area, and the opportunities and actions for improvements in order to meet Water Framework Directive objectives.

14.2 Watercourses

- 14.2.1 Fareham borough overlaps with the catchment areas of three main rivers; the River Hamble, the River Meon and the Wallington River. The River Hamble marks the western borough boundary, splitting at Botley, north of the borough, to form two main tributaries. The River Meon, which rises west of Petersfield, flows southwards to the west of Fareham town centre, and enters the Solent downstream of Titchfield. The Wallington rises close to Waterloo, and flows through North Fareham, southwards into Portsmouth Harbour to the east of Fareham town centre.

14.3 Water Resources

- 14.3.1 Groundwater provides the majority of water in the wider South Hampshire area. A major intermediate aquifer underlies north Fareham and as such is an important source of water for the wider sub-region. In this context the most sensitive parts of the borough in terms of

drinking water overlies the Portsdown Chalk Formation and Spetisbury Chalk Member. Water for Fareham borough is supplied by both Portsmouth Water, who supply water to homes to the east of the Meon River, and Southern Water, who supply the remainder of the borough.

- 14.3.2 Portsmouth Water sources drinking water from a mix of natural springs, wells and boreholes and river abstraction, but water supplied to Fareham borough is mostly abstracted from the River Itchen. Most Portsmouth Water abstractions are linked to river flows, either directly at the Itchen via Gaters Mill, or indirectly through groundwater abstractions affecting the Hamble, Meon, Wallington, Ems and Lavant which were all (except for the Meon) subject to Water Framework Directive (WFD) investigations during the AMP5 period (2010 – 2015). Southern Water draws its supply from both surface and groundwater sources. Surface water is drawn from abstractions at Testwood on the River Test, and Otterbourne on the Itchen. Groundwater is drawn from the Chalk aquifer.
- 14.3.3 Abstraction Licensing Strategies (ALS) are six year strategies developed by the Environment Agency for managing water resources at the local level. ALS are produced for every river catchment area in England and Wales; Fareham borough is covered by the East Hampshire ALS (Environment Agency, 2019) which contains maps and descriptions of the local Water Management Units, groundwater and surface water, and an assessment of water availability at times of low flow – normally mid to late summer. ALS also classify each Water Management Unit into one of three main categories: ‘water available for licensing’; ‘restricted water available for licensing’; or ‘water not available for licensing’. The East Hampshire ALS suggests that the Wallington River, the River Meon and the River Hamble catchments are in the latter category, i.e. their flows are below the indicative flow requirement to help support Good Ecological Status (as required by the WFD), and as such, no further consumptive licences will be granted. Groundwater is available for abstraction, though no further consumptive licences will be granted in the north of the borough.
- 14.3.4 The Environment Agency defines groundwater Source Protection Zones (SPZ) to protect sources such as wells, boreholes and springs from contamination risk via pollution protection measures and monitoring of potentially polluting activities. The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. SPZs are subdivided into four zones which show the risk of contamination from any activities that might cause pollution in the area:
- ▶ Zone 1 (Inner Zone): Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres. Zone 1c applies for subsurface only activity.
 - ▶ Zone 2 (Outer Zone): Defined by a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield. This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction. Zone 2c applies for subsurface only activity.

- ▶ Zone 3 (Total Catchment Zone): Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75 . There is still the need to define individual source protection areas to assist operators in catchment management. Zone 3c applies for subsurface only activity.
- ▶ Zone 4 (Special Interest Zone): A fourth zone SPZ4 or 'Zone of Special Interest' was previously defined for some sources. SPZ4 usually represented a surface water catchment which drains into the aquifer feeding the groundwater supply (i.e. catchment draining to a disappearing stream). In the future this zone will be incorporated into one of the other zones, SPZ 1, 2 or 3, whichever is appropriate in the particular case, or become a safeguard zone.

14.3.5 Part of north Fareham from Wallington to Crockerhill is within a Source Protection Zone, which is the source of the Maindell public water supply abstraction. Zone 1 is centred on an area around Fort Wallington, just west of the M27 Junction 11 (Figure 14.1). Zones 2 and 3 surround this and extend northwards into open countryside, overlapping with the Welborne site.

14.4 Water Quality

14.4.1 In terms of the water quality of the main watercourses in the area, the 2009 South East River Basin Management Plan (Environment Agency, 2009a) highlighted the status and objectives of the Wallington River and River Meon. In 2009 the overall status of the part of the Wallington River within Fareham borough was "moderate". The river was not assessed as being of "good" overall status due to the presence of phosphates, the quantity and dynamics of the river's flow, and the biological status of the river in relation to the fish and invertebrates present. The River Basin Management Plan's objective was for the river to achieve "good" status by 2027, but its predictions were that the Wallington River would be unlikely to meet WFD targets by 2015, remaining in "moderate" condition. The status of the River Meon was more favourable, with a "good" overall status, suggesting that the river would meet WFD targets by 2015. In 2015, the Environment Agency published an update to the South East River Basin Management Plan. Specific data⁹⁴ were provided for the East Hampshire catchment including the ecological, chemical and overall water quality of watercourses and waterbodies in Fareham borough for Cycle 1 (2009) and Cycle 2 (2014, 2015 and later 2016); see Table 14.1.

14.4.2 Current data for the South East River Basin Management Plan reveals that overall compliance with the WFD in the East Hampshire catchment has not generally improved since 2009. Some rivers, such as the Meon and the Upper Wallington have actually deteriorated, but Titchfield Haven now meets Good status for all three categories. The issues preventing waters reaching good status are attributed primarily to physical modification of the watercourses (e.g. to allow for urban development and to help manage flood risk), as well as to pollution from urban areas (e.g. from domestic plumbing mistakes) and rural areas (e.g. from poor farming practices or septic tanks).

⁹⁴ Environment Agency: [Catchment Data Explorer](#). Accessed online [10/6/19].

Table 14.1: Water Quality Status of Waterbodies in Fareham (Source: Environment Agency, 2016)

Waterbody	Overall Status			Ecological Status			Chemical Status		
	2009	2016	Objective	2009	2016	Objective	2009	2016	Objective
Alver	Bad	Bad	Good 2027	Bad	Bad	Good 2027	n/a	Good	Good 2015
Meon	Good	Moderate	Good 2027	Good	Moderate	Good 2027	Good	Good	Good 2015
Portsmouth Harbour	Mod. (2013)	Moderate	Poor 2015	Mod. (2013)	Moderate	Poor 2015	Fail (2013)	Good	Good 2015
Solent	Moderate	Moderate	Mod. 2015	Moderate	Moderate	Mod. 2015	Fail	Good	Good 2027
Titchfield Haven	Moderate	Good	Good 2015	Moderate	Good	Good 2015	n/a	Good	Good 2015
Wallington (below Southwick)	Moderate	Moderate	Good 2027	Moderate	Moderate	Good 2027	n/a	Good	Good 2015

- 14.4.3 The groundwater catchment of East Hampshire consists of the East Hants Chalk, the East Hants Lambeth Group, the South Hants Lambeth Group and the South East Hants Bracklesham Group. Of the three underlying Fareham borough, South Hants Lambeth Group is at good chemical and quantitative status (in 2014); however the East Hants Chalk has poor quantitative and chemical status due to rising trends of nitrates (primarily from agricultural practices), and the South East Hants Bracklesham Group is at poor groundwater chemical status due to low dissolved oxygen and ammonia in the River Alver (Environment Agency, 2014).

14.5 PfSH Integrated Water Management Study

- 14.5.1 In May 2018, PfSH (formerly PUSH) published the Integrated Water Management Study (IWMS) (Amec Foster Wheeler, 2018) to assess any implications from the planned growth in the region for the water resource and water quality environment.
- 14.5.2 One of the areas addressed by the IWMS was the capacity of existing waste water treatment works (WWTWs) to deal with forecast growth. In Fareham borough, the IWMS notes that growth areas are predicted to drain to the Peel Common WWTW which may require improvements by 2025 to increase capacity. Sewer capacity upgrades are also likely to be required at this WWTW. The IWMS also notes that the catchment has nitrate problems and catchment level nitrate measures are required now.
- 14.5.3 Peel Common WWTW discharges into the Solent, which the IWMS reports to be achieving a 'Moderate' WFD water body status. Elements not achieving 'good' status include Angiosperms (Moderate) and Dissolved Inorganic Nitrogen (Moderate).

14.6 Flood Risk

- 14.6.1 In relation to flood risk in the area, the Strategic Flood Risk Assessment (SFRA; Eastern Solent Coastal Partnership, 2016) carried out for South Hampshire has assessed in detail the causes and potential for flooding. The updated online Planning Practice Guidance provides a Sequential Test to enable Local Planning Authorities to apply a risk-based approach to site allocations within their authority boundary. The test classifies land into one of four flood risk zones⁹⁵ based on the annual probability of flooding. These zones are as follows:
- ▶ Zone 1 (Low Probability): This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%);
 - ▶ Zone 2 (Medium Probability): This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year;
 - ▶ Zone 3a (High Probability): This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year; and

⁹⁵ DCLG (2014): *Planning Practice Guidance: Flood Risk and Coastal Change Paragraph 065*. Reference ID: [7-065-20140306](#). Accessed online [10/6/19].

- ▶ Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood. This is land assessed as having a 1 in 20 (5%) or greater annual probability of river flooding in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the Local Planning Authority and the Environment Agency.

14.6.2 The location of flood risk zones in Fareham borough are presented on Figure 14.2 and Figure 14.3 which show that tidal and fluvial flood risk are largely limited to areas adjoining the River Hamble, Hook Lake, Brownwich Stream, Titchfield Haven/River Meon, Wallington River and Portsmouth Harbour⁹⁶. Flooding from watercourses is not a significant constraint for most of the non-coastal regions of the borough. However, flood risk from surface water run-off has the potential to be an issue in some urban areas, particularly Fareham Town Centre and Heathfield, and some localised areas within Stubbington, Warsash, Sarisbury and Locks Heath.

14.7 Coastal Defence

14.7.1 All coastal authorities' coastal defence works must comply with local Shoreline Management Plans. Fareham borough's geographical coastline is covered by the North Solent Shoreline Management Plan (SMP; NFDC, 2010). The Plan sets out the four generic Defra policy options available to each shoreline unit:

- ▶ Hold The Line (HTL): Maintain or upgrade standard of protection provided by defences. This policy should cover those situations where work or operations are carried out in front of the existing defences (such as beach recharge, rebuilding the toe of a structure, building offshore breakwaters, etc.) to improve or maintain the standard of protection provided by the existing defence line. This policy also involves operations to the back of existing defences (such as building secondary floodwalls) where they form an essential part of maintaining the current coastal defence system.
- ▶ Advance The Line (ATL): Construct new defences seaward of existing defences. Use of this policy should be limited to those policy units where significant land reclamation is considered.
- ▶ Managed Realignment (MR): Allowing the shoreline to move backwards or forwards, with management to control or limit movement (such as reducing erosion or building new defences on the landward side of the original defences).
- ▶ No Active Intervention (NAI): A decision not to invest in providing / maintaining defence.

14.7.2 Table 14.2 outlines the short (0-20 years), medium (20-50 years) and long term (50-100 years) policy choices for coastal defence in each of Fareham borough's shoreline units.

⁹⁶ Environment Agency (2016): *Flood Map for Planning (from Rivers and the Sea)*. Accessed online [10/6/19] at: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

Table 14.2: Coastal Defence Policies for Fareham Borough (Source: NFDC, 2010)

Shoreline Management Unit			0-20yrs	20-50yrs	50-100yrs
5A21	Farlington Marshes w	Cador Drive	HTL	HTL	HTL
5A22	Cador Drive	A27	HTL	HTL*	HTL*
5A23	A27	Fleetlands (MOD boundary)	HTL	HTL	HTL
5B02	Gilkicker Point	Meon Road, Titchfield Haven	HTL	HTL	HTL
5B03	Meon Road, Titchfield	Hook Park	NAI**	NAI**	NAI**
5C01	Hook Park	Warsash North	NAI	MR	HTL
5C02	Warsash North	Swanwick Shore Road	NAI	NAI	NAI
5C03	Swanwick Shore Road	Burlesdon Bridge	HTL	HTL	NAI
5C04	Bursledon Bridge to Botley & Curbridge to Satchell Marshes		NAI	NAI	NAI

* Requirement for more detailed study for management of site to be determined following contaminated land investigations.

** Localised HTL for cross-Solent infrastructure.

14.7.3 There are three Coastal Defence Strategies that cover the Fareham coastline, the River Hamble to Portchester Strategy (currently being developed by the Eastern Solent Coastal Partnership), the Portchester Castle to Emsworth Strategy (Environment Agency, 2009b) and the Itchen to Hamble Coastal Defence Strategy. These Strategies aim to build detail on the work of the North Solent SMP in order to “reduce the risk of coastal flooding and erosion to people, the developed and natural environment by encouraging the provision of technically, environmentally and economically sustainable coastal defence and protection measures.”⁹⁷

14.7.4 The recommendations in the Portchester Castle to Emsworth Strategy are expected to have a lifetime cost of £113 million (excluding inflation), and the following benefits⁹⁸:

- ▶ Reduced flood risk to 901 residential & 178 commercial properties for 2020, increasing to 4,257 residential and 433 commercial properties by 2110 across the whole Strategy area;
- ▶ Reduced flood risk from typically a 5% annual exceedance probability (aep) (1 in 20yr event) to a 1.33% aep (1 in 75yr event), sustained for 100 years;
- ▶ Improved flood risk and erosion protection to the M27, A3(M), and the South Coast Rail Link;
- ▶ Improved flood risk protection for numerous heritage and recreation sites and features such as Portchester Castle; and
- ▶ Maintenance of existing defences at Farlington Marshes, South Moor, Warblington and Conigar Point for the next 20 years, allowing time to develop the long-term management options for the sites and establish compensatory habitat as required.

⁹⁷ Eastern Solent Coastal Partnership (undated): *River Hamble to Portchester Strategy: Aims and Objectives of the Strategy*. Accessed online [10/6/19] at: <http://www.escp.org.uk/rhps/aims-and-objectives>

⁹⁸ Eastern Solent Coastal Partnership (undated): *Portchester Castle to Emsworth Strategy*. Accessed online [10/6/19] at: <http://www.escp.org.uk/portchester-castle-emsworth-strategy>

- 14.7.5 The Coastal Flood and Erosion Risk Management Strategies also aim to identify Coastal Change Management Areas (CCMA) to inform Local Authority planning. Fareham Borough Council designated two CCMA's in its Local Plan Part 2: Development Sites and Policies, adopted in 2015; see Figure 14.4. The CCMA from Hook Spit to Workman's Lane was proposed as a result of likely permanent inundation due to overtopping of the existing seawall, following the establishment of a policy of no active intervention in the Shoreline Management Plan. The second, from Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs), was proposed as a result of erosion risk along a line of cliffs where again there is a policy of no active intervention. Policy DSP16 of the Local Plan Part 2 states that any proposals for new dwellings or conversions of buildings to residential use in the CCMA's will not be permitted, whilst proposals for any other form of development must demonstrate that they would not increase the risk to life or property.

14.8 Spatial Context

- 14.8.1 All parts of Fareham borough are affected by water. The River Hamble marks the western boundary of the Western Wards; the River Meon passes through the Titchfield Spatial Planning Area, also marking part of the boundaries of both Hill Head / Stubbington and Fareham; whilst the Wallington River lies within the Fareham Spatial Planning Area, also marking the western boundary of Portchester. The latter river was classed as being of only "moderate" ecological status and unlikely to meet 2015 Water Framework Directive targets, whilst the River Meon deteriorated in quality between 2009 and 2014 from "good" to "poor". Only the Western Wards still has water available for new consumptive licences for abstraction, whilst the borough's single groundwater Source Protection Zone is located in the Fareham Spatial Planning Area.
- 14.8.2 Tidal and fluvial flood risk is largely limited to areas immediately adjoining the watercourses and the coast. However, flood risk from surface water run-off is more of an issue in Fareham town centre and Heathfield, and some localised areas within Stubbington, Warsash, Sarisbury and Locks Heath. Unlike the coastline around Fareham, Portchester and Hill Head / Stubbington, the coastal defence policies for much of the Titchfield and Western Wards Spatial Planning Areas from Meon Road, Titchfield Haven to Curbridge is No Active Intervention, resulting in two CCMA's.

14.9 Likely Evolution of the Baseline in the Absence of the Local Plan

- 14.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to water that may continue under such a scenario include:
- ▶ Population growth in the plan area and wider South Hampshire sub-region will increase demand for water placing increased pressure on water resources in Fareham and the wider area.
 - ▶ Housing demand could result in an increase in the amount of land being developed in areas at risk of flooding.

- ▶ New development in the borough has the potential to increase diffuse water pollution through surface water run-off and via the release of contaminants into water courses/bodies from the re-use of previously developed land.
- ▶ Water quality in the Meon River is unlikely to meet Water Framework Directive targets in the short term.

14.10 Key Issues

14.10.1 Key issues for water relevant to the Local Plan are:

- ▶ Rates of water abstraction are currently over and above the capacity of water bodies in the area as illustrated by the East Hampshire ALS. New site allocations will require development to be delivered without requiring substantial new amounts of abstraction in the area.
- ▶ Groundwater quality is a significant issue, especially as parts of the sub-region are dependent on groundwater for drinking water. The presence of the Source Protection Zones north of Fareham will require the close management of surface water runoff. Certain types of development activities and/or surface water management methods such as deep borehole soakaways should be avoided in SPZ1 in particular, due to the sensitive nature of the environment and the potential for environmental impacts.
- ▶ Whilst most of the borough is not within areas at significant risk of flooding, downstream flood risk (including in settlements such as North Wallington and Titchfield), and issues related to surface water run-off and sewerage flooding will need to be considered and managed through site allocations.
- ▶ Ecological water quality in two of the borough's waterbodies (Alver and Meon) was "bad" or "poor" in 2014, while chemical water quality objectives were being failed in the Wallington River, Portsmouth Harbour and the Solent.
- ▶ Developments and their associated infrastructure should seek to avoid: negative impacts on waterbodies such that they prevent achievement of 'good' status (comprising good chemical status and good ecological status or, in the case of Highly Modified Waterbodies, do not prevent their achievement of good potential); causing a deterioration in status; and preventing the achievement of Protected Area objectives for the European Protected Sites incorporating or depending upon those waterbodies.
- ▶ The water quality of the borough's water bodies including the Hamble Estuary (part of Southampton water) to west, Portsmouth Harbour in the east, and main rivers Meon and Wallington require protection and improvement to support the biodiversity interests for these habitats. New development should avoid impacting on the quality of the water environment within the borough.
- ▶ Waste water will need to be effectively managed through the development of the borough. Current capacity and infrastructure is insufficient for additional site allocations.
- ▶ Unlike the coastline around Fareham, Portchester and Hill Head / Stubbington, the coastal defence policies for much of the Titchfield and Western Wards Spatial Planning

Areas from Meon Road, Titchfield Haven to Curbridge is No Active Intervention, resulting in two CCMA's.

- ▶ Waste water will need to be effectively managed through development and infrastructure planning. Current sewerage conveyance capacity and treatment infrastructure are insufficient to meet the needs of planned development at Welborne.

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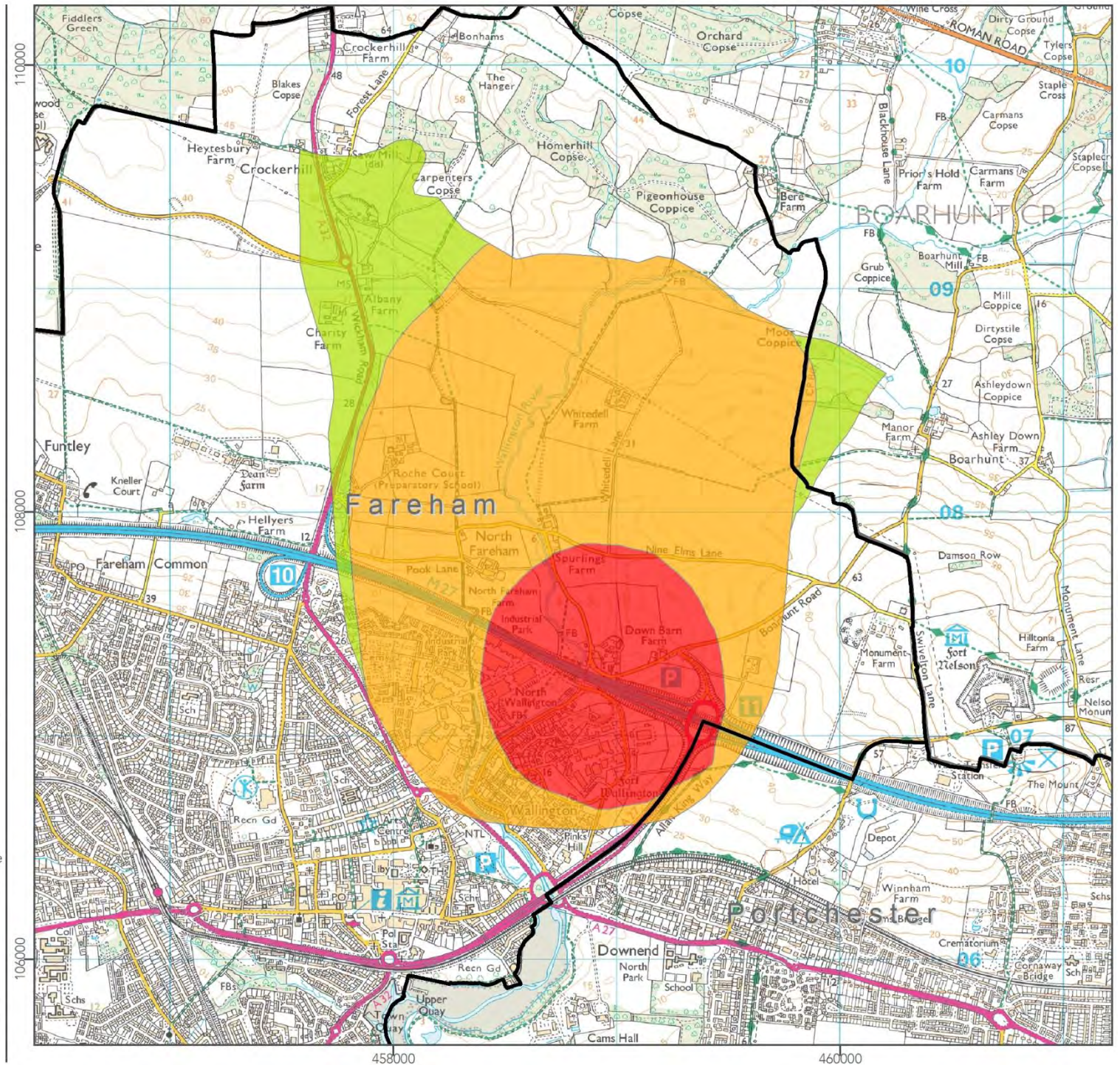
- SPZ1
- SPZ2
- SPZ3
- SPZ4
- Spatial Planning Areas
- Borough

Figure 14.1: Source Protection Zones (Source: Environment Agency)



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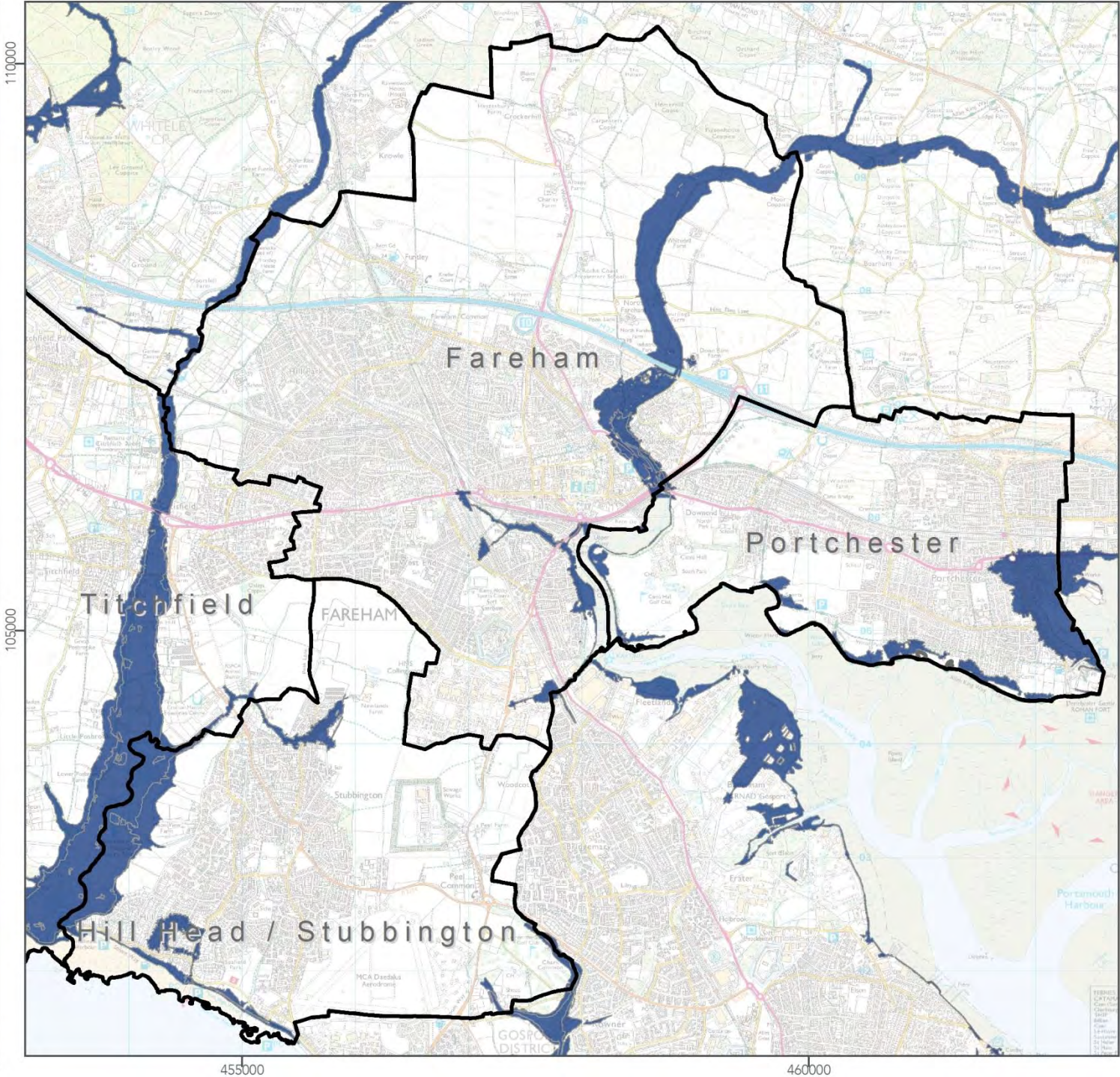
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- Spatial Planning Areas
- Borough

Figure 14.2: Flood Risk Zones – East (Source: Environment Agency)



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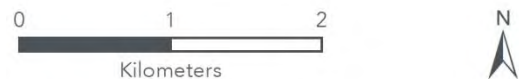
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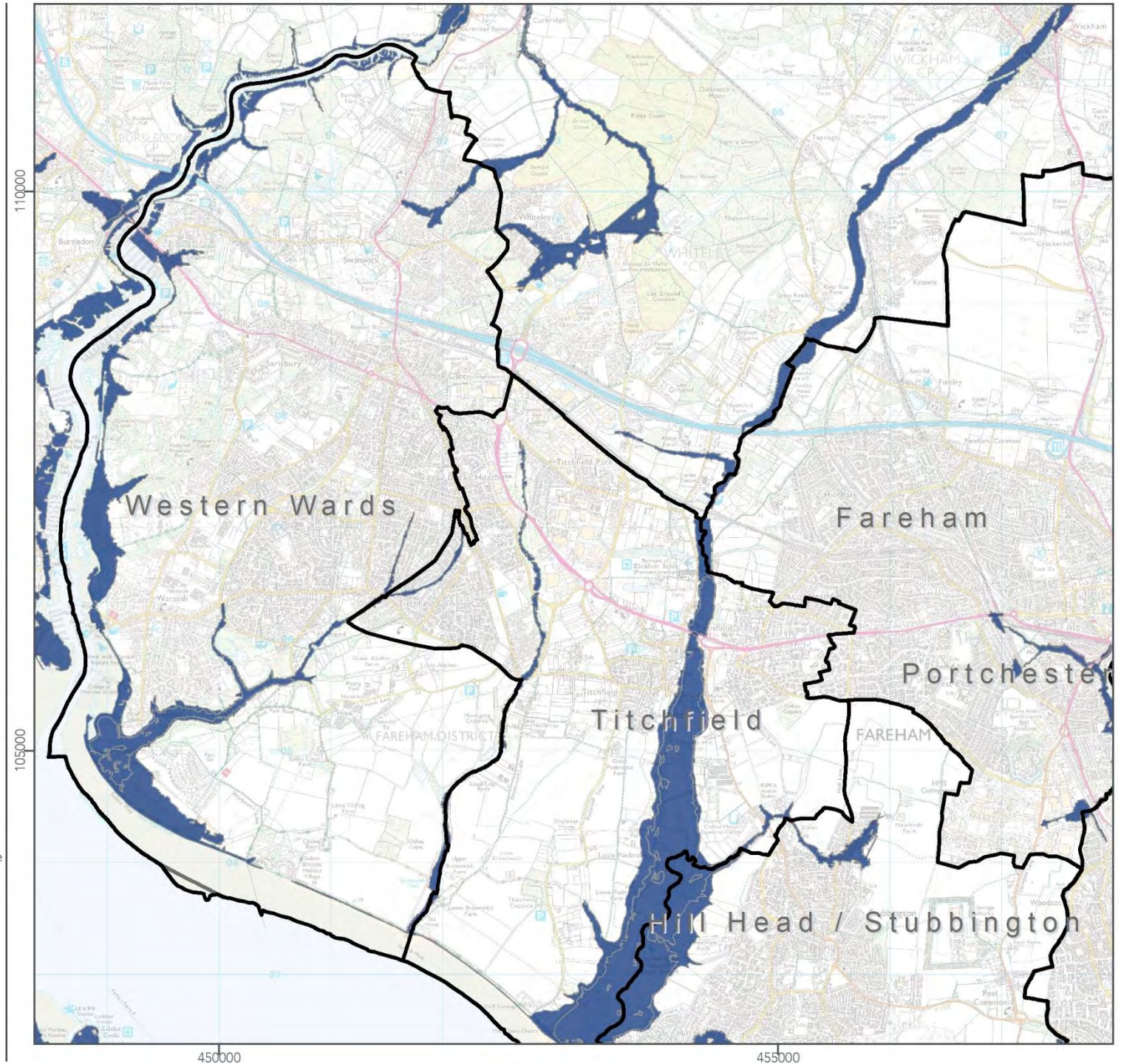
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- Spatial Planning Areas
- Borough

Figure 14.3: Flood Risk Zones – West (Source: Environment Agency)



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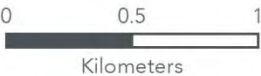
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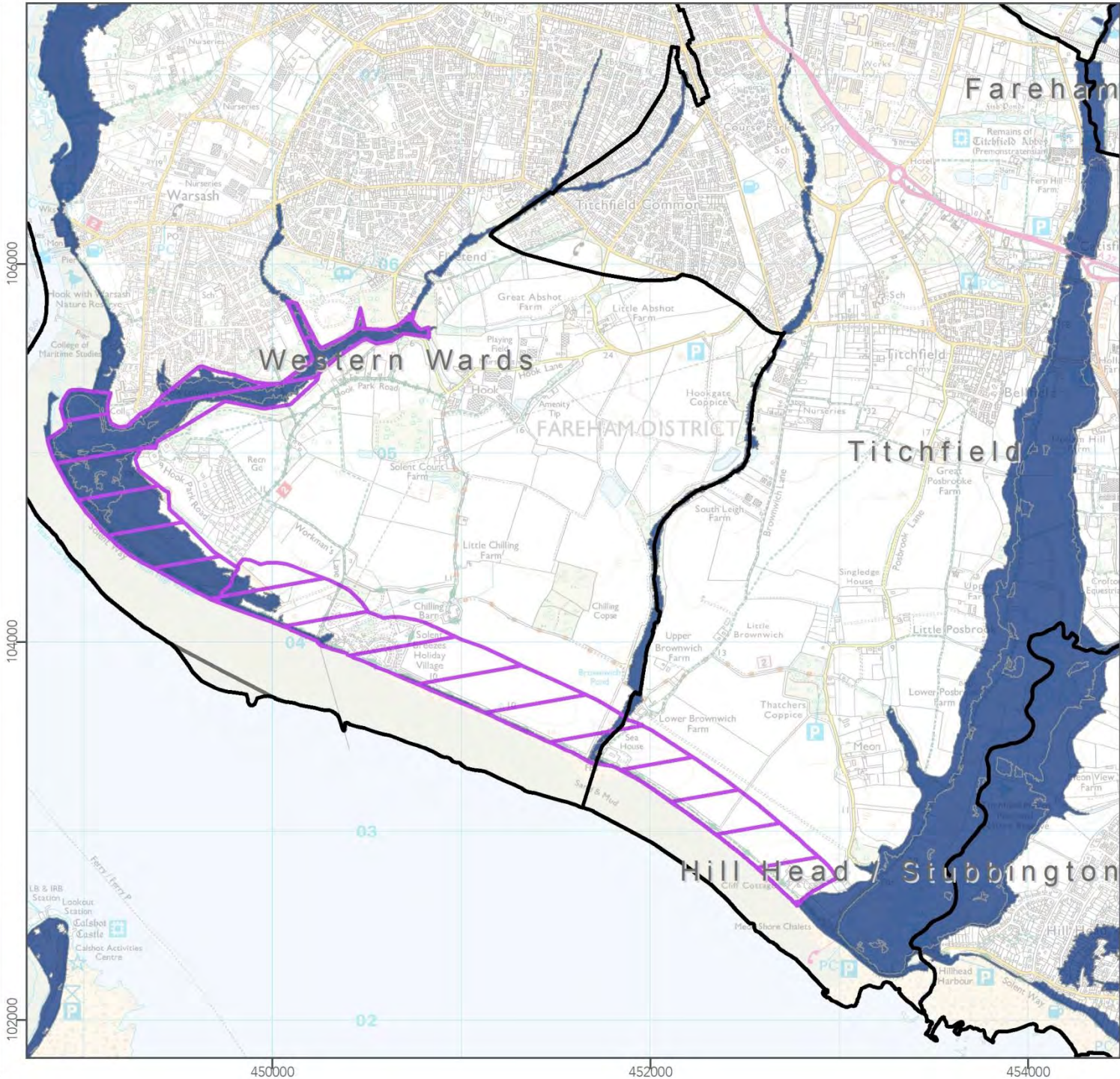
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- Flood Zone 2
- Flood Zone 3
- Spatial Planning Areas
- Borough

Figure 14.4: Coastal Change Management Areas (Source: FBC Policies Map, 2015)



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