



# Fareham Local Plan 2037

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

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April 2021

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

Additional sites

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

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

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



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

Erratum – Archaeology reported incorrectly in September 2020 SHELAA.

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



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



The following corrections have been made

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

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

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

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## Maps and Plans

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# 1. How to use this document

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



## 2. Introduction

- 2.1 The Strategic Housing and Employment Land Availability Assessment (SHELAA) provides an assessment of land within Fareham Borough that has the potential for future development by identifying sites, assessing their suitability to provide housing or employment, considering whether such development is achievable on the site and the likelihood of development coming forward. This SHELAA provides the housing and employment land availability position within Fareham Borough as at August 2020 and forms an integral part of the evidence base that underpins the Fareham Local Plan 2037.
- 2.2 This assessment has been produced to consider sites that have been promoted to the Council during the Regulation 18 Local Plan consultations which took place at the end of 2018, summer of 2019 and early 2020 and to provide an update to the Strategic Housing and Employment Land Availability Assessment which was published in May 2020 and to provide the most up to date position on all sites based on information gathered as of April 2021.
- 2.3 **IT IS IMPORTANT TO NOTE THAT THE INCLUSION OF A SITE IN THIS ASSESSMENT DOES NOT DETERMINE WHETHER IT WILL BE ALLOCATED OR SUCCESSFULLY OBTAIN PLANNING PERMISSION FOR A PARTICULAR USE. SIMILARLY, THE NON-INCLUSION OF A SITE IN THE ASSESSMENT DOES NOT IN ANY WAY PRECLUDE FUTURE DEVELOPMENT, PROVIDING IT MEETS THE PLANNING POLICY FRAMEWORK THAT EXISTS AT THE TIME A SITE COMES FORWARD.**



### 3. Policy Context and Housing and Employment Need

#### *Policy Context*

- 3.1 The requirement to undertake a Strategic Land Availability Assessment for housing and economic, or employment development is contained in the National Planning Policy Framework (NPPF) which was revised in February 2019. The NPPF states that “authorities should have a clear understanding of the land available in their area”. This SHELAA has been produced in line with the NPPF and Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2019). The PPG provides guidance on the preparation of housing and economic land availability assessments and sets out a methodology to identify a future supply of land which is suitable, available and achievable for future development over the plan period.
- 3.2 The Council committed to reviewing the Borough’s Local Plan in 2015 and, following the adoption of LP2 and LP3 in 2015, work commenced immediately on a new Draft Local Plan. In October 2017, the Council began a Regulation 18 consultation<sup>1</sup> on the Draft Local Plan. The Consultation Plan outlined the vision and strategic priorities for the Borough, in line with the Council’s Corporate Strategy. Part of the evidence base for the draft plan was the 2017 SHLAA and SELAA. Following the changes to the NPPF and introduction of the standard methodology, the Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF.
- 3.3 In summer 2019 the Council undertook a Regulation 18 Issues and Options Consultation which sought comments on a range of issues including which areas of the Borough might support new development and which natural landscapes should be protected from development. This informed the Fareham Draft Local Plan Supplement which was the subject of a Regulation 18 consultation in January 2020.
- 3.4 This SHELAA has been produced to inform and accompany the Publication (Regulation 19) Fareham Local Plan 2037 which is the plan the Council intends to submit to the Secretary of State for Examination in accordance with the timetable set out in the Local Development Scheme<sup>2</sup> which is available on the Council’s website.

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

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



### *Housing Need*

- 3.5 The Council's housing need is calculated using the government's ~~proposed standard~~ methodology as ~~confirmed in the outcome to the Government's consultation on Changes to the current planning system<sup>3</sup> outlined in the August 2020 consultation on Changes to the current planning system<sup>4</sup>~~. Identifying and seeking to address the future housing need is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period from 2021 until 2037. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA identifies potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2037.

### *Employment Need*

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

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



## 4. Methodology

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

### *Stage 1: Determining assessment area and site size*

#### *Geographical Area and Wider Involvement*

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

#### *Site Size*

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

#### *Identifying Sites*

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

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



#### 4.6 Sites in the Planning Process

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

#### 4.7 Sites not currently in the Planning Process

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

#### *Call for Sites*

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

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

## Stage 2: Site Assessment

### Calculating Development Potential

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

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

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

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

#### *Site Survey*

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

#### *Considering whether a site is developable*

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

#### *Assessing site suitability*

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

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

- 4.18 The following table identifies some of the typical constraints that may apply and, if relevant, how they might be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of the site. In other instances, a constraint will result in a site being unsuitable for development and as a result it will be discounted within the SHELAA process. The table also provides an overview of potential impacts and how these have been used in the SHELAA assessments.

<b>Constraints and Potential Impacts</b>
<p><b>Access</b> Land-locked sites where no access can be gained are likely to be discounted unless a feasible and achievable access solution can be demonstrated. On sites where access is physically possible, but the relevant access solution will give rise to a highway safety implication that cannot be mitigated, it is also likely to be discounted. Other sites constrained by limited or difficult access point(s) have been considered on their merits. This has included looking at potential solutions to overcome the constraint.</p>
<p><b>Acoustic/Air Quality Impacts</b> Some sites, particularly those located close to busy roads and transport links or industry can be impacted by poor air quality or noise. This type of constraint is considered on an individual site basis as such impacts can be addressed through appropriate mitigation measures. Mitigation can add to the cost of development and may affect the viability of development.</p>
<p><b>Flood Risk</b> Potential sites almost entirely affected by Flood Zones 2 or 3 will be discounted. This in accordance with national guidance on residential development in areas at risk of flooding. Where only a small proportion of the site is affected by flood risk the site will be considered on its merits and the developable area of the site may be adjusted to ensure the assessment of the site (and potential site yield) takes account of areas to be avoided due to flood risk.</p>
<p><b>Ground Conditions/Contamination</b> Some sites, particularly some brownfield sites, can have contamination issues or potential contamination concerns. In most cases this can be addressed although it can add cost to the development. This type of constraint will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.</p>

<sup>5</sup> Available at: [www.fareham.gov.uk/planning/publicationplanevidence.aspx](http://www.fareham.gov.uk/planning/publicationplanevidence.aspx)



**Heritage Conservation**

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

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

**Infrastructure**

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

**Landscape**

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

**Mineral Safeguarding**

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

**Nature Conservation**

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

### **Tree Preservation Orders (TPOs)**

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

### **Urban Area Boundaries**

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

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

- 4.19 In assessing site suitability, the Council have considered the emerging plan, in particular the development strategy. PPG (para.18) states that: 'When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location. For example, an emerging site allocation may enable development to come forward. This will have to be reflected in the assessment of achievability.' An example of this is the proposed introduction of areas of special landscape quality in the Borough.
- 4.20 This method of considering the development strategy in assessing a site's suitability replaced the site selection methodology detailed in the Housing Site Selection Background Paper which was published in 2017.

#### *Assessing site availability*

- 4.21 The PPG states that a site is considered available for development when:

'on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.'

4.22 The Council have therefore only considered sites available where there has been contact with owners and/or promoters of land since 2015 (representing at least two call for sites periods). Sites which were promoted prior to this have only been included in this assessment where it has been possible to establish the sites' availability through additional contact.

#### *Assessing site achievability*

4.23 In accordance with the PPG, 'a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.'

4.24 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment<sup>6</sup> on the Council's website.

4.25 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise from employment professionals. This expert advice provides the following:

- an overview of the current level of demand for employment land / premises in Fareham Borough; and
- an assessment of the likely market attractiveness of proposed employment sites, assessed by the SHELAA, for Office, Industrial and Storage & Distribution uses.

For each site the specialist advice provides consideration of the location, marketability and attractiveness to the market.

#### *Stage 3: Windfall Assessment*

4.26 In accordance with PPG (para. 23) the assessment of windfall potential which relates to housing sites has been outlined separately in the Housing Windfall Projections (2020) background paper. By its nature windfall development is unidentified so cannot be specifically listed or mapped in the same way as other SHELAA sites in this assessment.

#### *Stage 4: Assessment Review*

4.27 The PPG (para. 24) states: 'Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment should be made as to whether sites will come forward as anticipated'. This stage of the review will be completed for the Regulation 19 consultation.

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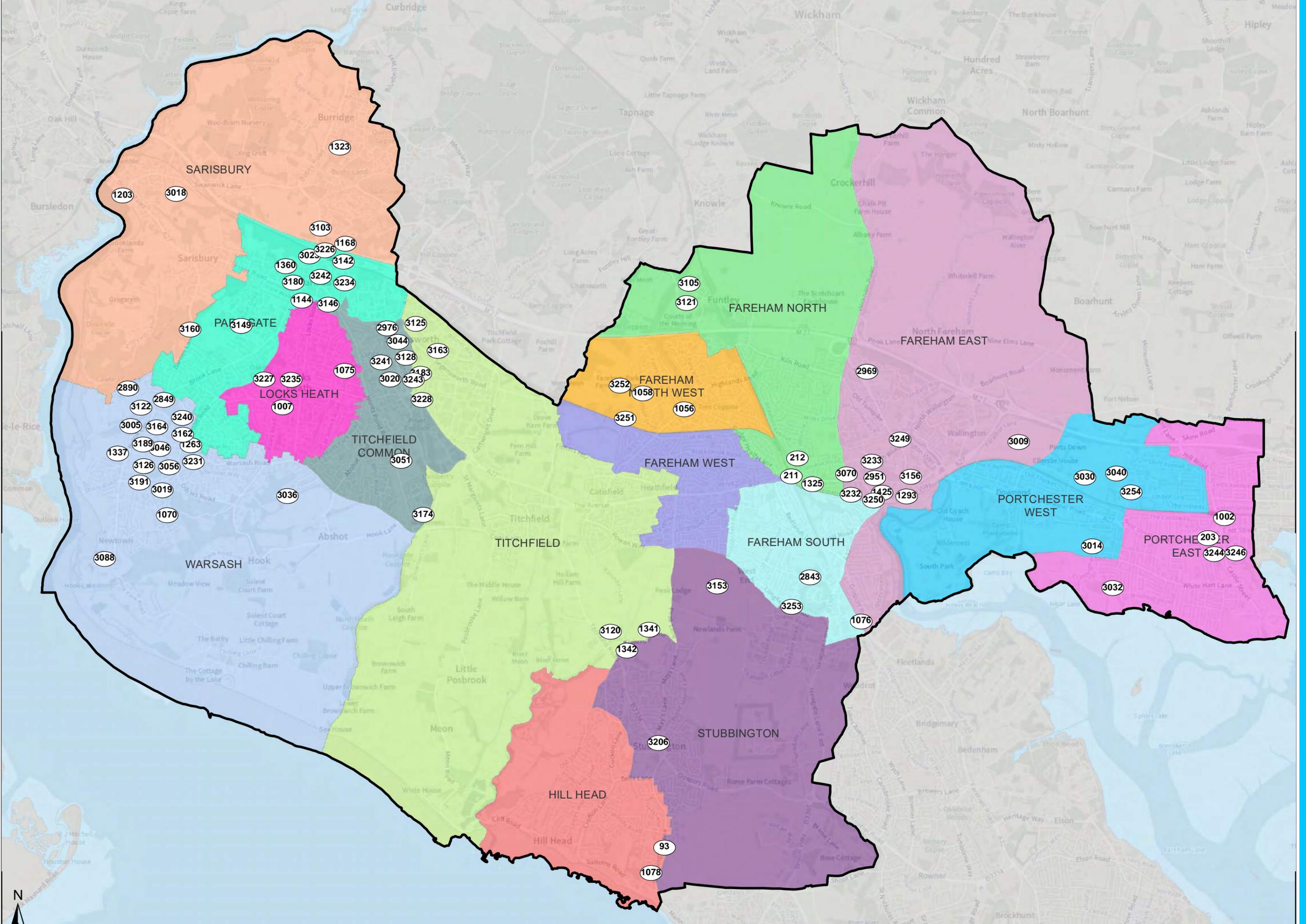
<sup>6</sup> <http://www.fareham.gov.uk/planning/publicationplanevidence.aspx>

4.28 The information from the SHELAA forms an important part of the evidence base for the Local Plan 2037, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable. Developable sites which can be brought forward under the Council's development strategy will contribute to the housing and employment supply for the Local Plan 2037 and will form part of the projected housing supply which is reported in the five-year housing land supply position and the Authority Monitoring Report<sup>7</sup>. The overall housing and employment need of the Borough will be established in housing and employment need assessments and incorporated into the Local Plan 2037.

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<sup>7</sup> [http://www.fareham.gov.uk/planning/local\\_plan/amp.aspx](http://www.fareham.gov.uk/planning/local_plan/amp.aspx)





# 5. Developable Housing Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
93	Hammond Industrial Estate	0.42	Hill Head	21
203	3 - 33 West Street, Portchester	0.25	Portchester East	22
211	Fareham Station East	1.58	Fareham North	23
212	Fareham Station West	1.05	Fareham North	24
1002	Land at corner of Station Road and A27, Portchester	0.22	Portchester East	25
1007	Heath Road, Locks Heath	2.43	Locks Heath	26
1056	Hampshire Rose, Fareham	0.23	Fareham North West	27
1058	Wynton Way, Fareham	0.43	Fareham North West	28
1070	East of Church Road, Warsash	0.85	Warsash	29
1075	33 Lodge Road, Locks Heath	0.37	Locks Heath	30
1076	335-357 Gosport Road, Fareham	0.22	Fareham East	31
1078	Stubbington Lane, Hill Head	0.39	Hill Head	32
1144	New Park Garage, Park Gate	0.08	Park Gate	33
1168	Land at Rookery Avenue	2.29	Sarisbury	34
1203	Swanwick Marina, Bridge Road	4.94	Sarisbury	35
1263	Land North of Greenaway Lane, Warsash	1.30	Warsash	36
1293	Land adjacent to Red Lion Hotel, Fareham	0.49	Fareham East	37
1323	Burridge Lodge	1.07	Sarisbury	38
1325	Crofton Conservatories, Fareham	0.24	Fareham North	39
1337	Medina Nurseries	0.28	Warsash	40
1341	Land east of Crofton Cemetery and west of Peak Lane	19.25	Stubbington	41

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
1342	The Grange, Oakcroft Lane, Stubbington	1.72	Stubbington	42
1360	Beacon Bottom West, Park Gate	1.24	Park Gate	43
1425	Market Quay, Fareham	1.48	Fareham East	44
2843	Land South of Cams Alders	1.29	Fareham South	45
2849	Land East of Brook Lane, Warsash	2.68	Warsash	46
2890	Egmont Nursery, Warsash	1.97	Warsash	47
2951	24 West Street, Fareham	0.05	Fareham East	48
2969	100 Wickham Road	0.60	Fareham East	49
2976	237 Segensworth Road, Titchfield Common (Segensworth Cluster)	0.83	Titchfield Common	50
3005	Land south of Greenaway Lane, Warsash	3.41	Warsash	51
3009	Land West of Downend Road, Portchester	33.80	Fareham East	52
3014	Cranleigh Road, Portchester	5.56	Portchester West, Portchester East	53
3018	Land east of Bye Road, Swanwick	0.80	Sarisbury	54
3019	Land East of Brook Lane, Warsash	5.53	Warsash	55
3020	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	1.06	Titchfield Common	56
3023	69 Botley Road, Park Gate	0.79	Park Gate	57
3030	Land East of Downend Road, Portchester	20.80	Portchester West	58
3032	Moraunt Drive, Portchester	1.62	Portchester East	59
3036	Land South West of Sovereign Crescent, Locks Heath	1.91	Warsash	60
3040	Land west of Northfield Park, Portchester	0.92	Portchester West	61
3044	Land to the East of Southampton Road, Titchfield	3.30	Titchfield Common	62
3046	Land adjacent to 79 Greenaway Lane, Warsash	2.11	Warsash	63
3051	Hunts Pond Road, Titchfield Common	1.58	Titchfield Common	64
3056	Land South of Greenaway Lane, Warsash	6.62	Warsash	65

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3070	Magistrates Court, Fareham	0.22	Fareham East	66
3088	Warsash Maritime Academy, Warsash	2.97	Warsash	67
3103	Land at Rookery Avenue, Swanwick	0.73	Sarisbury	68
3105	Funtley Road North, Funtley	0.96	Fareham North	69
3120	The Grange, Oakcroft Lane, Stubbington	0.72	Stubbington	70
3121	Funtley Road South, Funtley	5.74	Fareham North	71
3122	Land to rear of 108-118 Brook Lane, Warsash	0.79	Warsash	72
3125	Land at Segensworth Roundabout	0.46	Titchfield Common	73
3126	North and South of Greenaway Lane, Warsash	33.67	Warsash	74
3128	Southampton Road, Titchfield Common	7.55	Titchfield Common	75
3142	1 Station Industrial Park, Duncan Road, Park Gate	0.09	Park Gate	76
3146	Former Wavemar Electronics Building, Middle Road, Park Gate	0.12	Park Gate	77
3149	Former Scout Hut, Coldeast Way, Sarisbury Green	0.15	Park Gate	78
3153	Land South of Longfield Avenue, Fareham	47.63	Stubbington	79
3156	18-23 Wykeham Place (Former Sports Hall)	0.11	Fareham East	80
3160	123 Barnes Lane	0.84	Sarisbury	81
3162	Land West of Lockwood Road	3.44	Warsash, Park Gate	82
3163	195-205 Segensworth Road	0.42	Titchfield	83
3164	Land East of Brook Lane	6.78	Warsash	84
3174	399-403 Hunts Pond Road	0.49	Titchfield Common	85
3180	Land at 14 Beacon Bottom	0.41	Park Gate	86
3183	Land at 18 Titchfield Park Road	0.98	Titchfield	87
3189	Land rear of 59 Greenaway Lane	0.33	Warsash	88
3191	Land off Lockwood Road, Warsash	0.31	Warsash	89

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3206	22-27A Stubbington Green	0.09	Stubbington	90
3226	94 Botley Road	0.09	Park Gate	91
3227	Land at Locks Heath District Centre	0.27	Locks Heath	92
3228	68 Titchfield Park Road	0.19	Titchfield	93
3231	Land at 51 Greenaway Lane	0.21	Warsash	94
3232	97-99 West Street, Fareham	0.06	Fareham East	95
3233	Palmerston Car Park	0.08	Fareham East	96
3234	42 Botley Road	0.04	Park Gate	97
3235	Former Filling Station, Locks Heath Centre	0.31	Locks Heath	98
3240	Land North of 74 and 78 Greenaway Lane, Warsash	0.64	Warsash	99
3241	Hambrooks Garden Centre, Southampton Road	0.56	Titchfield Common	100
3242	76-80 Botley Road	0.19	Park Gate	101
3243	Land off Southampton Road, Titchfield	0.84	Titchfield Common	102
3244	Assheton Court, Portchester	0.44	Portchester East	103
3246	12 West Street, Portchester	0.06	Portchester East	104
3249	Wates House, Wallington Hill	0.41	Fareham East	105
3250	Portland Chambers, 66 West Street, Fareham	0.04	Fareham East	106
3251	Menin House, Privett Road, Fareham	0.37	Fareham North West	107
3252	Land north of Henry Cort Drive, Fareham	1.24	Fareham North West	108
3253	Redoubt Court, Fort Fareham Road, Fareham	0.43	Fareham South	109
3254	Land west of Dore Avenue, Portchester	0.30	Portchester West	110

# 5. Developable Housing Site Assessments

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





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

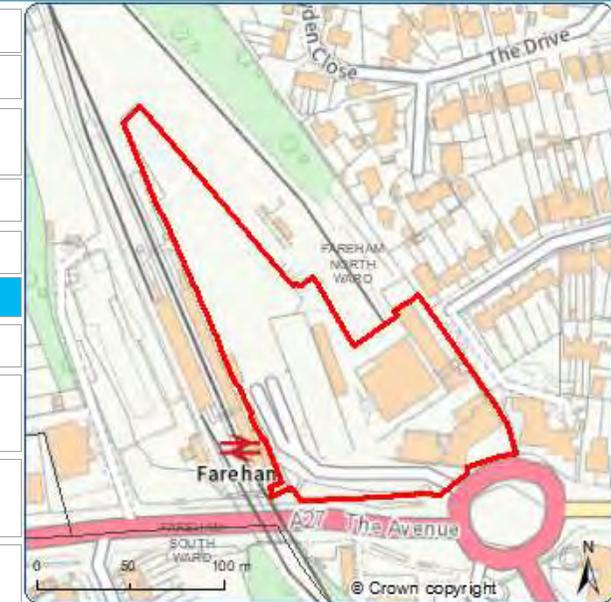
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

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

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



**SITE DETAILS**

**Developable Housing Site**

Locks Heath

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

**Locks Heath**

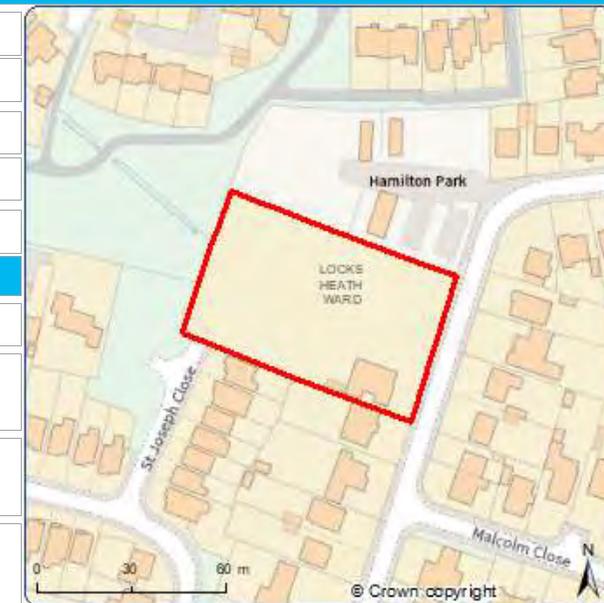
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS** **Developable Housing Site** **Park Gate**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site, Developable Employment Site** Sarisbury

ID:  Site Name:   
 Current Land Use:   
 Surrounding Land Use:   
 Gross Site Area (ha):  Housing Yield (estimate):   
 Employment Yield (estimate):  Gypsy and Traveller Pitches (estimate):



**SUITABILITY**

Constraints:   
 Highways/  
 Pedestrian Access:   
 Conservation  
 Comments:   
 Noise/Air Quality  
 Assessment:   
 Archaeology:   
 Ecology Comment:   
 Accessible Facility  
 Types:    
 Suitability  
 Comment:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Salisbury**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Stubbington</b>
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ID:	1341	Site Name:	Land east of Crofton Cemetery and west of Peak Lane
Current Land Use:	Agricultural		
Surrounding Land Use:	Agricultural to north (beyond Oakcroft Lane), residential to east and south, Crofton cemetery to west		
Gross Site Area (ha):	19.25	Housing Yield (estimate):	180
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>	
Constraints:	Agricultural Land Grade 2 & 3b, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Existing Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Secondary Support Area & Low use, TPO, Within 500m of SPA Ramsar & SSSI
Highways/ Pedestrian Access:	Oakcroft Lane/Ranvilles Lane is unsuitable to carry other than very limited traffic flows. A new highways solution would need to be sought - access via Peak Lane and crossing land to the north of Oakcroft Lane offers a suitable solution.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Known Importance Buffer
Ecology Comment:	Some ecological sensitivity, Solent Wader & Brent Geese low use site and secondary support area.
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Oakcroft Lane can provide a 'natural border' to the settlement edge and the integrity and function of the Strategic Gap. Identifying suitable highways access and suitable mitigation for Brent Geese & Waders secondary support designation required. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not have a significant visual impact and undermine the integrity of the Strategic Gap.

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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





**SITE DETAILS** **Developable Housing Site** **Fareham South**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

**Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Sarisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Suitability Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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



<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Titchfield Common</b>
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ID:	3020	Site Name:	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)
Current Land Use:	Part residential, part caravan park, part grassland.		
Surrounding Land Use:	Retail to west, residential south and east, garden centre to the north.		
Gross Site Area (ha):	1.06	Housing Yield (estimate):	49
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Countryside, TPO
Highways/ Pedestrian Access:	The principle of development is acceptable although it will be necessary to carefully locate a left-in, left-out access clear of the Hambrooks access to the north. A Transport Assessment will be required, particularly covering the distribution and impact of traffic leaving the site on the road network leading back to Junction 9 of the M27. Good pedestrian and cyclist linkages are required.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hardstanding, managed hedgerows, scattered trees, and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern boundary of the site. A minimum of 15m green buffer along the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and enhancement of hedgerows/treelines on site is required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the area. There is potential for bats, amphibians, dormice and reptiles. The residential brick buildings on site have potential to support roosting bats.
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre
Suitability Comment:	Sufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and enhancement of hedgerows to minimise impacts to Dormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. More detailed highways works required.

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Suitability Comment:

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

**SITE DETAILS** **Developable Housing Site** **Portchester West**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Portchester West**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**







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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 3c, Existing Open Space, Countryside
Highways/ Pedestrian Access:	The retained section of road leading to the site from Rookery Avenue is very narrow but could be widened sufficiently to provide satisfactory access including a footway. Pedestrian facilities would be required at the junction with Rookery Avenue along with heavy cutting back of vegetation for visibility splays. Access and turning for a refuse vehicle would be required on site.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	Noise Assessment required. This is not an ideal location for housing in such close proximity to, and north of, the M27; with the small scale of the site leaving little room for incorporating noise attenuation measures such as bunds and barriers that would be effective.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	The application site supports areas of grassland, scrub and trees, with a woodland forming the western boundary of the site. Gull Coppice SW (Shetland Rise) SINC is located approximately 20m to the north-east. A good population of Slow Worms, along with a low population of Grass Snakes, Adders and Common Lizards have been found on site. As the existing reptile population could not be retained on site, an offsite receptor site such as Hook with Warsash Local Nature Reserve will be required for the translocation of the reptiles. Myotis bat species, Noctule, Brown Long-eared bat and Common and Soprano Pipistrelles have been recorded utilising the site. Dormice are present on site. Green buffers and enhancements along the western, southern and northern boundaries of the site will be required.
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Development should have regard to ecological sensitivities and adjacent TPOs.

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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





**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Park Gate

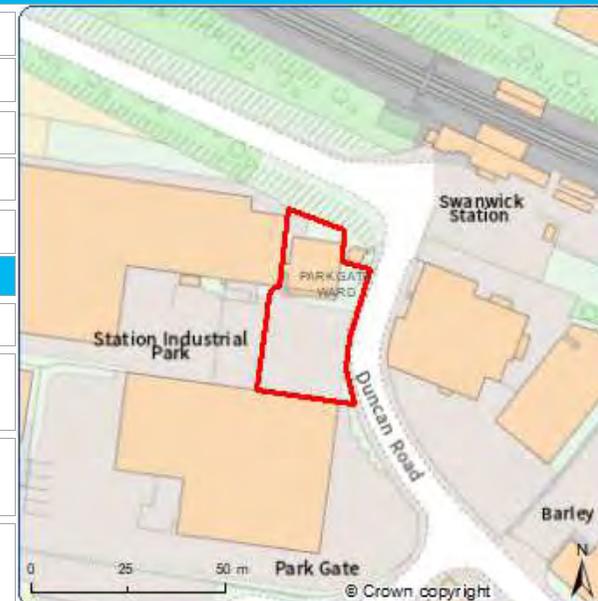
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Developable Housing Site** **Park Gate**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Stubbington**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Fareham East**

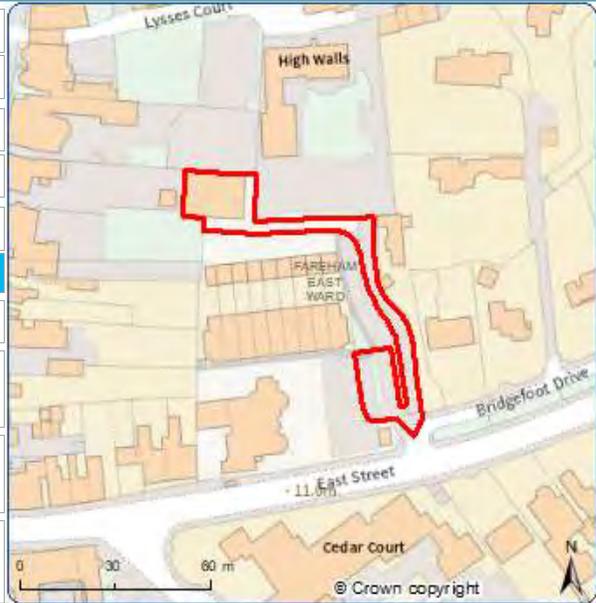
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

**Warsash, Park Gate**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Park Gate**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Stubbington**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

**Park Gate**

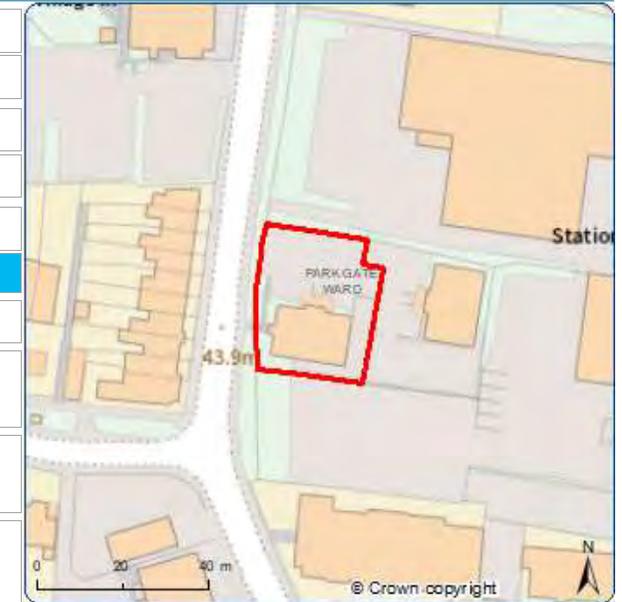
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Locks Heath**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Developable Housing Site** **Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Park Gate**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

**Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Park Gate

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Titchfield Common**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Fareham East**

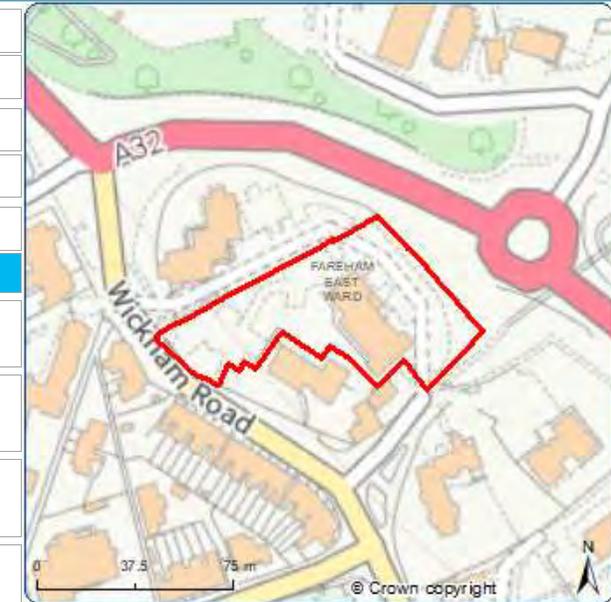
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Housing Site** **Fareham East**

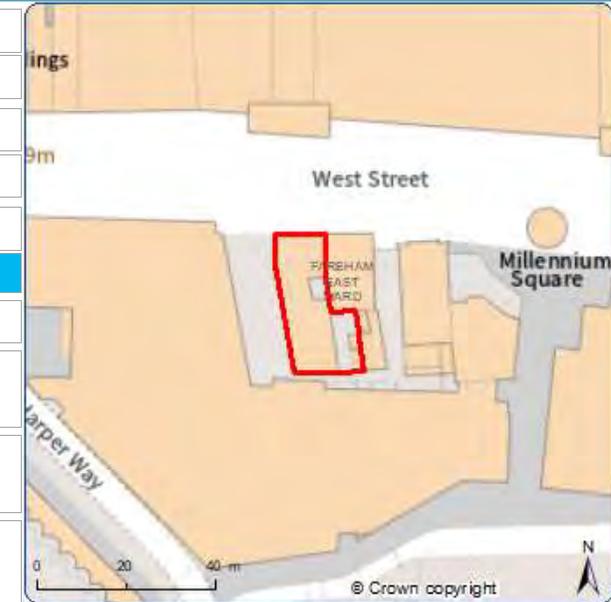
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

**Fareham South**

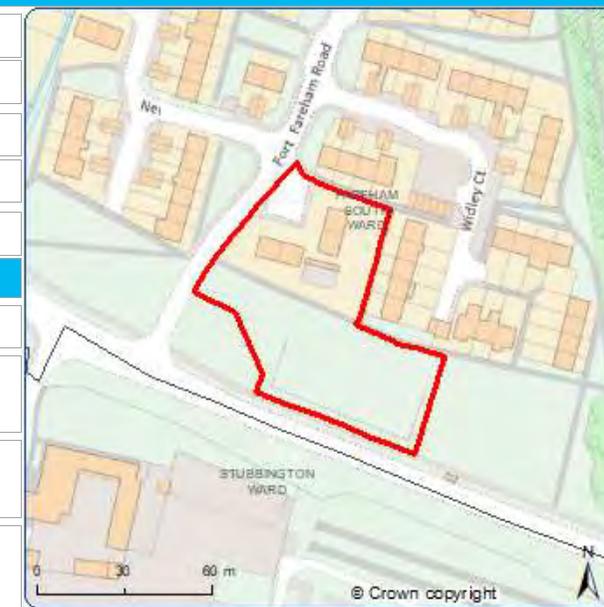
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS** **Developable Housing Site** **Portchester West**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



# 6. Discounted Housing Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
11	Land East of Posbrook and South of Bellfield	3.39	Titchfield	118
25	7 Spring Road, Sarisbury Green	0.42	Sarisbury	119
27	Military Road, Wallington	2.17	Fareham East	120
31	Land West of Old Street, Hill Head	10.65	Hill Head	121
46	Rookery Farm	20.05	Sarisbury	122
58	Raley Road, Locks Heath	2.03	Warsash, Locks Heath	123
86	1-2 The Avenue, Fareham	0.18	Fareham North, Fareham West	124
87	280-282 (UTP) West Street, Fareham	0.17	Fareham North	125
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	126
158	Norgar House, 10 East Street, Fareham	0.08	Fareham East	127
198	Civic Quarter, Fareham	3.35	Fareham East	128
207	Romsey Avenue, Portchester	12.71	Portchester West, Portchester East	129
324	North Wallington Rd and Standard Way, Wallington	0.87	Fareham East	130
1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	2.64	Sarisbury	131
1040	Land East of Burnt House Lane, Stubbington	13.70	Stubbington	132
1170	Land at 171 Ranvilles Lane, Titchfield	0.90	Titchfield	133
1173	Land at Common Lane	1.28	Titchfield	134
1180	Holly Cottage	2.36	Titchfield	135
1286	Russell Place, Fareham	0.48	Fareham North	136
1324	Land by Durrants Lodge	3.38	Sarisbury	137
1332	Fareham Park Farm Site, Fareham	7.15	Fareham North West	138
1335	Land at Addison Rd, Sarisbury	0.54	Park Gate	139

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

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

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

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

**LIST OF CONTENTS**

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

# 6. Discounted Housing Site Assessments

## SITE DETAILS Discounted Housing Site Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



## SUITABILITY

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Sarisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

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

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



**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

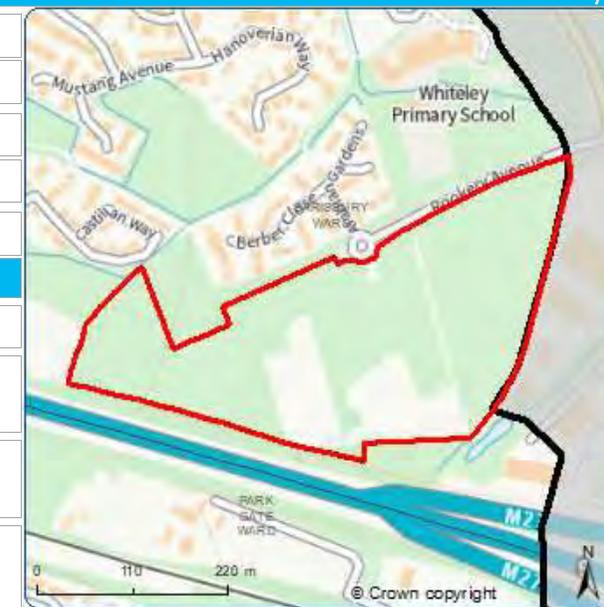
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

**Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**                      Is the site available? **Not in the short term**                      Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Sarisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Stubbington

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

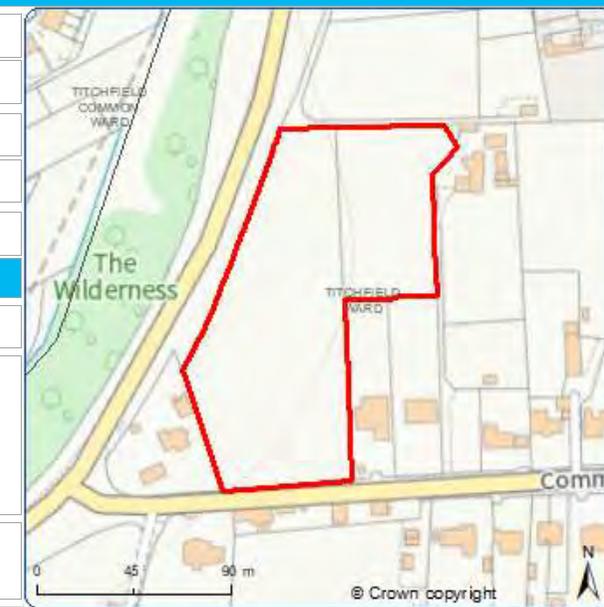
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

**Fareham North**

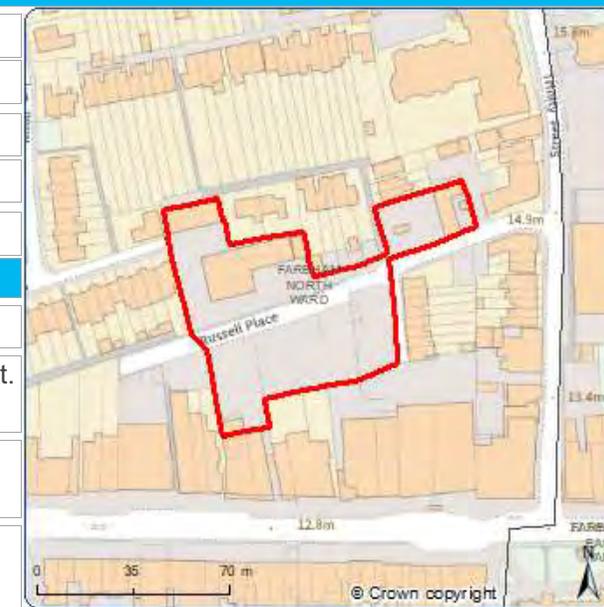
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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

**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:



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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Park Gate

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Stubbington

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**







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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Locks Heath

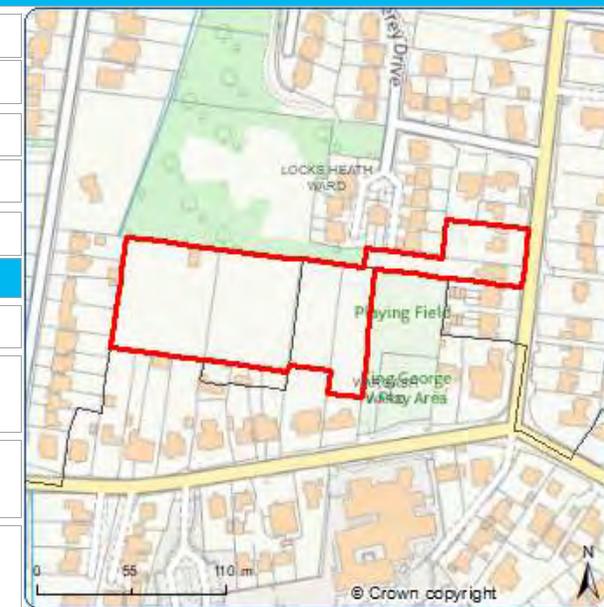
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

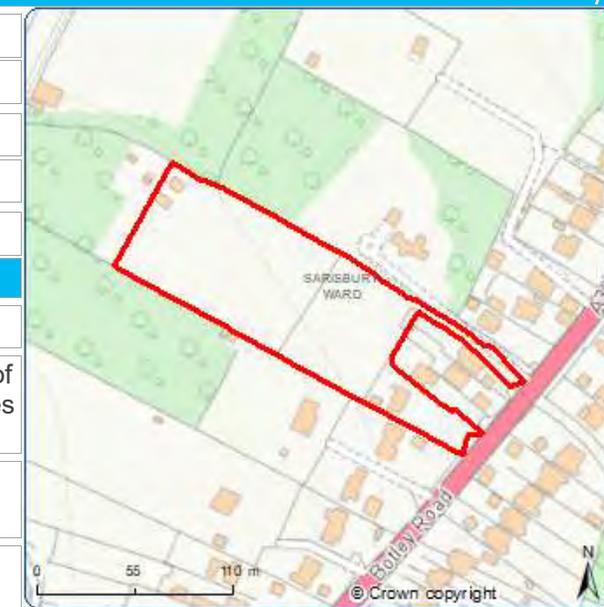
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

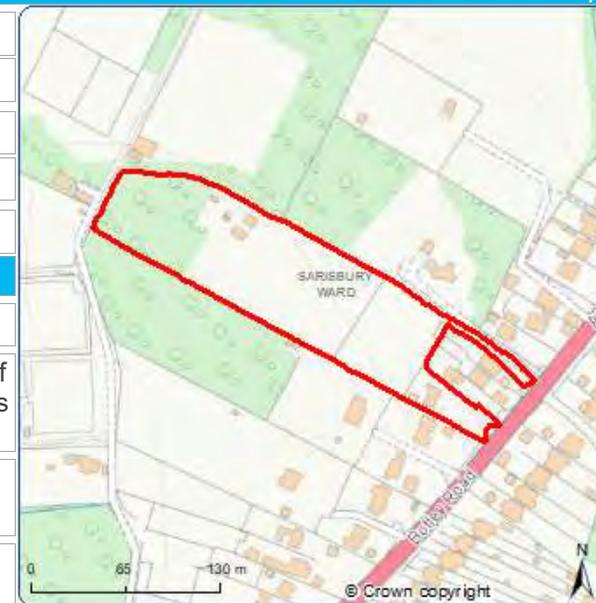
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Portchester West

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

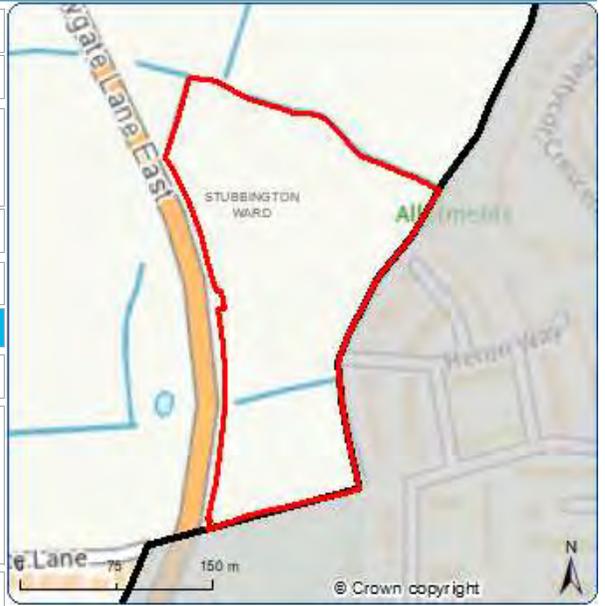
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No** Is the site available? **Not wholly** Is the site considered achievable? **No**



**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



**SITE DETAILS**

**Discounted Housing Site**

Sarisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



**SITE DETAILS**

**Discounted Housing Site**

Hill Head

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

Is the site suitable? **No**

Is the site available? **No**

Is the site considered achievable? **No**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

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

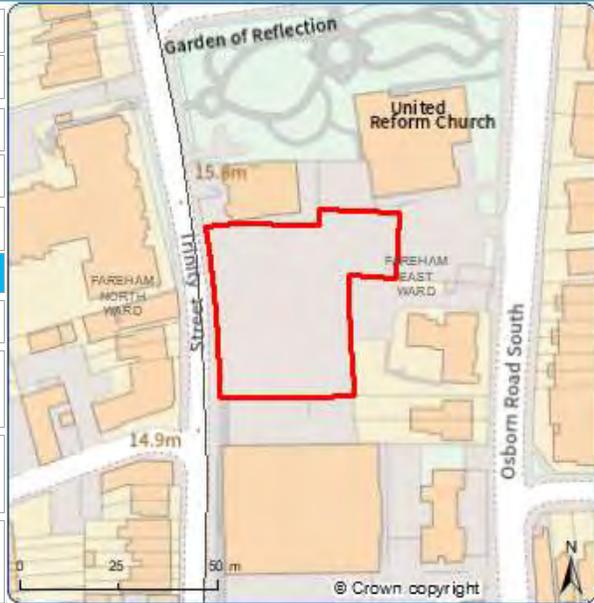
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Portchester West

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **No**



**SITE DETAILS**

**Discounted Housing Site**

**Portchester West**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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











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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

**Locks Heath**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Fareham North

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**





**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**





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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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





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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



**SITE DETAILS**

**Discounted Housing Site**

Hill Head

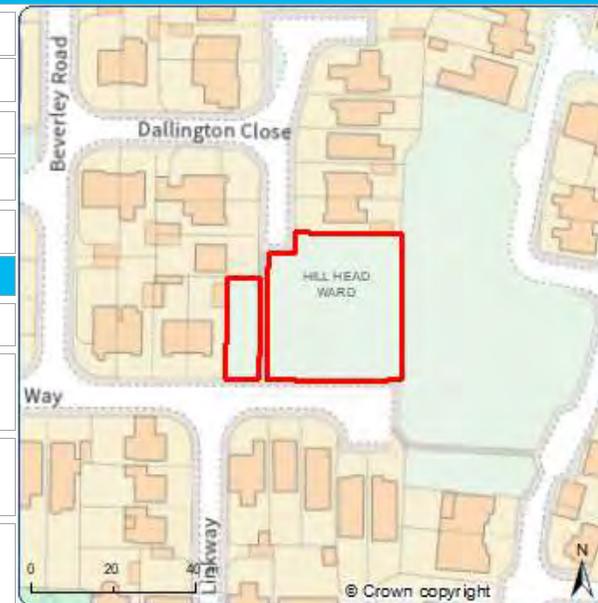
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

Is the site suitable? **No**

Is the site available? **No**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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

**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:



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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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



**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **No**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



**SITE DETAILS**

**Discounted Housing Site**

Sarisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

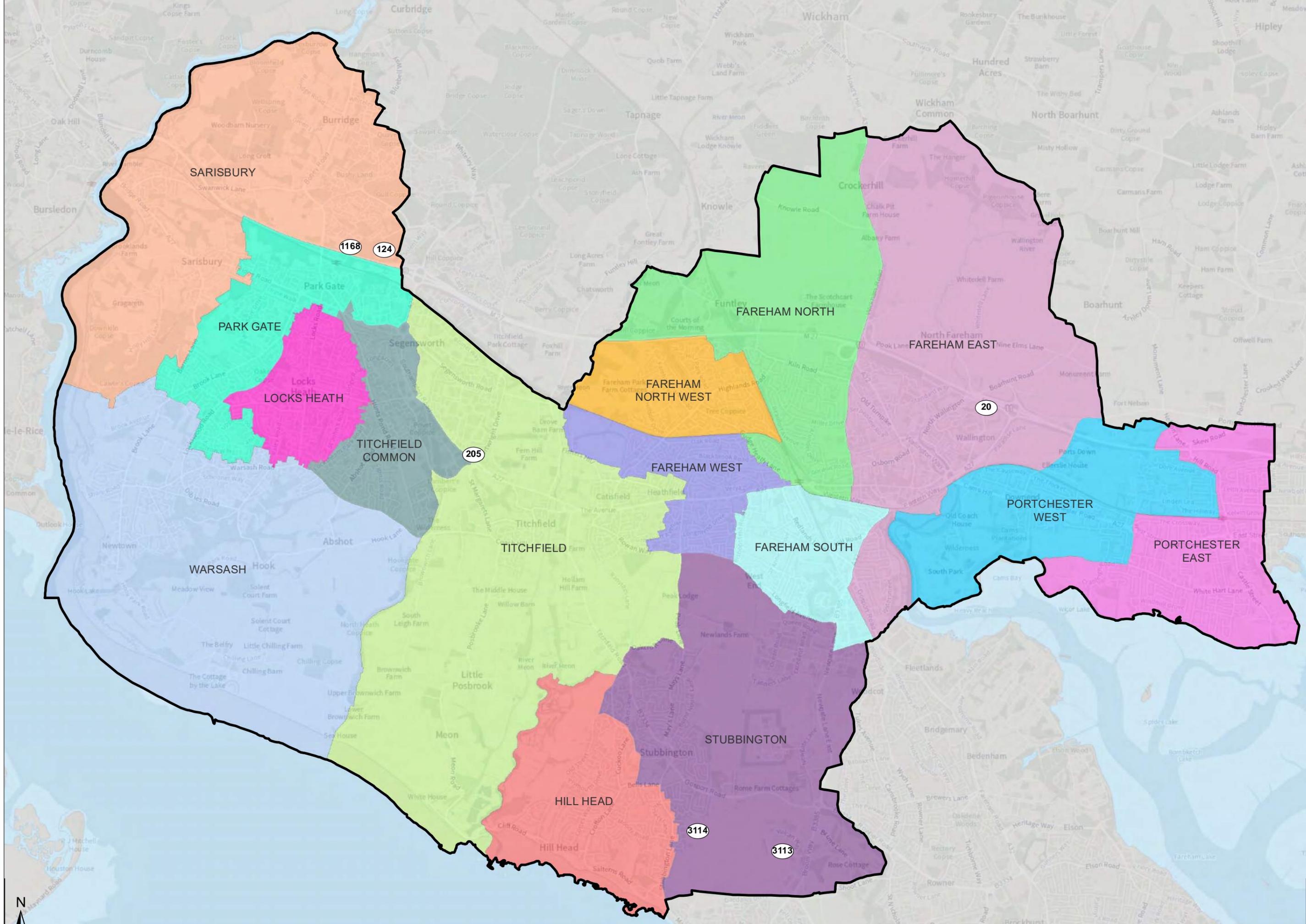
Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



# 7. Developable Employment Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
20	Standard Way, Wallington	0.59	Fareham East	250
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	251
205	Land North of St. Margaret's Roundabout, Titchfield	1.23	Titchfield	252
1168	Land at Rookery Avenue	2.29	Sarisbury	253
3025	Little Park Farm, Park Gate	5.55	Park Gate	254
3034	Land rear of WTS, Wallington	1.23	Fareham East	255
3113	Faraday Business Park, Daedalus East	38.37	Stubbington	256
3114	Swordfish Business Park, Daedalus West	19.52	Stubbington	257



**SITE DETAILS**

**Developable Employment Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Employment Site**

Titchfield

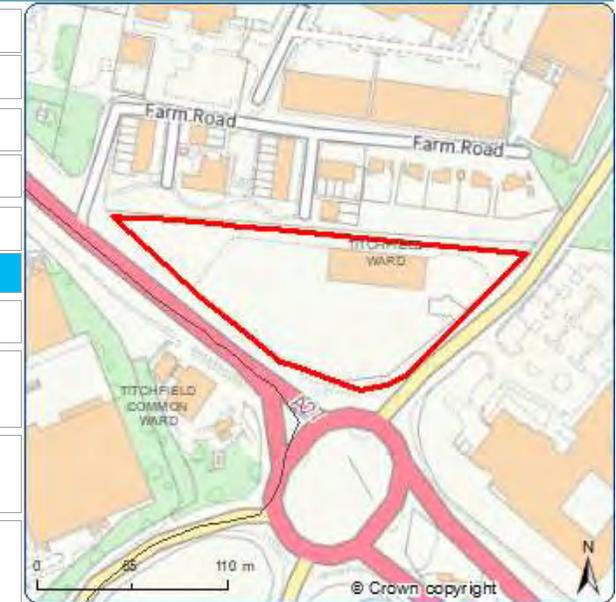
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Developable Employment Site** **Park Gate**

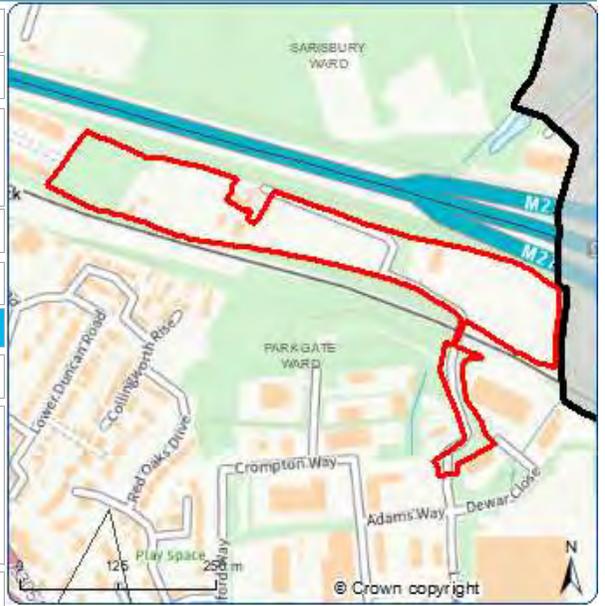
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Employment Site** **Fareham East**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** **Developable Employment Site** **Stubbington**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

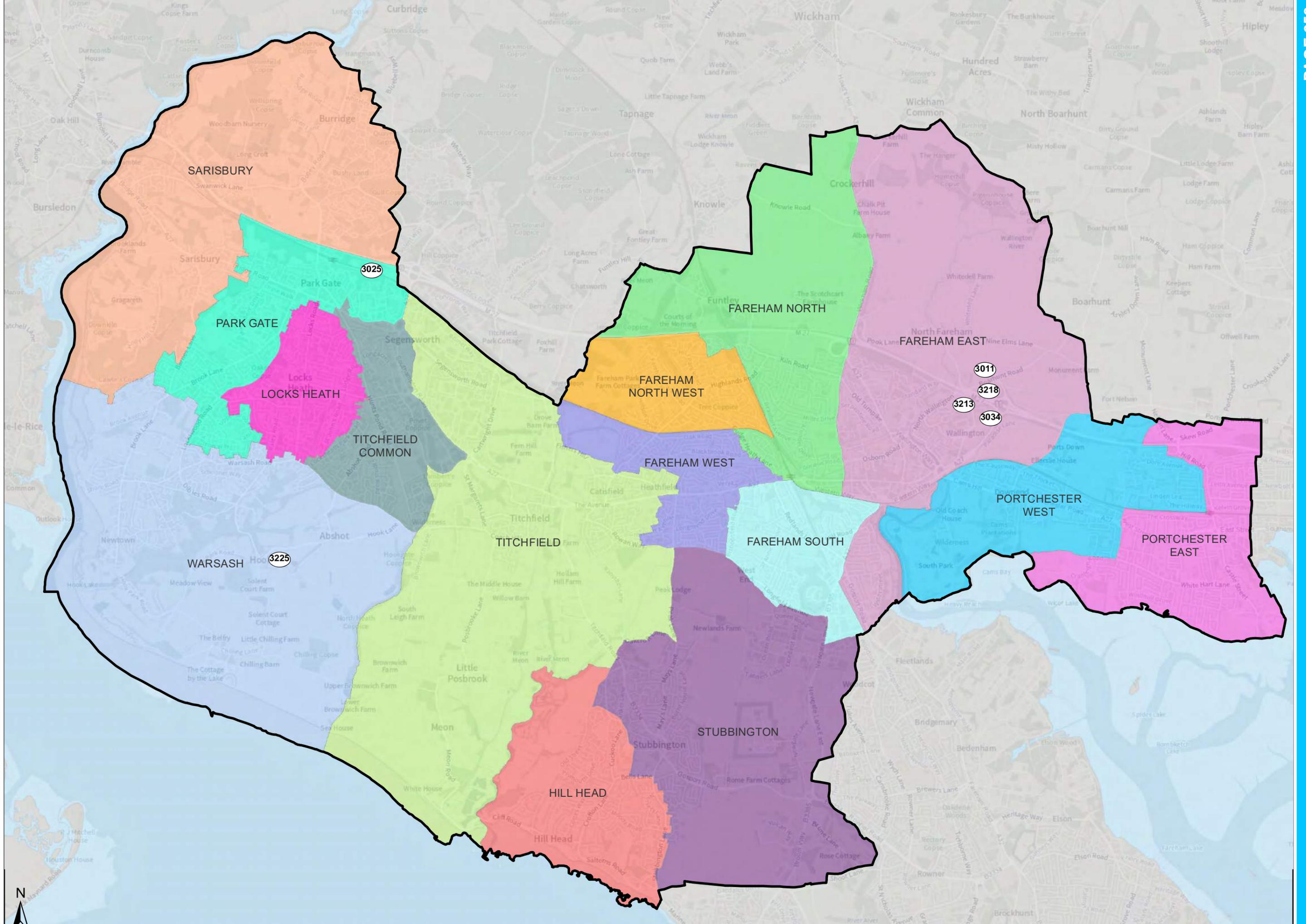
Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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





# 8. Discounted Employment Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3011	Land at Down Barn Farm	32.85	Fareham East	260
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	261
3218	Monument Farm	4.69	Fareham East	262
3225	Lowater Nursery Employment Site, Hook Lane	6.85	Warsash	263

# 8. Discounted Employment Site Assessments

## SITE DETAILS Discounted Employment Site Fareham East

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



## SUITABILITY

Constraints:

Highways/  
Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Groundwater source protection zone 1.
Highways/ Pedestrian Access:	The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear . Because of its width, parking demands and lack of a footway along its northern part, North Wallington is considered to be inadequate for a material increase in vehicular or pedestrian traffic. Development that would generate similar vehicular or pedestrian activity to the present use, would be considered more favourably.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and possibly odour concerns. Commercial development may be preferential.
Archaeology:	Quarry and extraction will have removed any archaeological potential. The site is sufficiently separated from Fort Wallington by modern development that it would not now contribute to setting of the fort.
Ecology Comment:	The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habitat'. Retention and protection of the woodland is required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of the site. The centre of the site which is covered by areas of hardstanding and some areas to the east could be developed.
Accessible Facility Types: <input type="text" value="6/10"/>	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Limited scope for upgrading the highways access and no suitable footway for pedestrian access.

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



SUITABILITY	
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside
Highways/ Pedestrian Access:	No access would be permitted to M27 Junction 11 or its approach road to the east. There is the potential to form a suitable access with Boarhunt Road on the northern boundary although this would be subject to feasibility and the provision of significant widening of Boarhunt Road to the east and a restriction on access to and from the west. Modification and incorporation of the present car park egress to the north-east could represent the most viable form of access. The site is very isolated in terms of viable sustainable transport options. A pedestrian/cyclist link to the Spurlings Road underpass to Standard Way might remedy this to some extent. The constraints that exist on the short weaving distance (even shorter with an improved J10) between J10 and J11 would be an important consideration, so could limit the quantum of development here without the need for significant improvements to the junction and/or local road junctions in close proximity to J11.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Air quality and noise impact assessments would be required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Protected species are likely to be present on site, such as dormice, reptiles, badgers and bats. The site is likely to be suitable for development, subject to appropriate mitigation. The wooded field margins should be retained/enhanced and protected through a suitable buffer.
Accessible Facility Types: <input type="text" value="3/10"/>	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre
Reason for Discounting:	Site is within area of special landscape quality and within the historic setting of Fort Nelson and surrounds..

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

**SITE DETAILS** **Discounted Employment Site** **Warsash**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

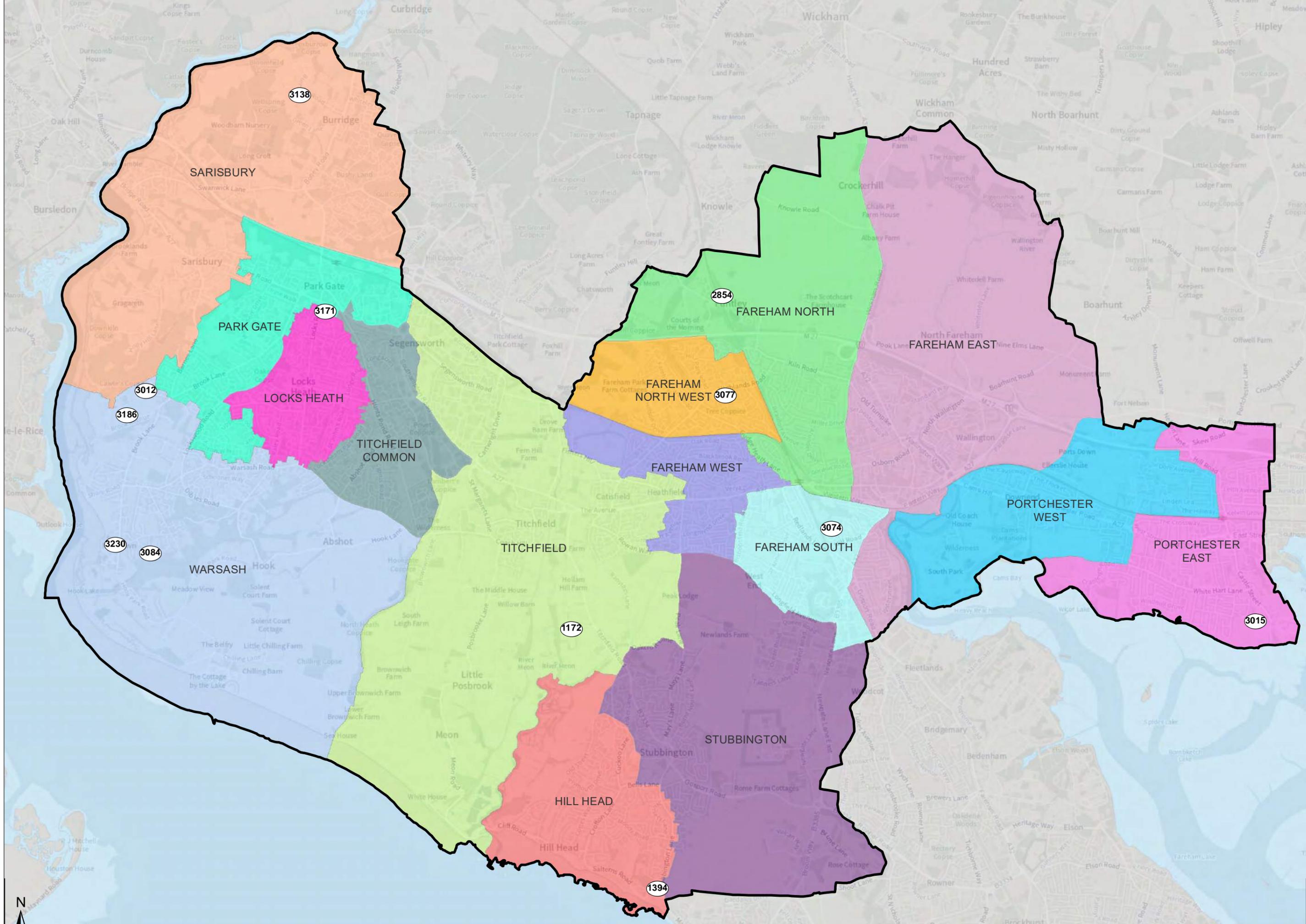
Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



# 9. Sites Below Study Threshold

## LIST OF CONTENTS

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



# 10. Sites removed from SHELAA

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:
1365	Land adjoining Fort Wallington Industrial Estate	1.05	Fareham East
1996	Land to the rear of 123 Bridge Road, Park Gate	0.50	Park Gate
2947	142-144 West Street	0.17	Fareham East
3104	4-14 Botley Road, Park Gate	0.38	Park Gate

# 11

## Glossary

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

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

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